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SP 25/12/20

पश्चिम बंगाल WEST BENGAL

48AB 754131

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.

Q 2 1689 003/20

District Registrar-II
Alipore, South 24 Parganas

28 DEC 2020

THIS INDENTURE OF CONVEYANCE made this the 25th day of December TWO THOUSAND AND TWENTY

BETWEEN

15429

15 DEC 2020

Rs. **10/-** Date.....
 Name:.....
 Address:.....
 Vendor:.....

DEBJYOTI GHOSH
 ADVOCATE
 SEALDAH CIVIL COURT
 ROOM NO -111 (4TH FLOOR)
 KOLKATA-700 014

Alipur Collectorate, 24 Pgs. (9)
SUBHANKAR DAS
STAMP VENDOR
 Alipur Police Court, Kol-27

Ran Narayan Aggarwal


 5676

For SHRADDHA PROPERTIES PVT. LTD.

Ran Narayan Aggarwal
 Director/Authorised Signatory




 5677
Subhadra Mukherjee


 5679
 Identified by me
Rajeev Aggarwal
 No. in C.P. Aggarwal
 36/1A Alipore Road,
 Kol - 700020
 Lawice

District Sub-Registrar-II
 Alipore, South 24 Parganas

25 DEC 2020

DEBABRATA MUKHERJEE (PAN AFEPM1809E), (AADHAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation-Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

SHRADDHA PROPERTIES PRIVATE LIMITED (PAN AADCS7082E) the Company incorporated under the Companies Act 1956 having its regd. Office at 36/1A, Elgin Road, Kolkata - 700 020 represented by Sri Ram Naresh Agarwal (**PAN NO.** ACYPA1903G), (**ADHAAR NO.** 594889630890), (**MOBILE NO.** 9830040316), son of Late Nand Kishore Agarwal, residing at Flat no. 5B, 135G, S.P.Mukherjee Road, Police Station- Tollygunge, Post Office: Kalighat, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART**

WHEREAS

- A) Kamal Kumar Mukhopadhyay, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhyay Parimal Kumar Mukhpadhyay, Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully 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, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhyay Parimal Kumar Mukhpadhyay, therein



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

referred to as the Second Part and Upendranath 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 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 Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay became the owners of 465.89 Decimal equivalent to 14 Bighas 1 Cottah 14 Chittacks 40 Sq. ft which is morefully and particularly mentioned in the Part I of **Schedule B** hereunder herein after referred to as the "Said land"
- D) Prior to the said partition the said Upendra Nath Mukhopadhyay had executed a will on 10th July, 1978. Thereafter he died on 8th September, 1982. The said will was probated on 16th day of July, 1988 from The District Delegate at Alipur vide Probate Case No. 275/1984.
- E) As per the said will, said Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay got bequeath of the entire property of Late Upendra Mukhopadhyay.
- F) The said Amal Kumar Mukhopadhyay died leaving behind him his widow namely Sefali Mukhopadhyay, one son namely Goutam Mukhopadhyay and one daughter namely Tumpa Banerjee as his only legal heirs and representative.
- G) Thus Debabrata Mukhopadhyay, Sefali Mukhopadhyay, Goutam Mukhopadhyay and Tumpa Banerjee became owners of 466 Decimals land, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala more fully and particularly mentioned in **Part I of Schedule B** and hereinafter referred to as the "**SAID LAND**"



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

- H) THAT now the Vendor have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.
- I) The VENDOR have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and further the VENDOR 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.
- J) The VENDOR 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
- K) The VENDOR 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.
- L) The VENDOR have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided Land admeasuring about 12 Decimal *Itkhola* land out of 165 Decimal comprised in R.S/ L.R Dag No. 315 appertaining to R.S Khatian No. 680 corresponding to L.R Khatian No. 911 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 out of the "**SAID LAND**" which is morefully and particularly mentioned in **Part II of Schedule B** herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, lispens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC and the proposed building plan at and for the consideration of a sum of **Rs.**



