

02957/25

I-2910/2025

3



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 084853

28/2
8-354983District Sub-Registrar - II
Alipore, South 24-ParganasTHIS DEED OF CONVEYANCE made on this the 28TH day of February 28 FEB 2025 Two

Thousand and Twenty Five Christian year B E T W E E N 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, hereinafter referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context deem to mean and include her 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,

Rama Ghosal

260759

PAMPA GHOSH

Advocate
ADD. HIGH COURT, CALCUTTA
Re.

27 NOV 2024
SUBANJAN MUKHERJEE
Lawyer, 28/11/24
C. C. Court
28/2/25 New Road, Kolt 1

27 NOV 2024

27 NOV 2024



District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

Police Station – Bhowanipur, District South 24 Parganas, Pin – 700 025, West Bengal and represented by its authorized Designated Partner SRI AMITAVA SINGHA 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 23.12.2024), & 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 Smt. Annada Sundari Banerjee 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 homestead land having an area by estimation measuring 06 (Six) Cottahs be the same a little more or less comprised in C.S. Dag No. 266, appertaining to Khatian No. 87, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 239, 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 Ajit Kumar Banerjee, by virtue of a registered Deed of Conveyance dated the 29th day of December, 1950 made between the said Ajit Kumar Banerjee, therein referred to as the Vendor of the One Part and Smt. Annada Sundari Banerjee, wife of Hem Chandra 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.107, Pages 76 to 81, Being No. 6257 for the year 1950 against valuable consideration mentioned therein the said deed of conveyance, whereupon since after Purchase of the said property, the said Smt. Annada Sundari Banerjee on due mutation of her name before the concerned Municipal authority and on payment of due Govt and municipal rates and taxes and on due sanction of Building Plan, and by constructing a two storied dwelling

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

house thereon, started residing therein with her family, which later has been separately assessed and recorded as Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032, having Assessee No. 21-096-04-0023-9;

AND WHEREAS the said Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee, who was all along and at the time of death a Hindu female and while was absolutely seized possessed of & otherwise well and sufficiently entitled to and/or acquired the said entire property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less comprised in C.S. Dag No. 266, appertaining to Khatian No. 87, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, Touzi No. 239, 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 her own constructed two storied dwelling house thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032, having Assessee No. 21-096-04-0023-9 along with other inherited/acquired property, she died testate in or about 5th April 1977 after publishing her **LAST WILL & TESTAMENT** in or about 15th July 1962, bequeathing her said property, being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032, in favour of her three sons namely Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee in equal 1/3rd. ratio of share therein, subject to life interest of her only widow childless daughter Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee thereon, the said property, wherein by virtue of her said **LAST WILL & TESTAMENT** dated 15th July 1962, she appointed her Two sons namely Nihar Ranjan Banerjee, Sri Kalidas Banerjee as Executors for the purpose of obtaining Probate of her said **LAST WILL & TESTAMENT** jointly and severally ; However it is pertinent to mention that the husband of the said Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee namely Hem Chandra Banerjee predeceased her in or about 06th February, 1962;

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

AND WHEREAS after the demise of said testatrix namely Smt. Annada Sundari Banerjee alias Ananda Sundari Banerjee, on appropriate application for Probate before Ld. District Delegate Alipore, at the instance of one of the joint Executors named in the said Will, namely Sri Kalidas Banerjee, Probate of the said **LAST WILL & TESTAMENT** dated 15th July 1962 was granted by Ld. District Delegate 8th Sub – Judge Alipore in Act 39 Case No. 169 of 1979 in or about 9th October, 1982 and accordingly in terms of the said Probated last will and Testament of Smt. Annada Sundari Banerjee alias Ananda Sundari Banerjee, the subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 along with her other property of the estate, ultimately devolved upon said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee in equal undivided share or interest therein and each having acquired 1/3rd undivided share or interest in the subject property subject to life estate of the said widow childless daughter Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee;

AND WHEREAS it is very much pertinent to mention that the life estate of the said childless widow daughter Smt. Lina Mukherjee alias Leelabati Mukherjee alias Leelabaty Mukherjee, created under the Probated **LAST WILL & TESTAMENT** of Smt. Annada Sundari Banerjee @ alias Ananda Sundari Banerjee, 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 subject property being homestead land admeasuring 06 (Six) Cottahs be the same a little more or less together with Two storied dwelling house constructed thereon, lying at and being Municipal Premises No. 5/2, Jadavpur East Road, Kolkata – 700032 along with her other property of the estate was absolutely vested upon Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee jointly as his all surviving brothers/heirs and the said Sri Nihar Ranjan Banerjee, Sri Kalidas Banerjee, and Sri Haridas Banerjee became joint owners of the subject property on payment of Govt. and Municipal rates and Taxes and jointly thus seized

