

01987/21

I-1970/2021




5
23/2/21

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 615586

9 2 350201/21

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


District Sub-Registrar-II
Alipore, South 24 Parganas

24 FEB 2021

THIS INDENTURE OF CONVEYANCE made this the 23rd day of February Two Thousand and Twenty One

Service.
Koi-20

36/1A Elgin Rd,
@Sunko & Co.

IDENTIFIED BY ME



1618

Subhankar Das



1617

Subhankar Das



1616

Director/Authorised Signatory

[Signature]

For ROLCON FINVEST PVT. LTD.



1615

Subhankar Das
STAMP VENDOR
Alipur Collectorate, 24 Pgs. (S)
Alipur Pelliger Court, Kol-27

No.
Rs. 10/- Date
Name: DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO - 411 (4TH FLOOR)
KOLKATA-700 014
Address: ..
Vendor: ..

District Sub-Registrar-I
Alipore, South 24 Parganas
23 FEB 2021

[Handwritten mark]

[Handwritten signature]

01 DEC 2020

1636

BETWEEN

1. **DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (AADHAAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation-Business, 2. **SUBHRA MUKHERJEE** (PAN AKNPM5364Q) (AADHAAR NO. 711851283130) wife of Sri DEBABRATA MUKHERJEE, by Occupation- Housewife, both residing at Madhyaparc, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140 hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

ROLCON FINVEST PRIVATE LIMITED (Having PAN AABCR3611C) the Company incorporated under the Companies Act 1956 having its regd. Office at 36/1A, Elgin Road, Post Office- lala Lajpat Rai Sarani, Police Station- Bhawanipore, Kolkata - 700020 represented by its Authorised Representative **Sri Ram Naresh Agarwal** (PAN: ACYPA1903G, Aadhar: 594889630890), (Mobile No. 9830040316) son of Late N.K. Agarwal, Director residing at 135G, S.P. Mukherjee Road, Post Office - Kalighat, Police Station- Tollygunge, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS

- A) Kamal Kumar Mukhopadhyay, Bipin Bihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay, Parimal Kumar Mukhopadhyay, Upendra Nath Mukhopadhyay, Amal Kumar

District Sub-Registrar-II
Alipore, South 24 Parganas
৪ ৩ ফেব ২০২১



Mukhopadhyay and Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land be the same a little more or less in R.S Dag Nos 315, 315/1505, 317, 324, 380, 381, 380/1506, 323, 314/1217, 314, 315/1473, 314/1503, 314/1504, 313, 313/1502, 312, 312/1501, 312/1474, 312/1509, 316, 318, 319, 320, 321, 322, 312/1157, (altogether 26 Dags) lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, District South 24 Parganas, more fully and particularly described in the Schedule (A) hereunder written and herein after referred to as the 'Entire Property'.

- B) *The said Kamal Kumar Mukhopadhyay, therein referred to as the First Part, Bipin Bihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay, Parimal Kumar Mukhopadhyay, therein referred to as the Second Part and Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12th November, 1979, registered in the office of Joint Sub Registrar of Alipur at Behala, recorded in Book No. I, Volume 39, Pages 232 to 253, Being No. 1982 for the year 1979 in respect of the said "Entire Property".*
- C) *By virtue of the said Bengali Deed of Partition the said Kamal Kumar Mukhopadhyay got 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet more fully and particularly mentioned in PART I of Schedule B, hereinafter written and undivided 56.33 Decimal equivalent to 01 Bigha 14 Cottah 1 Chitaks 12 Square Feet PART II of Schedule B, be the same a little more or less identified as R.S Dag Nos 380, 381, 380/1506, 315/1473, 314, 314/1503, 314/1504, 314/1217, 315, 315/1505, 316, 317, 318, 323, out of the said "Entire Land" and subsequently the said Kamal Kumar Mukhopadhyay mutated his name in L.R. RO.R. being L.R. Khatian No. 451.*
- D) *The said Kamal Kumar Mukhopadhyay was a bachelor and died intestate leaving behind him his three sisters namely Ashalata Devi alias Asha Rani Chatterjee, Parul Bala Devi alias Jayanti Chatterjee*

District Sub-Registrar-1
Alipore, South 24 Parganas
23 FEB 2021



and Mira Bala Devi alias Mira Chatterjee as his only surviving legal heirs and representatives.