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

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

NOW THIS INDENTURE WITNESSETH that in pursuance to the consideration of the said sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)** paid to the VENDOR of the lawful money of the Union of India at or before the execution of these presents, the receipt whereof the VENDOR doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the PURCHASER and the said land) the VENDOR do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the PURCHASER ALL THAT the piece and parcel of land comprising to various R.S/ L.R Dag nos mentioned in the Part II of Schedule- B herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as "**the said land**") **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, 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 VENDOR 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 VENDOR 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 PURCHASER absolutely and forever and the VENDOR do and each of them doth hereby covenant with the PURCHASER **THAT NOTWITHSTANDING** any act, deed or thing by the VENDOR or their respective predecessors-in-title done or executed or knowingly suffered to the contrary the VENDOR are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

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 **VENDOR** 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 **PURCHASER** in manner aforesaid **AND** the **PURCHASER** 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 **VENDOR** 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 **VENDOR** well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the **VENDOR** 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 them the **VENDOR** shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASER** do and execute or cause to be done and executed all 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 **PURCHASER** in manner aforesaid as shall or may be reasonably required.

**SCHEDULE A ABOVE REFERRED TO
(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, Post office and Police Station- Maheshtala as follows:



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

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
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 ABOVE REFERRED TO
(SAID LAND)
(Part I)**

ALL THAT Piece and Parcel of land measuring 466 Decimal equivalent to 14 Bighas 01 Cottah 14 Chittacks 40 Square Feet , lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala as follows:



[Handwritten signature]

District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

R.S KHATIAN NO	R.S DAG NO	LR. KHATIAN NO	L.R DAG NO	NATURE OF LAND	AREA IN DECIMAL to be Purchased
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	8
680	315	400	315	ITKHOLA	4
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	4
680	315	911	315	ITKHOLA	8
680	315	911	315	ITKHOLA	12
680	315	911	315	ITKHOLA	12
680	315	911	315	ITKHOLA	12
680	315/1505	51	315/1505	SIKASTIBHUMI	3
680	315/1505	400	315/1505	SIKASTIBHUMI	4
680	315/1505	911	315/1505	SIKASTIBHUMI	4
1008	317	51	317	ITKHOLA	1
1008	317	400	317	ITKHOLA	1
1008	317	911	317	ITKHOLA	1
1137	380	51	380	ITKHOLA	10
1137	380	51	380	ITKHOLA	12
1137	380	400	380	ITKHOLA	12
1137	380	400	380	ITKHOLA	10
1137	380	911	380	ITKHOLA	2
1137	380	911	380	ITKHOLA	12
1137	380	911	380	ITKHOLA	7
414	323	51	323	ITKHOLA	5
414	323	51	323	ITKHOLA	2
414	323	400	323	ITKHOLA	8
414	323	911	323	ITKHOLA	2
414	323	911	323	ITKHOLA	6
414	314/1217	51	314/1217	ITKHOLA	2
414	314/1217	400	314/1217	ITKHOLA	2



District Sub-Registrar-II
Alipere, South 24 Parganas

25 DEC 2020

414	314/1217	911	314/1217	ITKHOLA	1
875	314	51	314	ITKHOLA	3
875	314	400	314	ITKHOLA	3
875	314	911	314	ITKHOLA	3
875	315/1473	51	315/1473	ITKHOLA	3
875	315/1473	51	315/1473	ITKHOLA	11
875	315/1473	400	315/1473	ITKHOLA	1
875	315/1473	400	315/1473	ITKHOLA	12
875	315/1473	400	315/1473	ITKHOLA	1
875	315/1473	911	315/1473	ITKHOLA	11
875	315/1473	911	315/1473	ITKHOLA	3
487	313	51	313	ITKHOLA	5
487	313	400	313	ITKHOLA	4
487	313	911	313	ITKHOLA	4
270	316	911	316	ITKHOLA	8
270	316	51	316	ITKHOLA	10
270	316	400	316	ITKHOLA	10
270	316	911	316	ITKHOLA	2
121	318	51	318	ITKHOLA	9
121	318	400	318	ITKHOLA	3
121	318	400	318	ITKHOLA	6
121	318	911	318	ITKHOLA	6
121	318	911	318	ITKHOLA	3
121	319	51	319	ITKHOLA	3
121	319	400	319	ITKHOLA	2
121	319	911	319	ITKHOLA	2
121	320	51	320	ITKHOLA	2
121	320	51	320	ITKHOLA	2
121	320	400	320	ITKHOLA	4
121	320	911	320	ITKHOLA	5
121	321	51	321	ITKHOLA	12
121	321	400	321	ITKHOLA	12
121	321	911	321	ITKHOLA	11
121	322	51	322	ITKHOLA	1
121	322	51	322	ITKHOLA	3
121	322	400	322	ITKHOLA	5
121	322	911	322	ITKHOLA	4
121	322	911	322	ITKHOLA	1
121	312/1157	51	312/1157	ITKHOLA	1



