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as the part of the Curator.



Additional Registrar  
of Assurances, Kolkata

6 APR 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this 31<sup>st</sup>, day of March, 2022 (Two Thousand and Twenty Two).

**BETWEEN**

M/S. S. K. MISRA REALTY PVT. LIMITED, (PAN AAMCS0548Q)  
a Private Limited Company incorporated under the  
Companies Act, 1956, having its registered office at 305,  
Mukti Chambers, 4A, Clive Row, Post Office - Lalbazar, Police  
Station - Hare Street, Kolkata - 700 001, represented by one  
of its Director MR. SUSIL KUMAR MISRA, (PAN  
ADMPPM4806F), Son of Late Ghanashyam Misra, presently  
residing at 118, Dalhara Mahal, Post Office & Police Station -  
Kalna, Pin No. 713409, District - Purba Bardhaman,

Handwritten notes: 12/03/2022, Mr. B. 1, 10, 194, 0301

149570

Name: BASUDEB PATRA  
ADVOCATE  
Address: HIGH COURT CALCUTTA  
ENROL NO. WBF/1246/898/2011  
Rs. 1000/-  
Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1  
Amal Kr. Saha  
Licensed Stamp  
Vendor

09 DEC 2021

31 MAR 2022

Santan patra  
S/o. Late Lakshman kr. patra  
708, Lake Town, B1-B  
P.S. & P.O. - Lake Town  
Kolkata - 700089  
Occupation - service.

hereinafter called and referred to as the **OWNER/VENDOR**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its administrators, legal representatives, successor/s, successor/s-in-office and/or assigns) of the **ONE PART**.

**AND**

**MR. AVIJIT SINGHA ROY, (PAN - ADHPR3364C)**, son of Late Ganesh Chandra Singha Roy, by nationality Indian, by faith Hindu, by Occupation Business, presently residing at Nowpara, Post Office - Hatiara, Police Station – previously New Town at present Eco Park, Kolkata - 700 157,

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 his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**BACKGROUND/TITLE OF THE SAID PROPERTY:-**

1. **WHEREAS** one Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya was seized and possessed of and or otherwise well and sufficiently entitled to inter alia **ALL THAT** the piece and parcel of land containing by estimation an area of 14 (fourteen) Cuttahs be the same a little more or less together with the building and structure standing thereon situated and lying at or being Municipal Premises No. 25, Roy Bagan Street (Presently Mahesh Bhattacharjee Sarani) in Block No. XXIV and being part of Holding No. 68, under Police Station Burtolla in the North Division in the town of Kolkata.
2. **AND WHEREAS** that the said Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya who was a Hindu and governed by the

Dayabagha School of Hindu Law died on the 23<sup>rd</sup> day of March 1983 after making and publishing his last will and Testament dated the 6<sup>th</sup> day of February, 1980 leaving him surviving his two sons namely Amitabha Bhattacharyya and Anupam Bhattacharyya and seven daughters namely Smt. Gita Bhattacharyya, Smt. Gayatri Bhattacharyya, Smt. Sabitri Chaudhuri nee Bhattacharyaa, Smt. Dharitri Chatterjee nee Bhattacharyya, Smt. Indrani Mukherjee nee Bhattacharyya, Smt. Shibani Chakraborty nee Bhattacharyya and Smt. Krishnakali Bhattacharyya as his only legal heirs and legal representatives.

3. **AND WHEREAS** in the said Last Will and testament dated the 6<sup>th</sup> day of February, 1980 the said Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya appointed his two sons Anupam Bhattacharyya and Amitabha Bhattacharyya, joint executors of his said Last Will and Testament.
4. **AND WHEREAS** thereafter certain disputes and differences arose between the said Anupam Bhattacharyya and Amitabha Bhattacharyya with regard to the properties left by the said Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya and in order to settle the same they entered into an Agreement dated 6<sup>th</sup> day of July, 1990 wherein they agreed to refer the matter to the arbitration of one Sri S. Bhattacharjee.
5. **AND WHEREAS** after hearing both the parties the said Sri S. Bhattacharjee, the sole Arbitrator made and published his Award on the 30<sup>th</sup> day of April, 1992 and the parties concerned obtained Judgement upon award in Award Case No. 462 of 1992.

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6. **AND WHEREAS** by the said Award the properties left by the said Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya, since deceased devolved upon the respective legatees of Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharyya, since deceased mentioned hereinabove.
7. **AND WHEREAS** thereafter the said Anupam Bhattacharyya filed an application for grant of probate being PLA No. 277 of 1995 of the Said Last Will and Testament of Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya before the Hon'ble High Court at Calcutta.
8. **AND WHEREAS** the Said Last Will and Testament of the said Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya, since deceased was challenged and contested by the said Amitabha Bhattacharyya, son of the deceased and one of the joint executors of the said will and Smt. Krishna kali Bhattacharyya, the daughter of the deceased and they have filed Caveat against the propounder, Anupam Bhattacharyya.
9. **AND WHEREAS** both the Caveators, Amitabha Bhattacharyya and Smt. Krishnakali Bhattacharyya, had thereafter withdrawn their respective Caveats filed by them and accorded to the Terms of Settlement dated on the 19<sup>th</sup> day of April, 1999 and 26<sup>th</sup> day of April, 2001 recording their no objection to the grant of probate in respect of the last Will and Testament of the said deceased Heramba Chandra Bhattacharyya to the propounder Anupam Bhattacharyya.
10. **AND WHEREAS** that by virtue of the said Will of the said Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya, since deceased as modified by the said Award dated 30<sup>th</sup> April, 1992 and the