- E) The said Ashalata Debi alias Asha Rani Chatterjee died intestate leaving behind him her two daughters namely Sujata Banerjee, Supriya Mukhopadhay and only son Subhash Chandra Chattopadhay as her only surviving legal heirs and representatives.
- F) The said Parul Bala Devi alias Jayanti Chatterjee died intestate leaving behind him her two sons Somenath Chatterjee, Chandra Nath Chatterjee, two daughters Indrani Mukherjee and Debjani Mukherjee as her only surviving legal heirs and representatives.
- G) The said Mira Bala Devi alias Mira Chatterjee died intestate leaving behind him her two daughters namely Pritha Bhattacharya and Soma Banerjee as her only surviving legal heirs and representatives.
- H) Thus the said Sujata Banerjee, Supriya Mukhopadhay, Subhash Chandra Chattopadhay, Somenath Chatterjee, Chandra Nath Chatterjee, Indrani Mukherjee, Debjani Mukherjee, Pritha Bhattacharya and Soma Banerjee, vendors herein became owners of 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet morefully and particularly mentioned in PART I of Schedule B, hereinafter written and undivided 56.33 Decimal equivalent to 01 Bigha 14 Cottah 1 Chitaks 12 Square Feet PART II of Schedule B, be the same a little more or less identified as R.S Dag Nos 380, 381, 380/1506, 315/1473, 314,314/1503, 314/1504, 314/1217, 315, 315/1505, 316, 317, 318, 323, out of the said "Entire Land" lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully and particularly described in the Schedule (B) hereunder written and herein after referred to as the "SAID LAND".
- I) That said Sujata Banerjee, Supriya Mukhopadhay, Subhash Chandra Chattopadhay, Somenath Chatterjee, Chandra Nath Chatterjee, Indrani Mukherjee, Debjani Mukherjee, Pritha Bhattacharya and Soma Banerjee, sold and/ or conveyed All That the undivided 56.33

District Sub-Registrar
Alipore, South 24 Parganas
23 FEB 2023



Decimal lying and situated under Mouza Krishnanagar J.L. No. 1, Police Station Maheshtala within the limit of the Manhestala Municipality ward no - 20, under Krishi Khatian No 451 (Gangabandh Road) morefully and particularly mentioned in the PART II of Schedule B unto and in favour of Sri Debabraja Mukherjee and Smt Subhra Mukherjee, the Vendors by a registered Indenture dated duly recorded in Book No. I, CD Volume no. 1607-2021, Pages from 71783 to 71854 Being No. 160701622, for the year 2021, registered with the office of A.D.S.R, Behala, South 24 Parganas

- J) *THAT now the Vendors have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.*
- K) *The Vendors have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and further the Vendors have submitted a draft building plan with the aid and assistance of the PURCHASERS to the sanctioning Authority of Maheshtala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.*
- L) *The Vendors also assured the PURCHASER herein that they have not stood as guarantor in respect of any third party liability and/ or have given any undertaking in favour of any third party*
- M) *The Vendors also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land*
- N) *The Vendors have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase ALL THAT (i) the undivided land admeasuring about 1.33 Decimal Ikhola land comprised in R.S/ L.R Dag No. 315 appertaining to L.R Khatian No. 451, (ii) the undivided land admeasuring about 8 Decimal ikhola land comprised in R.S/ L.R Dag No. 316 appertaining to L.R Khatian No. 451 (iii) the*

District Sub-Registrar-I
Alipore, South 24 Parganas
3 FEB 2021

[Handwritten signature]



undivided land admeasuring about 2.67 Decimal Itkhola land comprised in R.S/ L.R Dag No. 317 appertaining to L.R Khatian No. 451 aggregating to 12 Decimal lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshitala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala, (Gangabandh Road) out of the "SAID LAND" which is morefully and particularly mentioned in Part III of Schedule B herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, lispensens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC and the proposec building plan at and for the consideration of a sum of Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admic acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **ALL THAT** (i) the undivided land admeasuring about 1.33 Decimal Itkhola land comprised in R.S/ L.R Dag No. 315 appertaining to L.R Khatian No. 451, (ii) the undivided land admeasuring about 8 Decimal Itkhola land comprised in R.S/ L.R Dag No. 316 appertaining to L.R Khatian No. 451 (iii) the undivided land admeasuring about 2.67 Decimal Itkhola land comprised in R.S/ L.R Dag No. 317 appertaining to L.R Khatian No. 451 aggregating to 12 Decimal lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala, (Gangabandh Road) as more fully and particularly described in the **PART III** of Schedule B hereunder written (hereinafter referred to as the said demised land) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and