District Sub-Registrar-II
Allipore, South 24 Parganas

25 DEC 2020

121	312/1157	400	312/1157	ITKHOLA	0
121	312/1157	911	312/1157	ITKHOLA	0
1137	381	51	381	BASTU	1
1137	381	400	381	BASTU	1
1137	381	911	381	BASTU	1
1010	324	51	324	PUKUR	7
1010	324	400	324	PUKUR	5
1010	324	400	324	PUKUR	1
1010	324	911	324	PUKUR	7
1137	380/1506	400	380/1506	SIKASTIBHUMI	1
875	314/1504			SIKASTIBHUMI	12
					465.89 Decimal

Part- II

DEMISED LAND

ALL THAT the undivided Land admeasuring about 12 Decimal *Itkhola* land out of 165 Decimal comprised in R.S/ L.R Dag No. 315 appertaining to R.S Khatian No. 680 corresponding to L.R Khatian No. 911 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 out of the "**SAID LAND**" in the following manner:

R.S DAG/ L.R DAG	R.S KHATIAN	L.R. KHATIAN	VENDOR'S NAME	SOLD AREA (IN DECIMAL)
315	680	911	Debabrata Mukherjee	12.00
				12.00

and the dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

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 VENDOR at Kolkata

in the presence of:

1. *Souvik Das*

Debabati Kundu

2. *Nilesh Kundu*

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Souvik Das*

FOR SHRADDHA PROPERTIES PRIVATE LIMITED

Ram Naren Agary

AUTHORISED SIGNATORY

2. *Nilesh Kundu*

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/547/09*



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

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>
22/12/2020	543584	Punjab & Sindh Bank	1586310

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

WITNESSES :

1) *Saurik Das*
36/1A Elgin Rd.
KOL-20

2) Nilesh Kundu
36/1A, Elgin Rd.
Kolkata - 700020

Debabati Mukherjee

VENDOR



District Sub-Registrar-II
Allpore, South 24 Parganas

25 DEC 2020

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



R.S/L-R

DAG NO

PURCHASED AREA

PURCHASER

VENDORS

315

Undivided 12 Decimal


For SHRADDHA PROPERTIES PVT. LTD.
Ran Narain Singh

Deshbandhu Realty

Director / Authorised Signatory

[Signature]




District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....DESAI, RAJESH.....MUKHERJEE

Signature.....*Devi Mukherjee*

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....

Signature.....*Ranjan Agarwal*

PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....

Signature.....

25 DEC 2020
District Sub-Registrar-II
Alipore, South 24 Parganas



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADCS7082E



नाम / Name
SHRADDHA PROPERTIES PRIVATE
LIMITED

संयोजन / पंजीन की तारीख
Date of Incorporation / Formation
27/01/1995

For SHRADDHA PROPERTIES PVT. LTD.

Ranwan Agarwal

Director/Authorised Signatory

इस कार्ड को अपने आयकर रिटर्न में जोड़ें।
आयकर रिटर्न में जोड़ने पर 30% का
30% की दर से आयकर काटने का अधिकार होगा।
यदि आप इस कार्ड को खो जायें तो
दुप-411 016

If this card is lost / damaged / lost card / card
please inform / return to
Income Tax PAN Services Unit, NCTD,
2nd Floor, Market Street,
Plot No. M1, Survey No. 9978,
Model Colony, Near Deep Engineering College,
Pune - 411 016.