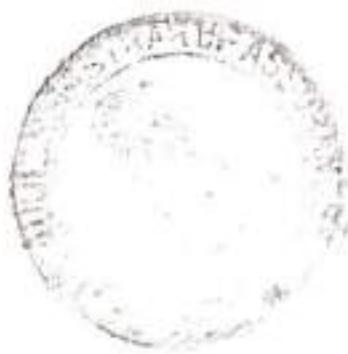
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Terms of Settlement dated 19<sup>th</sup> day of April, 1999 and 26<sup>th</sup> day of April, 2001, the said Anupam Bhattacharyya became the sole and absolute beneficiary and/or legatee of the piece and parcel of land containing by estimation an area of 14 (fourteen) Cuttahs, be the same a little bit more or less situate and lying at and being Municipal Premises No. 25, Roy Bagan Street (presently Mahesh Bhattacharjee Sarani), Kolkata.

11. **AND WHEREAS** that the probate of the said last Will and Testament of the said Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya being PLA No. 277 of 1995 was granted to the Executor of the said Will namely Anupam Bhattacharyya, the Owner/Vendor therein on the 30<sup>th</sup> day of January, 2002.
  
12. **AND WHEREAS** by a Deed of Assent, dated the 30<sup>th</sup> day of September, 2002 between Anupam Bhattacharyya as the Executor and the said Anupam Bhattacharyya as the beneficiary duly registered at the Office of the Additional Registrar of Assurances – II, Calcutta in Book No. -, Volume No. 3, Pages Nos. 1 to 9, being No. 05170 for the year of 2002, the said Executor granted, transferred, conveyed, assigned and assured unto and in favour of the said beneficiary in terms of the said Will ALL THAT the piece and parcel of land containing by estimation an area of 14 (fourteen) Cuttahs, be the same a little bit more or less being Municipal Premises No. 25, Roy Bagan Street (Presently Mahesh Bhattacharjee Sarani) Kolkata, more fully and particularly mentioned and described in the Schedule therein and hereinafter for the sake of brevity referred to as the "Said Premises" absolutely and forever free from all encumbrances, charges, Liens, lispendencies, acquisitions, requisitions, trusts whatsoever.



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13. **AND WHEREAS** by virtue of an Indenture of Conveyance, dated 28<sup>th</sup> day of April, 2008 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata in Book No. I, CD Volume No. 77, Pages from 1268 to 1285, being No. 10787 for the year 2008 the said Anupam Bhattacharyya, son of Late Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharya of 74, Vivekananda Road, Kolkata – 700 006, indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT the piece and parcel of land containing by estimation an area of 14 (fourteen) Cuttahs, be the same a little bit more or less, being Municipal Premises No. 25, Roy Bagan Street (Presently Mahesh Bhattacharjee Sarani) Kolkata- 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation under ward No. 16 including his possession unto and in favour of M/S. S. K. Mall Commercial Services Pvt. Limited (presently SKM Estates Limited) for forever.
14. **AND WHEREAS** that the said M/s. S K Mall Commercial Services Pvt. Limited duly recorded its name in the records of Kolkata Municipal Corporation and received Mutation Letter vide Case No. 0/016/07-January-09/42624, dated 7<sup>th</sup> January, 2009, having Assessee No. 110161700447, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof and having every right to transfer the same to anybody in any way.
15. **AND WHEREAS** thus the said M/s. S K Mall Commercial Services Pvt. Limited became the absolute owner thereof changed their name and converted their Company into a public Limited Company from M/s. S. K. Mall Commercial Services Private Limited to M/s. SKM Estates Limited

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Through Registrar of Companies, Government of India- Ministry of Corporate affairs on 29<sup>th</sup> day of April, 2009.