District Sub-Registrar-I
Alipore, South 24 Parganas
8 3 FEB 1971



[Handwritten signature]

distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers THAT NOTWITHSTANDING any act, deed or thing by the vendors or their predecessors - in - title done or executed or knowingly suffered to the contrary the vendors are now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as

District Sub-Registrar-1
Alipore, South 24 Pargana
23 FEB 2021



aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed at such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may reasonably required.

**THE SCHEDULE ABOVE REFERRED TO
SCHEDULE A
(ENTIRE PROPERTY)**

ALL THAT the piece and parcel of land measuring 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas as follows:

Sl. No.	R.S.Khatian	R.S. Dag No.	Area (Dec.)
1	680	315	165
2	Do	315/1505	19
3	1008	317	08
4	1010	324	20
5	1137	380	429
6		381	64
7		380/1506	5
8	414	323	28
9	875	314/1217	17
10		314	20
11		315/1473	44
12		314/1503	7
13		314/1504	21
14	487	313	41
15		313/1502	14
16	456	312	178
17		312/1501	24
18	876	312/1474	54
19		312/1509	6
20	270	316	46
21	121	318	32

23 FEB 2011
District Sub-Registrar-I
Alipore, South 24 Parganas



22		319	24
23		320	27
24		321	37
25		322	14
26		312/1157	48
			1392 (42 BIGHA-2 COTTAH -2 CHITAKS 25 SQUARE FOOT)

**SCHEDULE B
(SAID LAND)**

ALL THAT piece and parcel of land measuring 409.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet and undivided 56.33 Decimal equivalent to 01 Bigha 14 Cottah 1 Chitaks 12 Square Feet, aggregating to 465.83 Decimal equivalent to 14 Bigha 01 cottah 13 Chitak 10 Square Feet of land be the same a little more or less identified as R.S Dag Nos 380, 381, 380/1506, 315/1473, 314,314/1503, 314/1504, 314/1217, 315, 315/1505, 316, 317, 318, 323 of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala Maheshtala Municipality, District South 24 Parganas as follows:

(PART I)

Sl. No.	RS Khatian	LR KHATIAN	R.S./L.R. Dag No.	Classification	Area (Dec.)
1	1008, 1010,	451	380 (P)	Brickfield	350
2	1137		381 (P)	Khal	58.5
					408.5 (12 Bigha - 7 Kotah- 11 Chitak-43 Square foot)

**(PART II)
Undivided**

Sl. No.	R.S.Khatian	L.R. Khatian	R.S./L.R.Dag No.	Classification	Area (Dec.)
1	875	451	315/1473(P)	Brickfield	1
2	Do	Do	314 (P)	Brickfield	2.17

District Sub-Registrar-II
Mysore, South 24 Fargana
3 FEB 2021



3	Do	Do	314/1503(P)	SikostiBhumi	1.33
4	Do	Do	314/1504	SikostiBhumi	7
5	Do	Do	314/1217	Brickfield	5.66
6	680	Do	315(P)	Brickfield	16.5
7	Do	Do	315/1505(P)	SikostiBhumi	4
8	270	Do	316(P)	Brickfield	8
9	1008, 1010, 1137	Do	317	Brickfield	2.67
10	129	Do	318(P)	Brickfield	2.66
11	414	Do	323(P)	Brickfield	2.67
12	1008, 1010 1137)	Do	380(P)	Brickfield	2
13	1137	Do	381	Knal	0.67
					56.33

PART-III
(DEMISED LAND)

ALL THAT (i) the undivided land admeasuring about 1.33 Decimal Itkhola land comprised in R.S/ L.R Dag No. 315 appertaining to L.R Khatian No. 451, (ii) the undivided land admeasuring about 8 Decimal Itkhola land comprised in R.S/ L.R Dag No. 316 appertaining to L.R Khatian No. 451 (iii) the undivided land admeasuring about 2.67 Decimal Itkhola land comprised in R.S/ L.R Dag No. 317 appertaining to L.R Khatian No. 451 aggregating to 12 Decimal lying and situate at Mouza Krishnanagar, -J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala, (Gangabandh Road) Kolkata- 700140 in the following manner:

R.S/L.R DAG	L.R. KHATIAN	VENDOR'S NAME	SOLD AREA (IN DECIMAL)
315	451	Debabrata Mukherjee	0.665
315	451	Suvra Mukherjee	0.665
316	451	Debabrata Mukherjee	4
316	451	Suvra Mukherjee	4
317	451	Debabrata Mukherjee	1.335
317	451	Suvra Mukherjee	1.335
			12

District Sub-Registrar-I
Alipore, South 24 Parganas
23 FEB 2021



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED
BY THE **VENDORS** at Kolkata
in the presence of:

1. Basudeb Maity
36/1A, Elgin Road,
KOL-20.
2. Souvik Das.
36/1A Elgin Rd,
KOL-20.

Debbi Mukherjee,
Subhra Mukherjee.

SIGNED AND DELIVERED
BY THE **PURCHASER** at Kolkata
in the presence of:

1. Basudeb Maity
36/1A, ELGIN ROAD,
KOLKATA-700020
2. Souvik Das.
36/1A, ELGIN ROAD,
KOLKATA-700020

FOR ROLCON FINVEST PRIVATE LIMITED

[Signature]

AUTHORISED REPRESENTATIVE

DRAFTED BY ME
(As Per Instruction)

[Signature]
(DEBJYOTI GHOSH)
ADVOCATE

SEALDAH CIVIL COURT
KOLKATA-700 014
WB/547/2009

8002114281W
KOLKATA-100 014
TRUOD JIATJ CONE
STACOVGA
HSDH (TOLBQ)

IME YB QETAPD
(moultant) 192A)

2 3 FEB 2021
District Sub-Registrar-II
Alipore, South 24 Parganas

✓



RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only) paid as follows:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
03.02.2021	543688	Punjab & Sind Bank, Chowringhee	12,34,558
03.02.2021	543689	- do -	3,51,752

Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)

Debit to the by,
Subhra Mukherjee -

WITNESSES:

- 1) Basudeb Maity
36/1A Elgin Road, Kol-20
- 2) Souvik Das.
36/1A Elgin Rd, Kol-20

VENDORS

District Sub-Registrar-II
Alipore, South 24 Parganas
23 FEB 2021



DEED PLAN OF MOUZA KRISHNA NAGAR JL. NO - 1, WARD NO - 20, MAHESHTALA MUNICIPALITY



DAG NO	PURCHASED AREA	PURCHASER	VENDORS
R-S/LR. 315	1.33 Decimal.	For ROLCON FINVEST PVT. LTD. <i>Ran Nambargud</i> Director/Authorised Signatory	<i>Devidas N. 17.</i> Subhira Mukherji.
R-S/LR 316	8.00 Decimal		
R-S/LR 317	2.67 Decimal		

District Sub-Registrar-I
Alipore, South 24 Parganas
23 FEB 2021



SPECIMEN FORM FOR TEN FINGER PRINTS.

					
	(Left Hand)				
					
	(Right Hand)				

Name... DE. D. PRATA MURHERJEE

Signature... D. D. Prata (T. U. A. S. J.)

					
	(Left Hand)				
					
	(Right Hand)				

Name... SUBHRA MUKHERJEE

Signature... Subhra Mukherjee

					
	(Left Hand)				
					
	(Right Hand)				

Name... RAM NARESH AGARNAL

Signature... Ram Nares Agarnal

23 FEB 2021
District Sub-Registrar-I
Alipore, South 24 Parganas





ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 2017/80219/00949

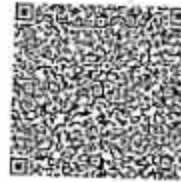
To
দেবব্রত মুখার্জী
Debabrata Mukherjee
S/O: Upendranath Mukherjee
madhya para
Maheshtala (M)
Akra Krishnanagar
South 24 Parganas South 24 Parganas
West Bengal 700140
9007212158