Tel: 91 20 2721 8062, Fax: 91 20 2721 8061,
e-mail: pan@panindia.gov.in

For SHRADHA PROPERTIES PVT. LTD.

Director/Authorized Signatory

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFEPM1809E

नाम / Name
DEBABRATA MUKHERJEE

पिता का नाम / Father's Name
UPENDRA NATH MUKHERJEE

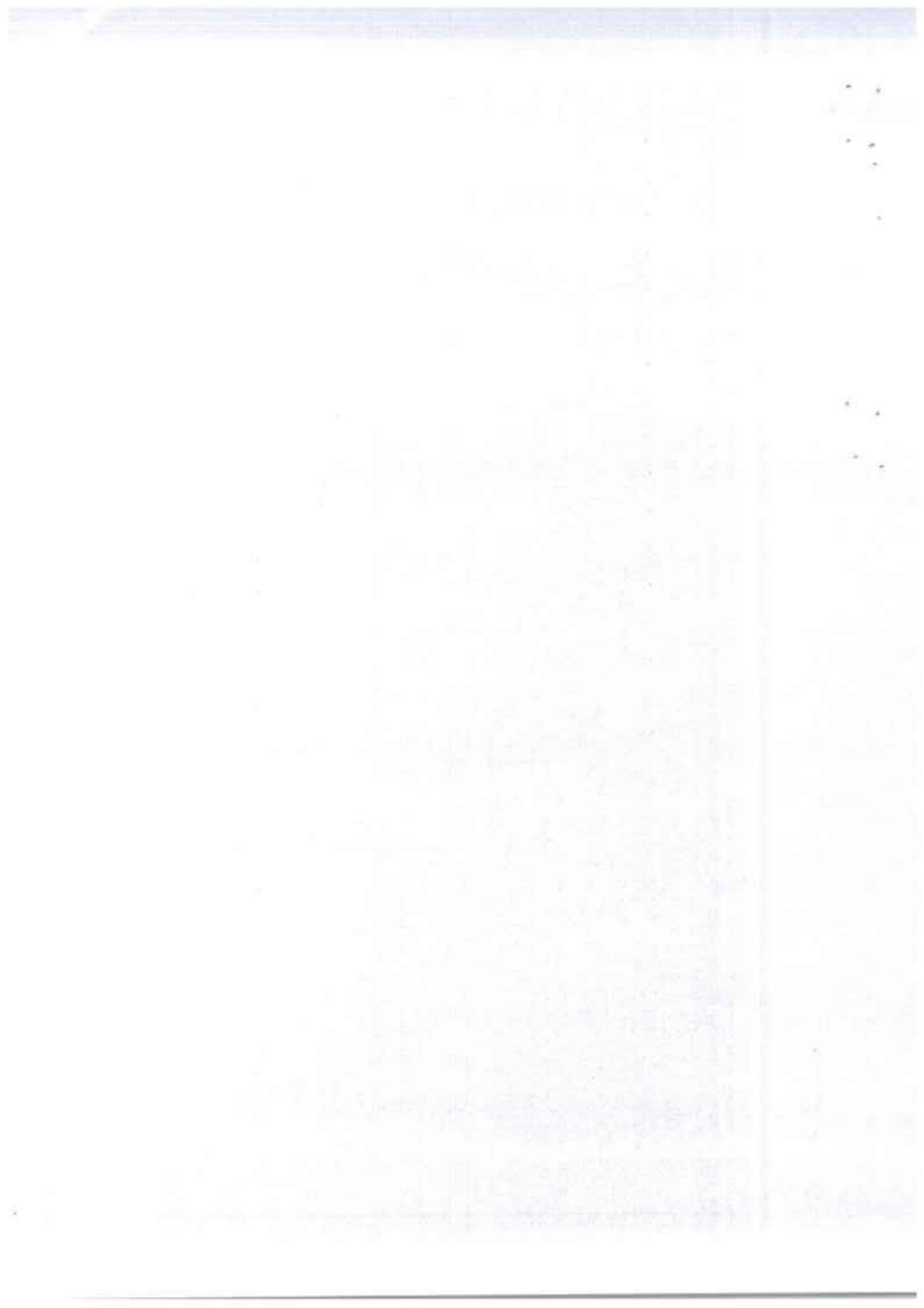
जन्म की तारीख / Date of Birth
20/02/1953