16. **AND WHEREAS** while seized and possessed of the said undivided share of the property by the then Owner/Vendor therein namely **M/s. SKM Estates Limited** indefeasibly sold, transferred and conveyed it's **ALL THAT** piece and parcel of land containing by estimation an area of undivided **3 Cuttahs and 8 Chittacks, be the same a little more or less** out of 14 Cuttahs more or less together with **R.T. Shed** measuring an area of **125 Square Feet** be the same a little more or less being Municipal Premises No. 25, Roy Bagan Street (Presently Mahesh Bhattacharjee Sarani), Kolkata – 700 006, under the Police Station of **Burtolla**, within the local limits of **Kolkata Municipal Corporation Ward No. 16**, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata, unto and in favour of **M/s. S K Misra Realty Private Limited**, by virtue of a Deed of Conveyance dated 26<sup>th</sup> day of April, 2013 duly registered in the office of the Additional Registrar of Assurances -II, Kolkata and recorded in Book No. I, CD Volume No. 19, Pages from 6770 to 6790, Being No. 05924 for the year 2013 including its possession unto and in favour of **M/s. S. K. Misra Realty Private Limited**, being the Owner/Vendor herein.
17. **AND WHEREAS** by virtue of aforesaid representation the said **M/s. S. K. Misra Realty Private Limited**, became the Owner of undivided **3 (three) Cuttahs and 8 (eight) Chittacks** out of 14 (fourteen) Cuttahs, be the same a little more or less, along with undivided 125 Sq. Ft. RT Shed Structure out of 250 Sq. Ft. RT Shed Structure be the same a little more or less at Premises No. 25, Roy Bagan Street (presently Mahesh Bhattacharjee Sarani), Kolkata - 700006 under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation under

ADMITTED TO RECEIPT  
OF  
31 MAR 2022



Ward No. 16 and they are enjoying the said land with structure peaceably and were paying the rates and taxes thereof regularly without any interference from any third party whatsoever.

18. **AND WHEREAS** that the said **M/s. S. K. Misra Realty Private Limited**, duly recorded its name with other co-owners of the premises in the records of Kolkata Municipal Corporation and received the same, having Assessee No. 110161700447, with all easements and appurtenances and enjoying the same with good right, full and absolute power of undivided ownership by paying usual taxes and rents thereof and having every right to transfer the same to anybody in any way.
  
19. **AND WHEREAS** on or before the execution of these presents the Owner/Vendor herein has assured, declared and represented to the purchaser herein as follows (hereinafter referred to as "The Representation").
  - a) That the said land with structure is free from all encumbrances, liens, lispendance, charges, attachments, trusts, mortgages, acquisitions and requisitions, debotor whatsoever or howsoever, whereby the Owner/Vendor herein would have been restrained to sell the same to the Purchaser herein. Relying on the said indemnification of the Owner/Vendor herein, the Purchaser has purchasing the said property as dealt in under Schedule hereinunder.
  
  - b) That all rates, charges, taxes, cesses and all other outgoings levied, charged or imposed by any public body or authority including Calcutta Municipal Corporation in respect of the said bastu land has been duly paid till date and no amount thereof remaining outstanding.

ADY. T. J. REID  
OF A. J. REID & CO.  
31 MAR 2022



- c) That the said rent free land with structure or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Owner/Vendor herein have been served with any notice of acquisition and/or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other law, for the time being, in force.
- d) The Owner/Vendor herein is legally competent to sell and transfer the said rent free land with structure intended herein to be sold, as dealt in under **Schedule** hereinafter appearing.
- e) That the Owner/Vendor does not hold and/or possess the said land with structure which is beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1955 as amended up to date.
- f) That the Owner/Vendor has been in uninterrupted and/or undisputed possession of the said land with structure without any right or any claim whatsoever of any third party till to day.
- g) That the Owner/Vendor herein nor any administrators, legal representatives, successor/s, successor/s-in-office and/or assigns claiming from or under its nor any of its have/has granted any right of way or easements save and except co-owners of the premises or license or created any other rights to or in favour of any person or persons, company or corporation or in respect of the said rent free land with structure or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the Owner/Vendor or occupier of

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the adjoining land or the public do not use or have any lawful access to any part of the said rent free land with structure for passing and re-passing between any points within the land or for water line, drainage line, or for any other purpose whatsoever.

- h) That the Owner/Vendor herein have agreed generally to indemnify and keep indemnified the said Purchaser against action, claim, suit, proceedings in respect of anything and everything stated herein above and Owner/Vendor herein shall be liable and responsible for discharge of the indemnity.
- i) That the said bastu land with structure nor is any part thereof subject to any litigation or any other proceedings in any Court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Owner/Vendor of the bastu land or part thereof, which has the effect of prevailing or restraining the Owner/Vendor in dealing with and/or disposing of the said bastu land with structure which can prejudicially affect the title to the same.
- j) That the Owner/Vendor indemnified that the said entire land with structure is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
- k) That the Owner/Vendor have not entered into any Agreement for Sale or transfer in respect of the said premises with any other person/party save and except the said purchaser herein.
- l) That the Owner/Vendor have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land

ADDITIONAL  
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or any part or portion thereof in a manner as they may deem fit and proper.

m) That the property hereby sold by the Owner/Vendor herein to the Purchaser herein is butted and bounded on four sides.

20. **AND WHEREAS** that the said Owner/Vendor herein are desirous to sell and the Purchaser herein is desirous to purchase all that land, hereditaments admeasuring an area of undivided **3 (three) Cuttahs and 8 (eight) Chittacks**, out of 14 (fourteen) Cuttahs, be the same a little more or less, along with undivided 125 Sq. Ft. RT Shed Structure out of 250 Sq. Ft. RT Shed Structure be the same a little more or less at Premises No. 25, Roy Bagan Street (presently Mahesh Bhattacharjee Sarani), Kolkata – 700 006 under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation under Ward No. 16 morefully and particularly described in Schedule (being the 'sold property') District - Kolkata under ward No. 16 of Kolkata Municipal Corporation, for a consideration value of **Rs 1,00,00,000/- (Rupees one crore) only**, which includes TDS free from all encumbrances whatsoever under the following terms and conditions hereinafter appearing by and between the parties, under certain terms and conditions inter-alia.