07/07/2016

375918880



MA759188804FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8728 8114 1805

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

দেবব্রত মুখার্জী
Debabrata Mukherjee
জন্মতারিখ / DOB : 20/02/1953
বুকের / Male



8728 8114 1805

আমার আধার, আমার পরিচয়

Debabrata Mukherjee

ସାଲୁକ୍ଷମ ବିଭାଗ
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ଅନୁମତି ପ୍ରାପ୍ତ ହେଉଛି
Permanent Account Number Card

AFFPM1809E

ନାମ / Name

DEBABRATA MUKHERJEE

ପିତା/ପାତ୍ର ନାମ / Father's Name

UPENDRA NATH MUKHERJEE

ଜନ୍ମ ତାରିଖ / Date of Birth

20/02/1953

ସ୍ୱାକ୍ଷର / Signature

93082017

Debabrata Mukherjee



Government of India

AADHAAR

ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80219/00948

ভূখ্য

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

INFORMATION

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

To
 শ্রী সুব্রী
 Subhra Mukherjee
 W/O. Debabrata Mukherjee
 madhya para
 Maheshtala (M)
 Akra Krishnanagar
 South 24 Parganas South 24 Parganas
 West Bengal 700140
 9163206641

372225060



MA722260806FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7118 5128 3130

আমার আধার, আমার পরিচয়

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



ভারত সরকার
Government of India



শ্রী সুব্রী
 Subhra Mukherjee
 জন্মতারিখ / DOB : 30/12/1960
 মহিলা / Female



7118 5128 3130

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
 ওয়েই/ও: দেবব্রত মুখার্জী, মাধ্য
 পাড়া, মহেশতলা (এম), দক্ষিণ
 ২৪ পরগনা, অত্র কৃষ্ণনগর,
 দক্ষিণ বঙ্গ, 700140

Address:
 W/O: Debabraja Mukherjee,
 madhya para, Maheshtala (M),
 South 24 Parganas, Akra
 Krishnanagar, West Bengal,
 700140

7118 5128 3130



1947



help@uidai.gov.in



www.uidai.gov.in

Subhra Mukherjee

.. Subhra Mukherjee

.. Subhra Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKNPM5364Q



नाम / Name
SUBHRA MUKHERJEE

पिता का नाम / Father's Name
MOHANLAL BANERJEE

जन्म की तिथि / Date of Birth
30/12/1960

Subhra Mukherjee

हस्ताक्षर / Signature



00003017

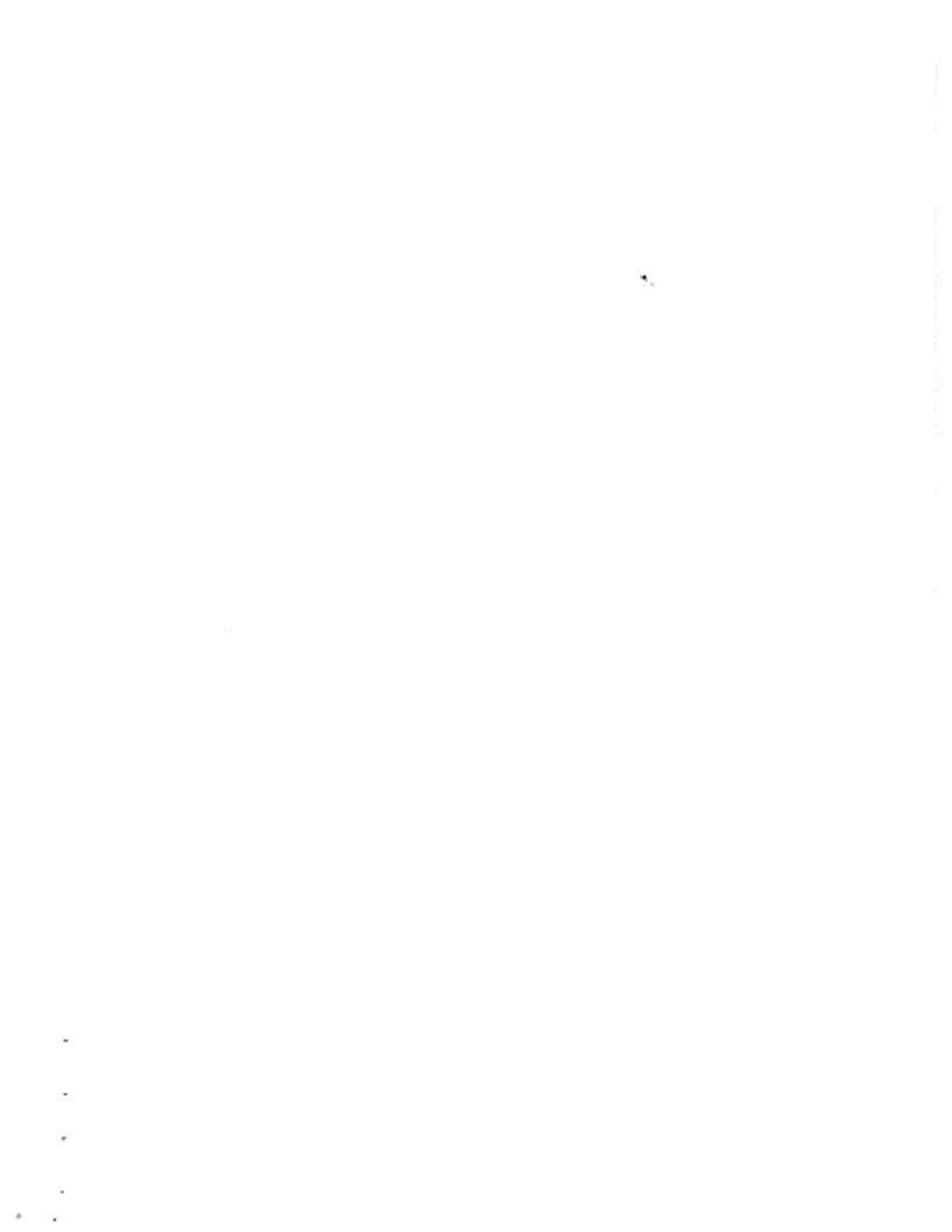
Subhra Mukherjee .