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

possessed of and or otherwise well and sufficiently entitled to the said property, 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 1/3rd 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, the Vendor herein, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including his said undivided 1/ 5th share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/15th 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 1/15th 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 and one daughter namely Smt. Rama Ghosal, the Vendor herein, as his total heirs and legal representatives, who inherited the entire estate left by the deceased including her said undivided 1/15th share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having 1/60th ratio of share therein:

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 and one daughter namely Smt. Rama Ghosal (the Vendor herein) became

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

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 one of the Co-Owners of undivided $1/3^{\text{rd}}$ share and interest in the said 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 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 $1/3^{\text{rd}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/6^{\text{th}}$ 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 $1/6^{\text{th}}$ inherited share of the said property, specified in schedule "A" hereunder written, the said Sri Ajoy Banerjee, out of love and affection on his only sister Smt. Krishna Chatterjee and for diverse bonafide causes, transferred his undivided $1/6^{\text{th}}$ share in the said 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, 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 became the owner of undivided $1/3^{\text{rd}}$ 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 $1/3^{\text{rd}}$ 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, Smt. Anuradha Ray and

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

Smt. Sharmila Chakraborty 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 $1/12^{\text{th}}$ 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 $1/12^{\text{th}}$ 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, Smt. Anuradha Ray and Smt. Sharmila Chakraborty as her total heirs and legal representatives, who inherited the entire estate left by the deceased including her 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 thus on the death of both the parents namely Sri Haridas Banerjee and the said Smt Nilima Banerjee, the said Smt Ratna Acharyya Chaudhuri, Smt. Anuradha Ray and Smt. Sharmila Chakraborty, 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 another Co-Owner of $1/12^{\text{th}}$ 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 $1/12^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written in equal ratio, each having $1/24^{\text{th}}$ 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 $1/24^{\text{th}}$ inherited share in the said property, specified in schedule "A" hereunder

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

written, the said Sri 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, as his total heir and legal representative, who inherited the entire estate left by the deceased including his said undivided $1/24^{\text{th}}$ share in the said Property, specified in schedule "A" hereunder written:

AND WHEREAS thus on the death of both the said Sri Bimalendu Banerjee and Sri Abhishek Banerjee the said Smt Manju Banerjee, became owner of $1/12^{\text{th}}$ 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 $1/12^{\text{th}}$ 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 and only surviving married sister namely Smt Rama Ghosal, as her total heir and legal representative for the undivided $1/12^{\text{th}}$ inherited share in the ancestral property of her husband, specified in schedule "A" hereunder written, who inherited her said undivided $1/12^{\text{th}}$ share in the ancestral Property, specified in schedule "A" hereunder written in equal share each having $1/24^{\text{th}}$ share therein;

AND WHEREAS thus the said Shri Kamalendu Banerjee and the said Smt. Rama Ghosal (the Vendor 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-owner namely Sri Amalendu Banerjee, while 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 all along and till his death, was Hindu male

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

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, 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, 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, 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 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 namely Smt. Anindita Banerjee, gifted his undivided $1/24^{\text{th}}$ 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

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas

28 FEB 2025

in accordance with law, therein described as Donor of the One Part in favour of his own sister namely Smt. Anindita Banerjee 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 386786 to 381342, Being no. 1902-11909 for the year 2023, which gift has duly accepted by the said sister namely Smt. Anindita Banerjee, 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, became owner of total $1/12^{\text{th}}$ undivided share in the said Property, specified in schedule "A" hereunder written;