**NOW THIS INDENTURE WITNESSETH:-**

That in pursuance to the aforesaid consideration with terms and conditions in dealt and in consideration of the sum of **Rs 1,00,00,000/- (Rupees one crore) only** which includes TDS paid to the Owner/Vendor by the Purchaser herein on or before the execution of these presents (the receipt of which the Owner/Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof hereby acquits, release forever discharge the Purchaser as well as the interest of the



Owner/Vendor in the said bastu land) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the doth hereby grant, transfer and convey unto and to the use of the said Purchaser in respect of piece and parcel of rent free undivided bastu land admeasuring an area of undivided **3 (three) Cuttahs and 8 (eight) Chittacks**, be the same a little more or less, out of 14 (fourteen) Cuttahs, be the same a little more or less, along with undivided 125 Sq. Ft. RT Shed Structure out of 250 Sq. Ft. RT Shed Structure be the same a little more or less at Premises No. 25, Roy Bagan Street (presently Mahesh Bhattacharjee Sarani), Kolkata - 700006 under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation under Ward No. 16 District - Kolkata morefully and particularly described in the **Schedule** hereinunder appearing OR HOWSOEVER OTHERWISE the said bastu land hereditaments and premises is/are or was/were situate butted bounded called known numbered described or distinguished TOGETHER WITH all court courtyards areas swears ways drains paths passages common fences walls trees, shrubs, water, water courses, lights, rights, liberties privileges easements and appurtenances whatsoever to the said bastu land hereditaments and premises belonging or in any way appurtenant or thereto and all easements thereon and the reversion remainder and remainders and yearly monthly other taxes issues and profits thereof and together with the documents of title exclusively relating to the said rent free bastu land hereditaments under corporation limits of Kolkata Municipal Corporation and all the estates rights, title and interest claims and demands whatsoever of the Owner/Vendor into and upon the said rent free bastu land hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said rent free land hereditaments and premises hereby granted transferred and conveyed assigned and assured or intended to be unto and to the use of the said Purchaser that notwithstanding any act deed matter or thing by the said Owner/Vendor in title done and executed or knowingly suffered to the contrary the said Owner/Vendor now

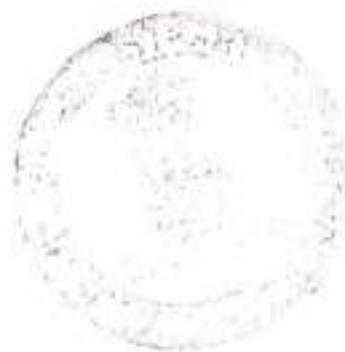
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hath indefeasible and absolute title as and for an estate equivalent thereto in the said bastu land hereditaments and premises hereby granted, conveyed, transferred assigned and assured or expressed or intended so to be and that the said Owner/Vendor hath good right full power and absolute authority to grant, transfer, assign and assure the same in the manner aforesaid AND the Purchaser shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the said rent free bastu land hereditaments and premises and receive the proportionate profits thereof without any lawful eviction interruption claim or demand whatsoever from or by any of the Owner/Vendor and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor AND that free and clear and freely and clearly and absolutely acquitted and exonerated and forever discharges or otherwise by and at the costs and expenses of the Owner/Vendor well and sufficiently save defenced kept harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Owner/Vendor and all person or persons lawfully or equitably claiming from under or in trust for the Owner/Vendor AND FURTHER that the said Owner/Vendor and all persons having lawfully or equitably claiming any estate or interest in the said bastu land hereditaments and premises or any part thereof from under or in trust for the Owner/Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the said rent free bastu land hereditaments and premises unto and to the use of the said Purchaser as shall or may be reasonably required AND the said Owner/Vendor doth hereby covenant with the said Purchaser his heirs and assigns that the said Owner/Vendor will unless prevented by fire or any other inevitable accidents from time to time and at all times hereafter upon and every reasonable request and costs of the Purchaser their heirs and assigns produce/or caused to be

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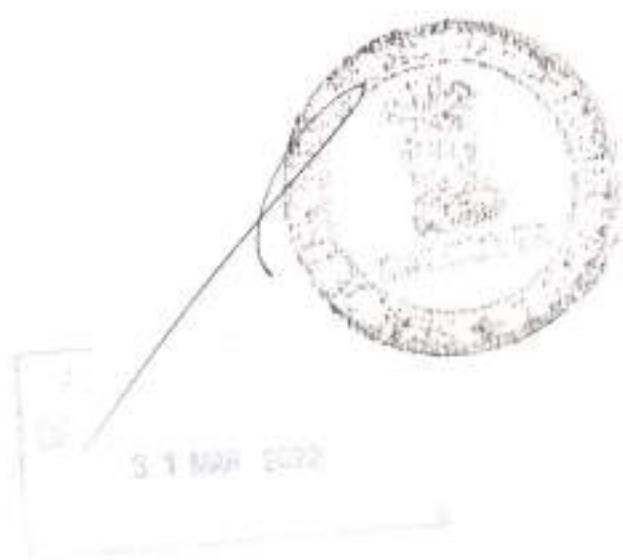
produced to them and its agents or at any trial hearing commission examination or otherwise as occasion shall require all or any of the deeds and writings relating to the said rent free bastu land hereditaments and premise mentioned in the **Schedule** hereinunder written for the purpose of showing their title to the same or any part thereof AND also at the like request and costs deliver or cause to be delivered unto the said Purchaser his heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require.