Debabrata Mukherjee
हस्ताक्षर / Signature



04082017

Debabrata Mukherjee




भारत सरकार
GOVERNMENT OF INDIA



राम नरेश अग्रवाल
Ram Narash Agarwal
पिता : नन्द किशोर अग्रवाल
Father : NAND KISHORE AGARWAL
उत्पन्न / Year of Birth : 1967
पुरुष / Male



5948 8963 0890

आधार - সাধারণ মানুষের অধিকার


भारतीय पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:
एन डी ५६ १३५, ५.पि. मुकुर्जी
रोड, कलिघाट, कोकोटा,
बंगाल, ७०००२६

Address:
F NO 56 135G, S.P.
MUKHERJEE ROAD,
KALIGHAT, Kalkhat S.O
Kolkata, West
Bengal, 700026


१९० ६६ १९०७


uidai@uidai.gov.in


uidai.gov.in


PO, B-10, 1st Flr,
Kolkata-700026

Raman Agarwal







ভারত সরকার
Government of India

তম্পা বানার্জী
Tumpa Banerjee
পিতা : অমল মুখার্জী
Father : Amal Mukherjee



জন্ম তারিখ (DOB): 20/05/1973
লিঙ্গ / Female



8242 5290 7308

- সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা: A ডিবিডাব্লিউ বানার্জী
1, শিবপুর রোড
কলকাতা (জি.এম.কোর্পোরেশন), শিবপুর, কলকাতা
পশ্চিম বঙ্গ

Address: W/O: Priyatosh
Banerjee, 104/3, SHIBPUR
ROAD, Haora (M.Corp),
Howrah, Shibpur, West
Bengal, 711102

8242 5290 7308

1347
1902 700 1347

help@uidai.gov.in

www.uidai.gov.in

Tumpa Banerjee

94221

Tumpa Banerjee





Tumpa Banerjee.

Tumpa Banerjee.





सत्यमेव जयते



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 0628/76568/00391

To

রাজীব কুমার আগাওআল

Rajeev Kumar Agarwal

S/O: Chand Prasad Agarwal

2A 34G SHIB KRISHAN DAW LANE

PHOOL BAGAN

Kankurgachi

Kankurgachi

Kankurgachi Kolkata

West Bengal 700054

9874813705

24/01/2017

108703076



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আপনার আধার সংখ্যা / Your Aadhaar No. :