इस कार्ड को खोपे / यदि यह कृपया खोया गया है / खोया है :
आयकर विन सेवा इकाई, एन एस डी
5 वीं मंजिल, मंत्रि स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Subhra Mukherjee .



PERMANENT ACCOUNT NUMBER	AABCR3611C
OR NAME	ROLCON FINVEST P LTD
FROM WHH NO REF. DATE OF INCORPORATION/FORMATION	12-07-1995
 COMMISSIONER OF INCOME TAX, W.B. & B.	

For ROLCON FINVEST PVT. LTD.

Ranjan Ashy

Authorized Signatory


 भारत सरकार
 GOVERNMENT OF INDIA



राम नरेश अग्रवाल
 Ram Narayn Agarwal
 पिता : नन्द किशोर अग्रवाल
 Father : NAND KISHORE AGARWAL
 उषा वर्ष / Year of Birth : 1967
 लिंग / Male



5948 8963 0890

आधार - साधारण मानुषेर अधिकार


 विश्वव्यापी विश्वसनीयता प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 এফ নো ৫বি ১৩৫০, এম.ই.সি.ও.
 রোড, কালিঘাট, কলকাতা,
 কোচবিহার, পশ্চিমবঙ্গ, ৭০০০২৬

Address:
 F NO 5B 1350, S.P.
 MUKHERJEE ROAD,
 KALIGHAT, Kalighat S O
 Kalighat, Kolkata, West
 Bengal, 700026


১৯২৪
১৯২৪ ১৯২৪


১৯২৪ ১৯২৪ ১৯২৪


১৯২৪ ১৯২৪ ১৯২৪


PO, Box No. 1941,
Kolkata-700 001

Ram Narayn Agarwal



ভারত সরকার
Unique Identification Authority of India
Government of India

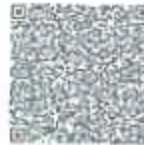
অনুমতিসংখ্যা / Enrollment No.: 1040/19810/02308

To
পৌত্রিক দাস
Souvik Das
14/C J.K.LANE
JHOWTALA
Ballygunge S.O
Ballygunge
Kolkata
West Bengal 700019

23/08/2013
41122832



MN411228320FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9328 3191 5555

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



পৌত্রিক দাস
Souvik Das
পিতা : সচিন্দ্র নাথ দাস
Father : SACHINDRA NATH DAS
জন্মতারিখ / DOB : 15/11/1983
পুরুষ / Male