**THE SCHEDULE ABOVE REFERRED TO**

**DISCRIPTION OF THE SOLD PROPERTY**

All that peace and parcel of bastu land, hereditaments admeasuring an area of ~~undivided~~ **3 (three) Cuttahs and 8 (eight) Chittacks**, be the same a little bit more or less, out of 14 (fourteen) Cuttahs, along with ~~undivided~~ 125 Sq. Ft. RTS Structure <sup>with cemented floor</sup> /out of 250 Sq. Ft. RTS Structure in **Premises No. 25, Roy Bagan Street (presently Mahesh Bhattacharjee Sarani), Kolkata - 700006**, under Police Station - Burtolla, within the jurisdiction of Additional Registrar of Assurances, Kolkata and within the local limits of Kolkata Municipal Corporation, vide Assessee No. 110161700447, under Ward No. 16, District Kolkata, and the said bastu land shown in annexed site plan verged in border Red and the said site plan shall be treated as part and parcel of these presents, butted and bounded as follows:-

- On The North By** : Partly by Premises No. 67, Badhan Sarani and Premises No. 24/1, Roy Bagan Street.
- On The South By** : 16 Feet Roy Bagan Street.
- On The East By** : Partly by Premises No. 47, Beadon Street and Partly by 65, Bidhan Sarani.
- On The West By** : By Premises Nos. 65, 66 and partly 67, Bidhan Sarani.

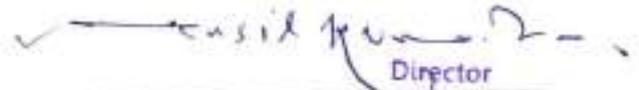


In witness whereof the parties hereunto set and subscribed their respective hands and seals the day, month and year first above written.

Signed Sealed and Delivered by the above named  
**Owner/s** at kolkata in the presence of:

1. Sanatan patra  
S/o Lt. Lakshman kr. patra  
708, Lake Town, Bl- B  
P.S. & P.O. - Lake Town,  
Kol- 89
2. ~~Sanatan~~ Suman Gupta  
159B, Lake Town,  
Bl- B, Kol- 89

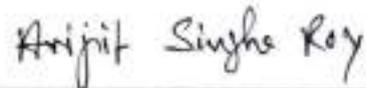
S. K. Misra Realty Pvt. Ltd.

  
Director

**SIGNATURE OF THE OWNER/S**

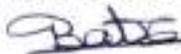
Signed Sealed and Delivered by the above named  
**Purchaser/s** at kolkata in the presence of :

1. Sanatan patra
2. Suman Gupta



**SIGNATURE OF THE PURCHASER/S**

This Deed of Conveyance is  
drafted and prepared at my office :



Basudeb Patra  
Enroll No. W2/1224/2014

**BASUDEB PATRA**

Advocate

High Court Calcutta

Off :- P-159B, Lake Town, Block - B,

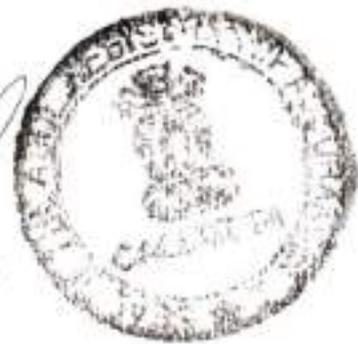
Police Station - Lake Town,

Kolkata - 700 089,

Mobile : +91 98311 63687.

+91 98304 63687.

E-mail : [pbasu\\_sksa@yahoo.com](mailto:pbasu_sksa@yahoo.com)



31 MAR 2022

Received on and from the withinnamed Purchaser by the withinnamed Owner/Vendor the withinmentioned sum of Rs. 1,00,00,000/- (Rupees one crore) only which includes TDS as and by way of consideration money in full and final satisfaction for sale, as per Memorandum of Consideration below :-

**MEMO OF CONSIDERATION**

<u>Sl. No.</u>	<u>Date</u>	<u>D.D/Cheque/RTGS No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>
01	31.03.22	238317	IDBI Bank Ltd.	Teghoria	50,00,000/-
02	31.03.22	238318	- do -	- do -	49,00,000/-
03		TDS			<u>1,00,000/-</u>
<b>Total -</b>					<b><u>Rs. 1,00,00,000/-</u></b>

(Rupees one crore) only.