AND WHEREAS therefore the said Sri Kamalendu Banerjee (having undivided $1/8^{\text{th}}$ share), Smt. Rama Ghosal, the Vendor herein, (having undivided $1/8^{\text{th}}$ share), Smt. Anindita Banerjee, (having undivided $1/12^{\text{th}}$ share), Smt. Krishna Chatterjee, having undivided $1/3^{\text{rd}}$ share), Smt. Ratna Acharyya Chaudhuri, (having undivided $1/9^{\text{th}}$ share), Smt. Anuradha Ray, (having undivided $1/9^{\text{th}}$ share) and Smt Sharmila Chakraborty, (having undivided $1/9^{\text{th}}$ share), became the joint owners became the joint owners of the said homestead land admeasuring 6 (Six) Cottahs be the same or a little more or less equivalent to 4320 Sq. ft. approx. comprised in C.S. Dag No. 266 appertaining to Khatian no. 87 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 together with a two storied existing old family dwelling house standing thereon, [each floor of which having covered area equivalent to 1500 Sq. ft. be the more or less (i.e. total covered constructed area admeasuring 3000 Sq. ft. Approx. in the whole family dwelling house), lying at and being Municipal Premises No.5/2, Jadavpur East 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, since been assessed as a separate premises in the record of the Kolkata Municipal Corporation vide Assessee no. 21-096-04-0023-9, within District South 24 Parganas, more fully and specifically described in schedule "A" hereunder written and for brevity hereinafter referred to as "the said Total property".

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

AND WHEREAS thus the present Vendor namely Smt. Rama Ghosal is seized possessed of and/or otherwise well and sufficiently entitled to proportionately 540 Sq. ft. land specified in schedule "B" hereunder written [being her undivided 1/8th share in said total land admeasuring 6 (Six) Cottahs be the same or a little more or less equivalent to 4320 Sq. ft. approx. comprised in C.S. Dag No. 266 appertaining to Khatian no. 87, in Mouza – Ibrahimpur, J.L. No. 36, Revenue. Survey. No. 10, Pargana Khaspur, 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 Vendor's proportionate 375 sq. ft. constructed area in her undivided 1/8th share [within total constructed area in the said two storied dwelling house equivalent to 3000 Sq. ft. be the same a little more or less, (having constructed covered area of 1500 Sq. ft. in each of the two floors of the said two storied dwelling house), lying at and being Municipal Premises No.5/2, Jadavpur East Road, Kolkata – 700032, having Assessee No. 21-096-04-0023-9, within District South 24 Parganas], also described in schedule "B" hereunder written and for brevity hereinafter referred to as "the "said Property";

AND WHEREAS the Vendor's said property or her undivided 1/8th share in total property specified in schedule "B" hereunder written is absolutely free from all encumbrances, charges, liens, lispendens, litigations, acquisitions, requisitions and the Vendor has got every right to transfer, assign, convey the same by way of sale and part with symbolic possession accordingly as per her own sweet will;

AND WHEREAS the Vendor for her various bonafide and good reasons and other diverse causes and being decided to dispose of by way of sale her proportionate undivided 1/8th share in total land (i.e. 540 Sq. ft.) [Out of total existing land admeasuring 6 Cottahs., equivalent to 4320 Sq. ft. be the same a little more or less specified in schedule "A" hereunder written] together with Vendor's proportionate 375 sq. ft. constructed area in her undivided 1/8th share [within total constructed area in the said approximately 70 years old dwelling house equivalent to

Rama Ghosal



District Sub-Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

3000 Sq. ft. be the same a little more or less, (having constructed covered area of 1500 Sq. ft. in each of the two floors of the said two storied dwelling house)], all lying at and being Municipal Premises No.5/2, Jadavpur East Road, Kolkata - 700032, having Assessee No. 21-096-04-0023-9, 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 "B" hereunder written in as is where is basis 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, has 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 Vendor and being interested to purchase the same, have come forwarded to the Vendor and agreed to purchase the same in as is where is basis but otherwise free from all encumbrance, charges, liens and lispendens and offered a lump sum consolidated consideration of Rs.10,88,687/- (Rupees Ten Lakh Eighty Eight Thousand Six Hundred and Eighty Seven) only, which the Vendor herein has agreed and accepted and thus the Vendor herein agreed to sale and the Purchaser herein agreed to purchase the said property described in schedule "B" hereunder written in as is where is basis at a consolidated consideration of Rs.10,88,687/- (Rupees Ten Lakh Eighty Eight Thousand Six Hundred and Eighty Seven) only, but otherwise 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.10,88,687/- (Rupees Ten Lakh Eighty Eight Thousand Six Hundred and Eighty Seven) only, which the Purchaser herein has paid to the Vendor against purchase of her undivided 1/8th share both in ownership of land and 70 years old two storied building in as is where is basis on or before the