9328 3191 5555

আধার - সাধারণ মানুষের অধিকার

Souvik Das.
Souvik Das.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000360201/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBABRATA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Debabrata Mukherjee</i> 23-2-21
2	Mrs SUBHRA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Subhra Mukherjee</i> 23/2/21

District Sub-Registrar-I
Alipore, South 24 Parganas
23 FEB 2021



[Faint, illegible text, possibly bleed-through from the reverse side of the page]

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Ram Naresh Agarwal 135G, S.P. Mukherjee Road, P.O.- Kalighat, P.S.- Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Represent ative of Buyer [ROLCON FINVEST PRIVATE LIMITED]			<i>Ram Naresh</i> 23/2/2021
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Souvik DAS Son of Late Sachindranath Das 36/1A, Elgin Road,, Elgin Road(Lala Lajpat Rai Sarani), P.O.- Lala Lajpat Rai Sarani, P.S.- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Mr DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr Ram Naresh Agarwal			<i>Souvik Das.</i> 23/2/2021



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

2 3 FEB 2021
District Sub-Registrar-I
Alipore, South 24 Parganas



Handwritten text in Bengali script, likely a signature or name, located on the right side of the page.



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

GRN Details

GRN:	192020210231201911	Payment Mode:	Online Payment
GRN Date:	20/02/2021 12:36:36	Bank/Gateway:	ICICI Bank
BRN :	59253629	BRN Date:	20/02/2021 12:02:36
Payment Status:	Successful	Payment Ref. No:	2000360201/5/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name: ROLCON FINVEST PVT LTD
Address: 36/1A ELGIN ROAD KOLKATA - 700020
Mobile: 9674749806
Email: souvikdas@srijanrealty.in
Depositor Status: Buyer/Claimants
Query No: 2000360201
On Behalf Of: Ms DARSHANA MAZUMDER
Identification No: 2000360201/5/2021
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000360201/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	103646
2	2000360201/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	17287
3	2000360201/5/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	36000
			Total	156933

IN WORDS: ONE LAKH FIFTY SIX THOUSAND NINE HUNDRED THIRTY THREE ONLY.



Major Information of the Deed

Deed No :	I-1602-01970/2021	Date of Registration	24/02/2021
Query No / Year	1602-2000360201/2021	Office where deed is registered	
Query Date	18/02/2021 1:13:27 AM	1602-2000360201/2021	
Applicant Name, Address & Other Details	DARSHANA MAZUMDER 27 G Hazra Bagan Lane, Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700015, Mobile No. : 6291915017, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,86,310/-	Rs. 17,27,268/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,03,656/- (Article:23)	Rs. 17,319/- (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:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-315 (RS :-)	LR-451	Bastu	It Khola	0.665 Dec	87,908/-	95,719/-	Width of Approach Road: 2 Ft.,
L2	LR-315 (RS :-)	LR-451	Bastu	It Khola	0.665 Dec	87,908/-	95,719/-	Width of Approach Road: 2 Ft.,
L3	LR-316 (RS :-)	LR-451	Bastu	It Khola	4 Dec	5,28,770/-	5,75,756/-	Width of Approach Road: 2 Ft.,
L4	LR-316 (RS :-)	LR-451	Bastu	It Khola	4 Dec	5,28,770/-	5,75,756/-	Width of Approach Road: 2 Ft.,
L5	LR-317 (RS :-)	LR-451	Bastu	It Khola	1.335 Dec	1,76,477/-	1,92,159/-	Width of Approach Road: 2 Ft.,
L6	LR-317 (RS :-)	LR-451	Bastu	It Khola	1.335 Dec	1,76,477/-	1,92,159/-	Width of Approach Road: 2 Ft.,
		TOTAL :			12Dec	15,86,310 /-	17,27,268 /-	
		Grand Total :			12Dec	15,86,310 /-	17,27,268 /-	