S. K. Misra Realty Pvt. Ltd.

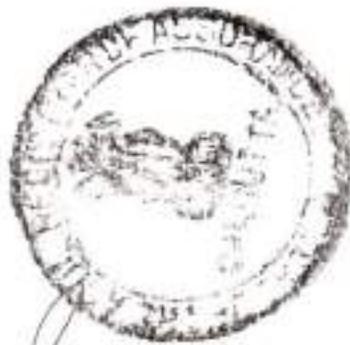
*[Handwritten Signature]*  
Director

**SIGNATURE OF THE OWNER/VENDOR**

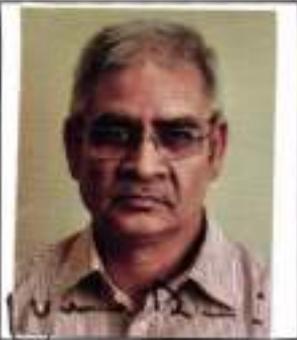
Witnesses:

1. Sanatan pabra

2. Suman Gupta  
159B, Lake Town,  
Bl - B, Kol - 89.



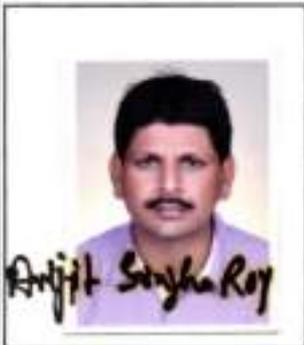
OFFICE OF THE  
31 MAR 2022



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

S. K. Misra Realty Pvt. Ltd.

SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

Anjith Singha Roy  
 SIGNATURE OF THE EXECUTANT/S



LITTLE	RING	MIDDLE	FORE	THUMB
(LEFT HAND FINGER IMPRESSIONS)				
THUMB	FORE	MIDDLE	RING	LITTLE
(RIGHT HAND FINGER IMPRESSIONS)				

SIGNATURE OF THE EXECUTANT/S



*[Handwritten signature]*  
OF S...  
31 MAR 2022



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

GRN Details

GRN: 192021220215114898 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 31/03/2022 15:28:37 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2744914337038 BRN Date: 31/03/2022 15:03:22  
Gateway Ref ID: 884379094 Method: Axis Bank-Retail NB  
Payment Status: Successful Payment Ref. No: 2001000841/6/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Basudeb Patra  
Address: High Court Calcutta Kolkata - 700001  
Mobile: 9831163687  
Email: pbasu\_sksa@yahoo.com  
Depositor Status: Advocate  
Query No: 2001000841  
Applicant's Name: Mr Basudeb Patra  
Identification No: 2001000841/6/2022  
Remarks: Sale, Sale Document  
Period From (dd/mm/yyyy): 31/03/2022  
Period To (dd/mm/yyyy): 31/03/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001000841/6/2022	Property Registration-Stamp duty	0030-02-103-003-02	527354
2	2001000841/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	105681
			<b>Total</b>	<b>633035</b>

IN WORDS: SIX LAKH THIRTY THREE THOUSAND THIRTY FIVE ONLY.



POST OFFICE CALCUTTA  
31 MAR 2022



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

**GRN Details**

<b>GRN:</b>	192021220215173078	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	31/03/2022 17:12:31	<b>Bank/Gateway:</b>	SBIEpay Payment Gateway
<b>BRN :</b>	3268019434832	<b>BRN Date:</b>	31/03/2022 17:03:32
<b>Gateway Ref ID:</b>	884406300	<b>Method:</b>	Axis Bank-Retail NB
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001000841/11/2022

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	Basudeb Patra
<b>Address:</b>	High Court Calcutta Kolkata - 700001
<b>Mobile:</b>	9831163687
<b>EMAIL:</b>	pbasu_sksa@yahoo.com
<b>Depositor Status:</b>	Advocate
<b>Query No:</b>	2001000841
<b>Applicant's Name:</b>	Mr Basudeb Patra
<b>Identification No:</b>	2001000841/11/2022
<b>Remarks:</b>	Sale, Sale Document Payment No 11

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001000841/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	26367
2	2001000841/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	5273
			<b>Total</b>	<b>31640</b>