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

execution of this presents, the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admits and acknowledges and/or from the same the Vendor doth hereby grant, sell, convey, transfer, assign, release and assure unto the Purchaser all that her proportionate undivided 1/8th share both in total land (i.e. 540 Sq. ft.) [Out of total existing land admeasuring 6 (Six) Cottahs be the same or a little more or less equivalent to 4320 Sq. ft. approx. specified in schedule "A" hereunder written] and as well as in total two storied Building, (i.e. proportionate 375 sq. ft constructed area in her undivided 1/8th share) [within total constructed area in the said approximately 70 years old dwelling house equivalent to 3000 Sq. ft. be the same a little more or less, (having constructed covered area of 1500 Sq. ft. in each of the two floors of the said two storied dwelling house)], all lying at and being Municipal Premises No.5/2, Jadavpur East Road, Kolkata - 700032, having Assessee No. 21-096-04-0023-9, 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 "B" hereunder written in as is where is basis along with proportionate right of enjoyment to the purchaser in all common facilities, common advantages and in user of all common space, common Passage, common water and drainage etc together with other easements rights and interest proportionately or HOWSOEVER OTHERWISE the said property messuage tenement hereditament land and premises (proportionately) 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 including dwelling house standing thereon in proportion to vendor's undivided 1/12th share 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

Rama Gho sal



District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

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 Vendor 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 1/12th undivided share and interest of the Vendor 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 Vendor or any person or persons from whom the Vendor can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said proportionate undivided 1/8th share and interest of the Vendor in the said messuages, tenement, hereditaments land structures and premises described in Schedule "B" 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 symbolic possession in respect of Vendor's 1/12th undivided 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 Vendor doth hereby for herself, her heirs, executors and administrators covenant with the Purchaser, its successor-in-interest, successor-in-office, legal representatives and assigns that the Vendor 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, legal representatives 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, legal representatives and

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

assigns to and in the said 1/8th undivided share and interest of the Vendor 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, legal representatives and assigns such attested or other copies or abstracts of or extracts from the said deeds and writing receipts and documents as it may 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 uncanceled.

The Vendor doth hereby covenant with the Purchaser as follows:

1. That notwithstanding any act deed or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary Vendor has good right full power absolute authority and indefeasible title to grant sale convey transfer assign and assure the said 1/8th undivided share and interest of the Vendor in the said premises fully described in Schedule "B" hereunder written unto and to the use of the Purchaser proportionately in manner aforesaid and in respect of the property under sale there is no litigation or dispute pending or filed by or against the Vendor in respect the said property described in Schedule "B" hereunder written.
2. That the Purchaser shall and may at all times hereafter peaceably and quietly possess enjoy the said premises described in Schedule "B" hereunder written with its other Co-owners proportionately and receive proportionate share of rents issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Vendor or person or persons lawfully or equitably claiming from under or any trust for the Vendor.
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 Vendor well and sufficiently indemnified on and from and against all manner of claims charges liens debts adjustments and

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

encumbrances whatsoever created by the Vendor or any person or persons lawfully or equitably claiming as aforesaid in respect of the said property..

4. That the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said proportionate undivided $1/8^{\text{th}}$ share and interest in the said premises or any part thereof from under or in trust for the Vendor 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 $1/8^{\text{th}}$ undivided share and interest in the said premises and every part thereof unto the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

The said proportionate undivided $1/8^{\text{th}}$ share and interest in the said premises under sale in as is where is basis, as mentioned clearly in Schedule "B" hereunder written is valued at Rs.10,88,687/- (Rupees Ten Lakh Eighty Eight Thousand Six Hundred and Eighty Seven) only for the purpose of registration and stamp duty.

5. The purchaser herein shall enjoy & claim proportionate rents profits and all other benefits, full rights, title, interest whatsoever, the Vendor have/had or acquired or entitled.