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr DEBABRATA MUKHERJEE Son of Late Upendranath Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E, Aadhaar No: 87xxxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence</p>
2	<p>Mrs SUBHRA MUKHERJEE Wife of Mr DEBABRATA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx4Q, Aadhaar No: 71xxxxxxxx3130, Status :Individual, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>ROLCON FINVEST PRIVATE LIMITED 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Ram Naresh Agarwal (Presentant) Son of Late N K Agarwal 135G, S.P. Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24 -Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890 Status : Representative, Representative of : ROLCON FINVEST PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Souvik DAS Son of Late Sachindranath Das 36/1A, Elgin Road,, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020</p>			
Identifier Of Mr DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr Ram Naresh Agarwal			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA MUKHERJEE	ROLCON FINVEST PRIVATE LIMITED-0.665 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA MUKHERJEE	ROLCON FINVEST PRIVATE LIMITED-0.665 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA MUKHERJEE	ROLCON FINVEST PRIVATE LIMITED-4 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA MUKHERJEE	ROLCON FINVEST PRIVATE LIMITED-4 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA MUKHERJEE	ROLCON FINVEST PRIVATE LIMITED-1.335 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA MUKHERJEE	ROLCON FINVEST PRIVATE LIMITED-1.335 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 315, LR Khatian No:- 451	Owner:কমল কুমার মুখোপাধ্যায়, Gurdian:চিত্তাচরণ , Address:নিক , Classification:ইউখোলা, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 315, LR Khatian No:- 451	Owner:কমল কুমার মুখোপাধ্যায়, Gurdian:চিত্তাচরণ , Address:নিক , Classification:ইউখোলা, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 316, LR Khatian No:- 451	Owner:কমল কুমার মুখোপাধ্যায়, Gurdian:চিত্তাচরণ , Address:নিক , Classification:ইউখোলা, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 316, LR Khatian No:- 451	Owner:কমল কুমার মুখোপাধ্যায়, Gurdian:চিত্তাচরণ , Address:নিক , Classification:ইউখোলা, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.



L5	LR Plot No:- 317, LR Khatian No:- 451	Owner: कमल कुमार मृगोपाध्याय, Gurdian: टिकाराम , Address: निज , Classification: खेतीबाग, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 317, LR Khatian No:- 451	Owner: कमल कुमार मृगोपाध्याय, Gurdian: टिकाराम , Address: निज , Classification: खेतीबाग, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 18-02-2021

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 17,27,268/-



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

On 23-02-2021

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

Presented for registration at 15:41 hrs on 23-02-2021, at the Private residence by Mr Ram Naresh Agarwal ,

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

Execution is admitted on 23/02/2021 by 1. Mr DEBABRATA MUKHERJEE, Son of Late Upendranath Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mrs SUBHRA MUKHERJEE, Wife of Mr DEBABRATA MUKHERJEE, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife

Indetified by Mr Souvik DAS, , Son of Late Sachindranath Das, 36/1A, Elgin Road,, Road: Elgin Road(Lala Lajpat Rai Sarani), . P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

Execution is admitted on 23-02-2021 by Mr Ram Naresh Agarwal, AUTHORISED SIGNATORY, ROLCON FINVEST PRIVATE LIMITED (Private Limited Company), 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Souvik DAS, , Son of Late Sachindranath Das, 36/1A, Elgin Road,, Road: Elgin Road(Lala Lajpat Rai Sarani), . P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



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

On 24-02-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,319/- (A(1) = Rs 17,273/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 12:37PM with Govt. Ref. No: 192020210231201911 on 20-02-2021, Amount Rs: 17,287/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59253629 on 20-02-2021, Head of Account 0030-03-104-001-16



পূর্ব প্রাপ্ত স্মারকসমূহের
সংক্রান্ত
জি.ও. নং ১০০/১৯৮০
তারিখের আদেশের
অনুযায়ী প্রস্তুত

পূর্ব প্রাপ্ত স্মারকসমূহের
সংক্রান্ত
জি.ও. নং ১০০/১৯৮০
তারিখের আদেশের
অনুযায়ী প্রস্তুত

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,656/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,03,646/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 615586, Amount: Rs.10/-, Date of Purchase: 01/12/2020, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 12:37PM with Govt. Ref. No: 192020210231201911 on 20-02-2021, Amount Rs: 1,03,646/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59253629 on 20-02-2021, Head of Account 0030-02-103-003-02



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



পত্র প্রাপ্তির পরে
স্বাক্ষর
স্বাক্ষর
স্বাক্ষর
স্বাক্ষর

স্বাক্ষর
স্বাক্ষর
স্বাক্ষর
স্বাক্ষর

(This document is digitally signed.)



(Samar Kumar Pramanick) 2021/03/18 10:36:08 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.03.18 10:36:08 +05:30
Reason: Digital Signing of Deed.