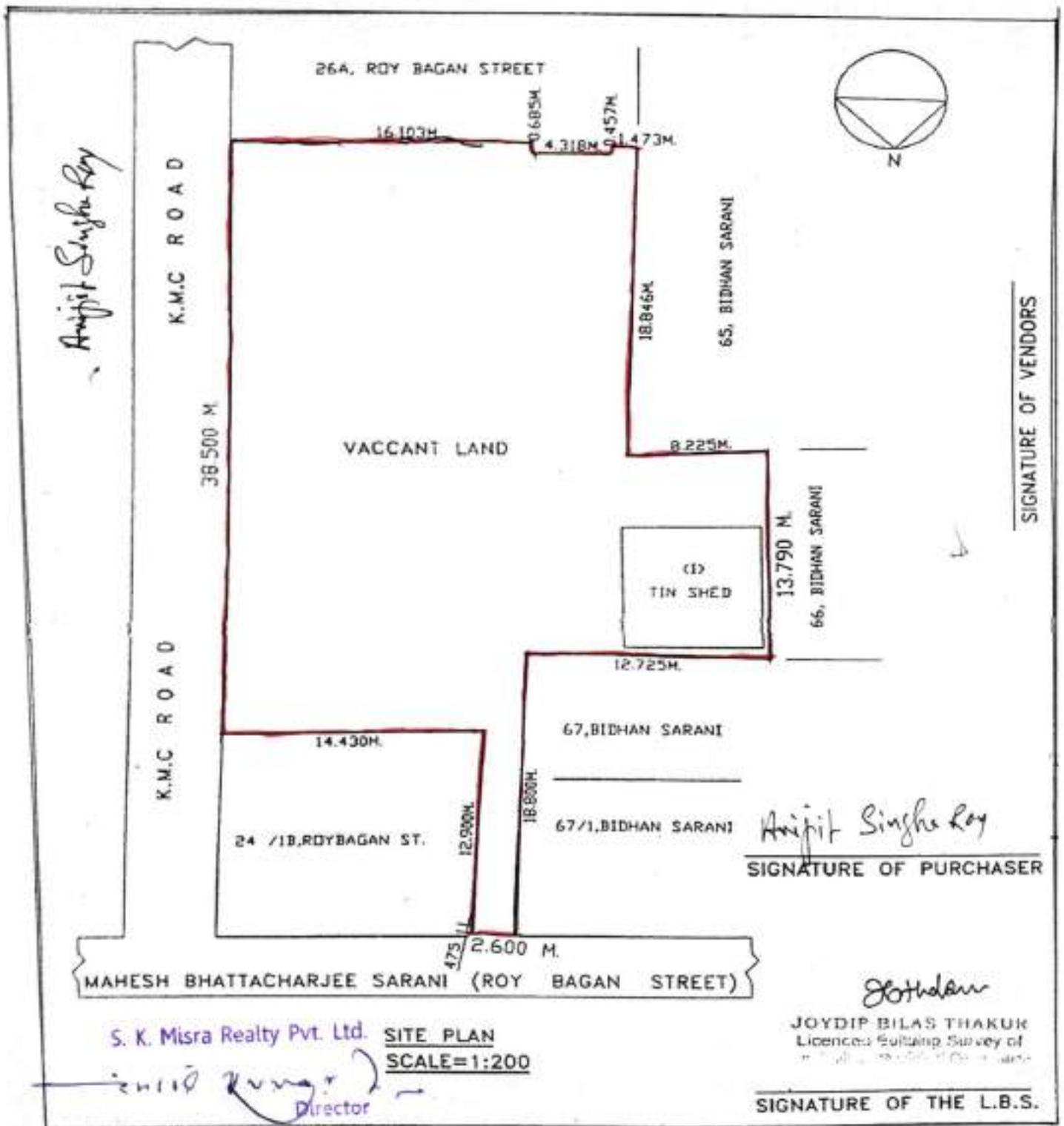
**IN WORDS: THIRTY ONE THOUSAND SIX HUNDRED FORTY ONLY.**



ADDITIONAL REGISTRATION  
OF [illegible]  
31 MAR 2022

**SITE PLAN OF THE PREMISES NO. 25 ROY BAGAN STREET (PRESENTLY MAHESH BHATTACHARJEE SARANI) IN WARD NO. 16 BOROUGH NO. II, P.S – BURTOLLA UNDER THE KOLKATA MUNICIPAL CORPORATION**

**LAND AREA :- UNDIVIDED 3 (THREE) CUTTAHS AND 8 (EIGHT) CHITTACKS OUT OF 14 (FOURTEEN) CUTTAHS**



~~CONFIDENTIAL~~  
31 MAR 1977



## Major Information of the Deed

Deed No :	I-1901-03145/2022	Date of Registration	06/04/2022
Query No / Year	1901-2001000841/2022	Office where deed is registered	
Query Date	29/03/2022 6:59:05 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Basudeb Patra 159B, Lake Town, Block B, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 7074684308, 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. 1,00,00,000/-	Rs. 1,10,94,030/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,54,721/- (Article:23)	Rs. 1,10,958/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

### Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raybagan Street, , Premises No: 25, , Ward No: 016 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 8 Chatak	99,70,000/-	1,10,60,280/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>5.775Dec</b>	<b>99,70,000 /-</b>	<b>110,60,280 /-</b>	

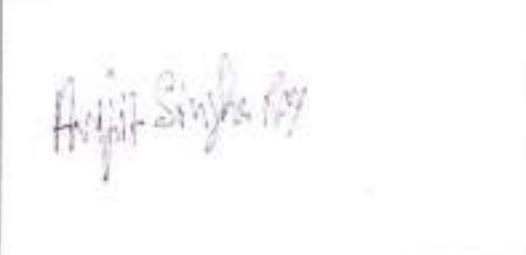
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	125 Sq Ft.	30,000/-	33,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 125 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>125 sq ft</b>	<b>30,000 /-</b>	<b>33,750 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>S K MISRA REALTY PRIVATE LIMITED</b> 305, Mukti Chambers, City:- Not Specified, P.O:- Lalbazar, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx8Q, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