SCHEDULE 'A' ABOVE REFERRED TO:

ALL THAT piece and parcel of homestead land **admeasuring 6 Cottahs.**(equivalent to 4320 Sq. ft. **be the same a little more or less**) comprised in C.S. Dag No. 266 appertaining to Khatian no. 87 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 **together with approximately 70 years old Two storied dwelling house** having constructed covered area @ 1500 Sq. ft. in each floor (i.e. total 3000 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. 5/2, Jadavpur East Road, Pin – 700032, Police Station** previously Tollygunge and presently Jadavpur, Additional District Sub-Registration Office at

Rama Ghosal





District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

Alipore, lying within Municipal Ward No.096 of the Kolkata Municipal Corporation, having Assessee no. 21-096-04-0023-9, situated within District South 24 Parganas and which is butted and bounded by:

On the North : By Premises No. 26, Jadavpur East Road, Kolkata – 700 032;
 On the East : By Premises No. 5/1, Jadavpur East Road, Kolkata – 700032;
 On the South : By 20 ft. wide Municipal Road (Jadavpur East Road);
 On the West : By Premises No. 5, Jadavpur East Road, Kolkata – 700 032;

SCHEDULE 'B' ABOVE REFERRED TO:

ALL THAT undivided 1/8th share both in homestead land (in which. vendor's proportionate undivided 1/8th share in land comes to 540 Sq. ft approx.) [Out of total existing land admeasuring 6 (Six) Cottahs be the same or a little more or less equivalent to 4320 Sq. ft. approx. comprised in C.S. Dag No. 266 appertaining to Khatian no. 87 in Mouza Ibrahimpur, J.L. No. 36, Pargana Khaspur, Revenue Survey 10 and specified in schedule "A" herein above] and in entire Two storied dwelling house/Building, standing thereon (in which. Vendor's proportionate share of constructed area in her 1/8th share in the entire building comes to 375 Sq. ft approx.) [Out of total existing approximately 70 years old Two storied dwelling house/Building, having constructed covered area @ 1500 Sq. ft. in each floor (i.e. total 3000 Sq. ft in the total two storied Building) be the same a little more or less standing thereon and specified also in schedule "A" herein above], all lying at and being Municipal Premises No. 5/2, Jadavpur East 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. 21-096-04-0023-9, and situated within District South 24 Parganas;

Rama Ghosal



—

District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

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

SIGNED, SEALED & DELIVERED by the withinnamed Vendor of the One Part at Kolkata in the presence of:

Witnesses: -

1. Kamalendu Bannji
5/2 East Road, Kolkata-700032
2. Dibayendu Paul
20 Mahendra Rd
Kol-25

Rama Ghosal

SIGNATURE OF THE VENDOR

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

1. Kamalendu Bannji
2. Dibayendu Paul

ASR PROJECTS AND VENTURES LLP

 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


 [Smt Rama Ghosh
 Advocate]

WB/448/2004

High Court, Calcutta.

Chem: 7C, K.S.Roy Road. Kol- 700001;



T

District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs.10,88,687/- (Rupees Ten Lakh Eighty Eight Thousand Six Hundred and Eighty Seven) 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 on 27.02.2025, the sum of Rs. 10,88,687/- (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 Rama Ghosal bearing a/c no. 520101246998871, lying with Union Bank of India Bank, NUJS, Kolkata Branch for Rs. 10,77,800/- ^{10,88,687/-} vide RTGS transaction Reference No. <u>708AM25058215063</u> and cheque No. <u>046274</u> dt 27/02/25 dated 27.02.2025 for sale of Vendor's undivided 1/8 th share in the said property specified in schedule "A" herein above;	Rs.10,88,687/- Rs. 10,77,800/- Rs. 10,887/-
Total	=	Rs.10,88,687=00

(Rupees Ten Lakh Eighty Eight Thousand Six Hundred and Eighty Seven) only;

WITNESSES:

1. Kamalendu Benuja
5/2 East Road, Kolkata - 700032
2. Dikendu Paul
ac. Mahendra Lal
Kot-25.

Rama Ghosal
Signature of the Vendor

Rama Ghosal



District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025



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



192024250423819988

GRN Details

GRN:	192024250423819988	Payment Mode:	SBI Epay
GRN Date:	27/02/2025 17:26:31	Bank/Gateway:	SBlePay Payment Gateway
BRN :	5343411453725	BRN Date:	27/02/2025 17:26:55
Gateway Ref ID:	IGASMXZLB3	Method:	State Bank of India NB
GRIPS Payment ID:	270220252042381997	Payment Init. Date:	27/02/2025 17:26:31
Payment Status:	Successful	Payment Ref. No:	2000354983/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms ASR PROJECTS AND VENTURES LLP
Address:	2C, MAHENDRA ROAD, GROUND FLOOR, KOLKATA: 700 025
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:	2000354983/2/2025
Dept Ref ID/DRN:	2000354983/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000354983/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	77572
2	2000354983/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	12956
Total				90528

IN WORDS: NINETY THOUSAND FIVE HUNDRED TWENTY EIGHT ONLY.