5167 4337 1960

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



রাজীব কুমার আগাওআল

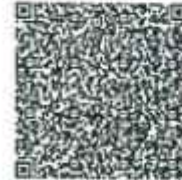
Rajeev Kumar Agarwal

পিতা : Chand Prasad Agarwal

Father : Chand Prasad Agarwal

জন্মতারিখ / DOB : 05/08/1968

পুল্ক / Male

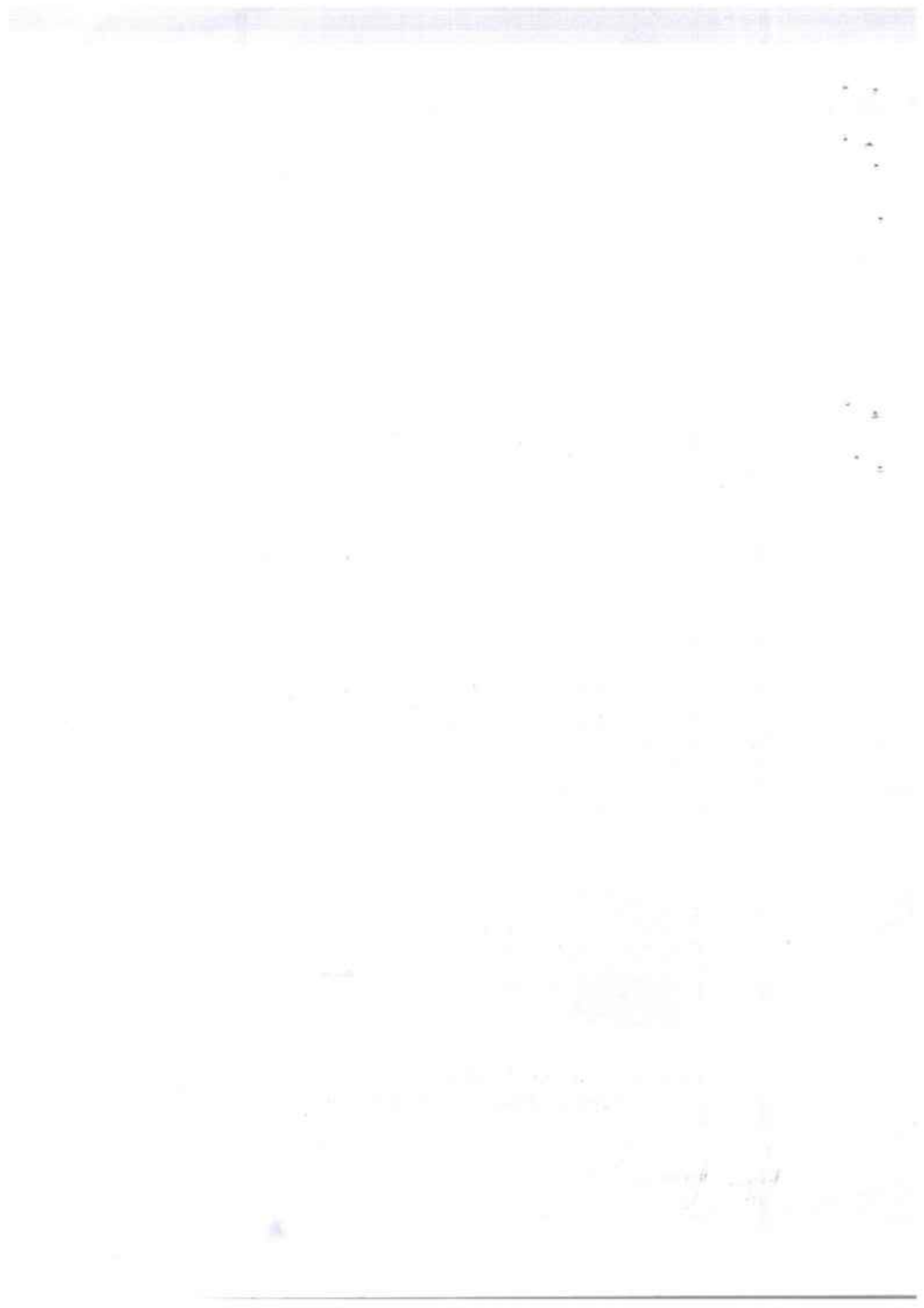


5167 4337 1960

আমার আধার, আমার পরিচয়

Rajeev Agarwal

Scanned with CamScanner





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

GRN: 19-202021-017693521-1

Payment Mode Online Payment

GRN Date: 22/12/2020 15:15:56

Bank : ICICI Bank

BRN : 56303964

BRN Date: 22/12/2020 15:16:39

DEPOSITOR'S DETAILS

Id No. : 2001689003/4/2020

[Query No./Query Year]

Name : SHRADDHA PROPERTIES PVT LTD

Contact No. : Mobile No. : +91 9674749806

E-mail : souvikdas@srijanrealty.in

Address : 361A ELGIN ROAD KOLKATA 700020

Applicant Name : Mr P Ghosh Majumder

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001689003/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	103646
2	2001689003/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	17287
3	2001689003/4/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	36000