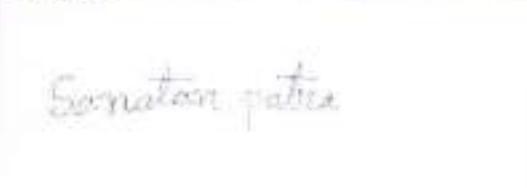
**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Avijit Singha Roy</b> <b>(Presentant )</b> Son of Late Ganesh Singha Roy Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office	 <small>31/03/2022</small>	 <small>LTI 31/03/2022</small>	 <small>31/03/2022</small>
Son of Late Ganesh Singha Roy Nowpara, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx4c, Aadhaar No: 80xxxxxxxx7836, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 31/03/2022 ,Place : Office				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Susil Kumar Misra</b> Son of Late Ghanashyam Misra Date of Execution - 31/03/2022, , Admitted by: Self, Date of Admission: 06/04/2022, Place of Admission of Execution: Office	 <small>Apr 6 2022 4:03PM</small>	 <small>LTI 06/04/2022</small>	 <small>06/04/2022</small>
118, Dalhara Mahal, City:- Not Specified, P.O:- Kalna, P.S:-Kalna, District:-Purba Bardhaman, West Bengal, India, PIN:- 713409, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6F, Aadhaar No: 89xxxxxxxx4356 Status : Representative, Representative of : S K MISRA REALTY PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sanatan Patra</b> Son of Late Lakshman Kumar Patra 708, Lake Town., Block/Sector: Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700689	 <small>31/03/2022</small>	 <small>31/03/2022</small>	 <small>31/03/2022</small>
Identifier Of Mr Avijit Singha Roy, Mr Susil Kumar Misra			

**Mr SANATAN PATRA**

Son of Late LAKSHMAN KUMAR PATRA  
763, LAKE TOWN, City:- Kolkata, P.O:-  
LAKE TOWN, P.S.-Lake Town, District-  
North 24-Parganas, West Bengal, India,  
PIN - 700089



*Sanatan patra*

06/04/2022

06/04/2022

06/04/2022

Identifier Of Mr Susil Kumar Misra

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	S K MISRA REALTY PRIVATE LIMITED	Mr Avijit Singha Roy-5.775 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	S K MISRA REALTY PRIVATE LIMITED	Mr Avijit Singha Roy-125.00000000 Sq Ft

Endorsement For Deed Number : I - 190103145 / 2022

On 31-03-2022

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

Presented for registration at 17:35 hrs on 31-03-2022, at the Office of the A.R.A. - I KOLKATA by Mr Avijit Singha Roy .Claimant.

**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 1,10,94,030/-

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

Execution is admitted on 31/03/2022 by Mr Avijit Singha Roy, Son of Late Ganesh Singha Roy, Nowpara, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Identified by Mr Sanatan Patra, , Son of Late Lakshman Kumar Patra, 708, Lake Town,, Sector: Block-A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,10,958/- ( A(1) = Rs 1,10,940/- .E = Rs 14/- M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 4/-, by online = Rs 1,10,954/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/03/2022 3:32PM with Govt. Ref. No: 192021220215114898 on 31-03-2022, Amount Rs: 1,05,681/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 2744914337038 on 31-03-2022, Head of Account 0030-03-104-001-16  
Online on 31/03/2022 5:15PM with Govt. Ref. No: 192021220215173078 on 31-03-2022, Amount Rs: 5,273/-, Bank: SBI EPay ( SBlePay), Ref. No. 3268019434832 on 31-03-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,54,721/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 5,53,721/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 149570, Amount: Rs.1,000/-, Date of Purchase: 09/12/2021, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/03/2022 3:32PM with Govt. Ref. No: 192021220215114898 on 31-03-2022, Amount Rs: 5,27,354/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 2744914337038 on 31-03-2022, Head of Account 0030-02-103-003-02  
Online on 31/03/2022 5:15PM with Govt. Ref. No: 192021220215173078 on 31-03-2022, Amount Rs: 26,367/-, Bank: SBI EPay ( SBlePay), Ref. No. 3268019434832 on 31-03-2022, Head of Account 0030-02-103-003-02

  
**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

On 06-04-2022

**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.

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

Execution is admitted on 06-04-2022 by Mr Susil Kumar Misra, Director, S K MISRA REALTY PRIVATE LIMITED (Private Limited Company), 305, Mukti Chambers, City:- Not Specified, P.O:- Lalbazar, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Indebted by Mr SANATAN PATRA, , Son of Late LAKSHMAN KUMAR PATRA, 708, LAKE TOWN, P.O: LAKE TOWN, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Service

*P. Guha*

**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 202619 to 202646  
being No 190103145 for the year 2022.



Digitally signed by pradipta kishore guha  
Date: 2022.05.11 16:51:33 +05:30  
Reason: Digital Signing of Deed.

*To Lucha*

(Pradipta Kishore Guha) 2022/05/11 04:51:33 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)