PAID



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl
No.

Signature of the executants/Presentants

Finger prints



Rama Ghosal

Rama Ghosal



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]



Hemant Singh

Hemant Singh

AUTHORISED DESIGNATED PARTNER OF
ASR PROJECTS AND VENTURES LLP



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]



District Sub Registrar-II
Alipore, South 24 Parganas
28 FEB 2025

Major Information of the Deed

Deed No :	I-1602-02910/2025	Date of Registration	28/02/2025
Query No / Year	1602-2000354983/2025	Office where deed is registered	
Query Date	05/02/2025 3:31:21 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
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. 10,88,687/-	Rs. 12,94,202/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 77,672/- (Article:23)	Rs. 12,988/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

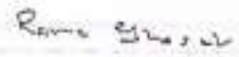
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jadavpur East Road, , Premises No: 5/2, , Ward No: 096 Pin Code : 700032

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 :-)		Bestu	540 Sq Ft	9,62,503/-	11,25,002/-	Width of Approach Road: 20 Ft, ,Last Reference Deed No :1902-I -11909-2023
Grand Total :				1.2375Dec	9,62,503 /-	11,25,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	375 Sq Ft.	1,26,184/-	1,69,200/-	Structure Type: Structure
Gr. Floor, Area of floor : 187.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 187.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		375 sq ft	1,26,184 /-	1,69,200 /-	

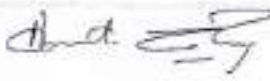
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Rama Ghosal (Presentant) 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	Photo  28/02/2025	Finger Print  Captured LTI 28/02/2025	Signature  28/02/2025
KB 27 Salt Lake Sector 3 Bidhannagar Sai Complex, 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASR PROJECTS AND VENTURES LLP 2C, Mahendra Road, 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.: ABxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Amitava Singha Roy Son of Shri 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	Photo  Feb 28 2025 1:15PM	Finger Print  Captured LTI 28/02/2025	Signature  28/02/2025
119 Bama Charan Roy Road, 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
Mrs Pampa Ghosh Wife of Shri Asish Ghosh 44C Kastodanga Road, City:- Not Specified, P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061		 Captured	
	28/02/2025	28/02/2025	28/02/2025
Identifier Of Smt Rama Ghosal, Shri Amitava Singha Roy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Rama Ghosal	ASR PROJECTS AND VENTURES LLP-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Rama Ghosal	ASR PROJECTS AND VENTURES LLP-375.00000000 Sq Ft

Endorsement For Deed Number : I - 160202910 / 2025

On 28-02-2025

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.

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

Presented for registration at 12:55 hrs on 28-02-2025, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Smt Rama Ghosal ,Executant.

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 12,94,202/-

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

Execution is admitted on 28/02/2025 by Smt Rama Ghosal, Wife of Late Dr Ajit Kumar Ghosal, KB 27 Salt Lake Sector 3 Bidhannagar Sai Complex, 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

Identified by Mrs Pampa Ghosh, , Wife of Shri Asish Ghosh, 44C Kastodanga Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, 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 Shri Amitava Singha Roy, Partner, ASR PROJECTS AND VENTURES LLP (LLP), 2C, Mahendra Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mrs Pampa Ghosh, , Wife of Shri Asish Ghosh, 44C Kastodanga Road, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,988.00/- (A(1) = Rs 12,942.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 12,956/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 5:26PM with Govt. Ref. No: 192024250423819988 on 27-02-2025, Amount Rs: 12,956/-, Bank: SBI EPay (SBlePay), Ref. No. 5343411453725 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. 77,672/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 77,572/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 084853, Amount: Rs.100.00/-, Date of Purchase: 27/11/2024, Vendor name: SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2025 5:26PM with Govt. Ref. No: 192024250423819988 on 27-02-2025, Amount Rs: 77,572/-, Bank: SBI EPay (SBlePay), Ref. No. 5343411453725 on 27-02-2025, Head of Account 0030-02-103-003-02


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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 142448 to 142475

being No 160202910 for the year 2025.



Suman

Digitally signed by SUMAN BASU
Date: 2025.03.18 17:03:13 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 18/03/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.