Total

156933

In Words : Rupees One Lakh Fifty Six Thousand Nine Hundred Thirty Three only



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001689003/2020

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	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> 25-12-20
2	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 [SHRADD HA PROPER TIES PRIVATE LIMITED]			<i>Ram Naresh Agarwal</i> 25/12/2020

District Sub-Registrar-II
Alipore, South 24 Parganas
25 DEC 2020



Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJEEV KUMAR AGARWAL Son of Mr Chandi Prasad Agarwal 36/1A Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	DEBABRATA MUKHERJEE, Mr RAM NARESH AGARWAL			 23/12/20

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sub-Registrar-II
Alipore, South 24 Parganas
25 DEC 2020



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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

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

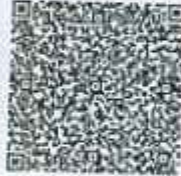
To
দেবব্রত মুখার্জী
Debabrata Mukherjee
S/O: Upendranath Mukherjee
madhya para
Maheshtala (M)
Akra Krishnanagar
South 24 Parganas South 24 Parganas
West Bengal 700140
9007212158

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
পুরুষ / Male



8728 8114 1805

আমার আধার, আমার পরিচয়

Debabrata Mukherjee



Major Information of the Deed

Deed No :	I-1602-07599/2020	Date of Registration	28/12/2020
Query No / Year	1602-2001689003/2020	Office where deed is registered	
Query Date	14/12/2020 11:59:57 PM	1602-2001689003/2020	
Applicant Name, Address & Other Details	P Ghosh Majumder Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8478020312, 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-911	Bastu	It Khola	12 Dec	15,86,310/-	17,27,268/-	Width of Approach Road: 2 Ft.,
Grand Total :					12Dec	15,86,310 /-	17,27,268 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEBABRATA MUKHERJEE Son of Late Upendra Nath Mukherjee 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: 87xxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 25/12/2020 , Admitted by: Self, Date of Admission: 25/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/12/2020 , Admitted by: Self, Date of Admission: 25/12/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHRADDHA PROPERTIES PRIVATE LIMITED 36/1A Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RAM NARESH AGARWAL (Presentant) Son of Late Nand Kishore 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 : SHRADDHA PROPERTIES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJEEV KUMAR AGARWAL Son of Mr Chand Prasad Agarwal 36/1A Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020			
Identifier Of DEBABRATA MUKHERJEE, Mr RAM NARESH AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	DEBABRATA MUKHERJEE	SHRADDHA PROPERTIES PRIVATE LIMITED-12 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:- 911	Owner:লেনবরত মুখোপাধ্যায়, Gurdian:উলেক , Address:বিল্ড , Classification:ইউজুয়া, Area:0.44000000 Acre,	DEBABRATA MUKHERJEE



On 22-12-2020

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 25-12-2020

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

Presented for registration at 16:07 hrs on 25-12-2020, at the Private residence by Mr RAM NARESH AGARWAL ,

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

Execution is admitted on 25/12/2020 by DEBABRATA MUKHERJEE, Son of Late Upendra Nath Mukherjee, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business

Identified by Mr RAJEEV KUMAR AGARWAL, , Son of Mr Chandi Prasad Agarwal, 36/1A Elgin Road, P.O: L R 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 25-12-2020 by Mr RAM NARESH AGARWAL, Director, SHRADDHA PROPERTIES PRIVATE LIMITED, 36/1A Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr RAJEEV KUMAR AGARWAL, , Son of Mr Chandi Prasad Agarwal, 36/1A Elgin Road, P.O: L R 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 28-12-2020

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

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

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 22/12/2020 3:16PM with Govt. Ref. No: 192020210176935211 on 22-12-2020, Amount Rs: 17,287/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56303964 on 22-12-2020, Head of Account 0030-03-104-001-16



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/-

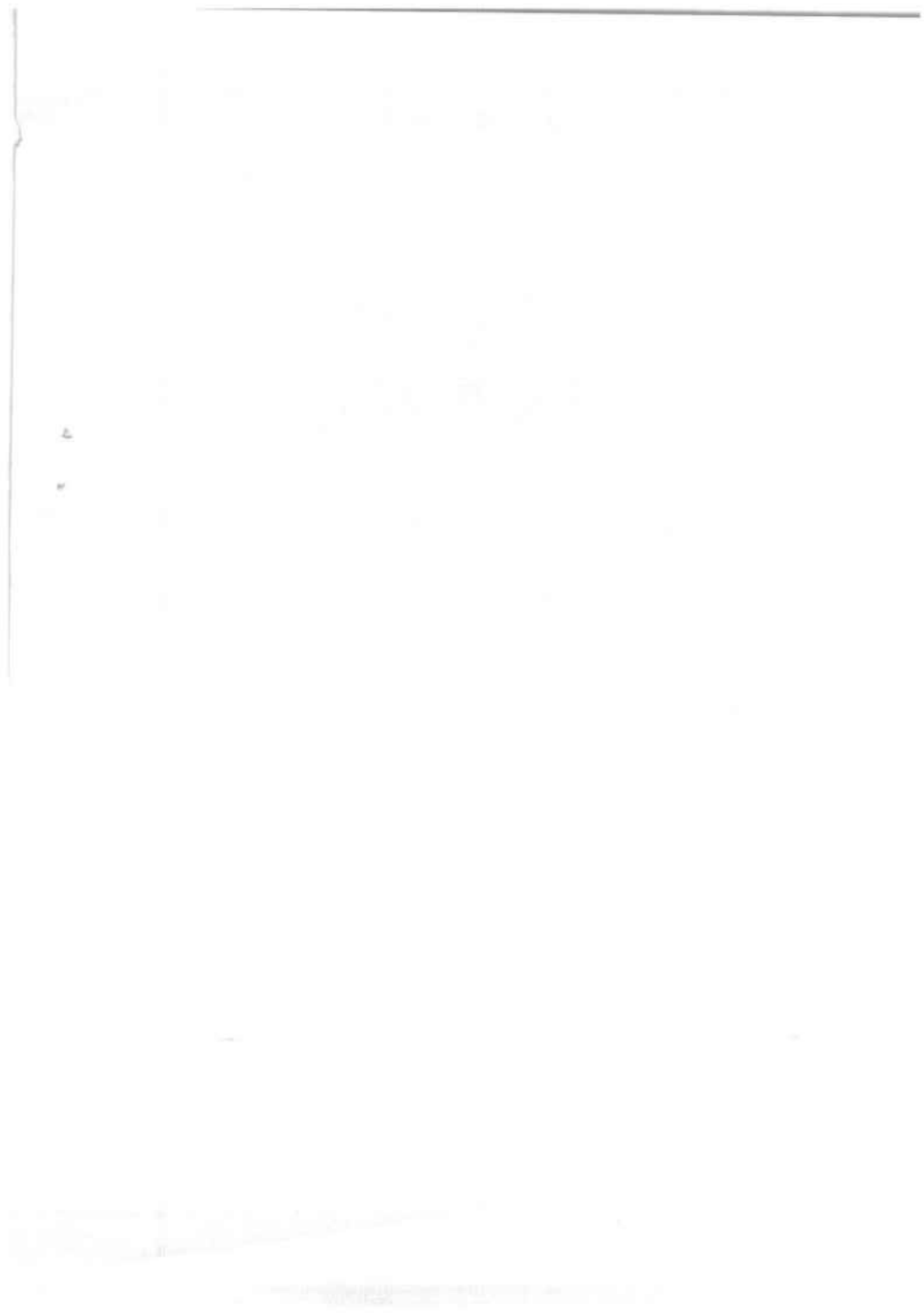
Description of Stamp

1. Stamp: Type: Impressed, Serial no 15429, Amount: Rs. 10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/12/2020 3:16PM with Govt. Ref. No: 192020210176935211 on 22-12-2020, Amount Rs: 1,03,646/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 56303964 on 22-12-2020, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 13546 to 13577

being No 160207599 for the year 2020.



Samar

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.01.11 17:52:21 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/11 05:52:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)