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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 956241

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

5 DEC 2019

DEED OF CONVEYANCE

1904  
 0  
 1856220/19  
 Rs 66448077

*Ami*  
 Additional Registrar of  
 Assurances-IV, Kolkata

2. This Deed of Conveyance made on this the <sup>14<sup>th</sup></sup> day of December, Two Thousand and Nineteen (2019).

3. Parties

Between

3.1 SMT. RUMKI MAITRA, (PAN AAUPB1778N) wife of Mr. Saibal Maitra, by faith Hindu, by natiolaty Indian, by occupation Business,

presently residing at AE-515, Sector-I, Salt Lake City, Police Station - Bidhannagar (North), Post Office - Bidhannagar CC Block, Kolkata - 700 064,

.....3.2 M/S. ON

114149

114149

114149

Sl. No. 1  
Name: BASUDEB PATRA  
Address: HIGH COURT CALCUTTA

BASUDEB PATRA  
ADVOCATE  
HIGH COURT CALCUTTA  
ENROL NO. WBF1246/888/2011

BASUDEB PATRA  
ADVOCATE  
HIGH COURT CALCUTTA  
ENROL NO. WBF1246/888/2011



No. 50007  
Kolkata  
11 Biraj Subha Rd.,  
Kolkata  
Amal Kr. Saha  
Licensed Stamp  
Vendor

4 OCT 2019  
4 OCT 2019



© Basudeb P. Patra & Co. Chartered Accountants  
11 Biraj Subha Road, Kolkata-700011  
Basudeb P. Patra & Co. Chartered Accountants  
11 Biraj Subha Road, Kolkata-700011



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Monohar Ray  
(MONOHAR RAY)  
S/O, Late Subal Ch. Roy  
1, Mirbaker Gh. St.  
P.O. & P.S. - Burrabazar  
Kolkata - 700007.  
Occupation - Service



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

GRN: 19-201920-010542807-8  
GRN Date: 04/12/2019 17:45:50  
BRN : 0611604544308  
SBI ePay txn No. : 193388310930  
Payment Mode : Net Banking-SELF  
Payment Gateway SBI EPay-HDFC Retail Bank  
BRN Date: 04/12/2019 17:47:37  
SBI ePay txn Date. 04/12/2019 17:46:29

DEPOSITOR'S DETAILS

Name : RAJENDRA ANCHALIA Id No. : 19040001856220/23/20  
Contact No. 9830026626  
E-mail : rk\_industries@hotmail.com Mobile No. +91 9830026626  
Address : 1BDEODAR STREET FLAT5B KOLKATA700019  
User Type : Buyer/Claimants

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	19040001856220/23/2019	Property Registration- Registration Fees	0030-03-104-001-16	9155
2	19040001856220/23/2019	Property Registration- Stamp duty	0030-02-103-003-02	64084
			<b>Total Amount</b>	<b>73239</b>

In Words : ₹ Rupees Seventy Three Thousand Two Hundred Thirty Nine Only.



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

GRN: 19-201920-010473694-1 Payment Mode Online Payment  
GRN Date: 04/12/2019 12:30:53 Bank: State Bank of India  
BRN: IK0AITQE1 BRN Date: 04/12/2019 12:32:13

DEPOSITOR'S DETAILS

Id No. : 19040001856220/16/2019  
(Query No./Query Year)  
Name : BASUDEB PATRA  
Contact No. : Mobile No. : +91 9007783248  
E-mail :  
Address : 159B LAKE TOWN BLOCK B  
Applicant Name : Mr Basudeb Patra  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	19040001856220/16/2019	Property Registration- Stamp duty	0030-02-103-003-02	4582302
2	19040001856220/16/2019	Property Registration- Registration Fees	0030-03-104-001-16	655344
<b>Total</b>				<b>5237646</b>

In Words : Rupees Fifty Two Lakh Thirty Seven Thousand Six Hundred Forty Six only

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3.2 **M/S. ON THE HOUSE PRIVATE LTD.** (PAN - AAACO3770G), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956 having its registered office at P - 96, Block - B, Bangur Avenue, Police Station - Lake Town, Post Office - Bangur Avenue, Kolkata - 700 055, District 24 Parganas (North),

represented by its Directors namely **Mr. Saibal Maitra**, (PAN AEXPM5972N) son of Sri Supriyo Kumar Maitra and **Smt. Rumki Maitra**, (PAN - AAUPB1778N) wife of Mr. Saibal Maitra, both are presently residing at AE-515, Sector-I, Salt Lake City, Police Station - Bidhannagar (North), Post Office - Bidhannagar CC Block, Kolkata - 700 064,

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

**AND**

3.3 **M/S. R K I SMELTERS PRIVATE LIMITED** (PAN - AACCR9122K), a private limited company incorporated in accordance with the provisions of The Companies Act., 1956, having its registered office at 33/1, N. S. Road, Fifth Floor, Room No. 551, Police Station – Burrabazar, Post Office - GPO, Kolkata – 700 001,

represented by one of its Director namely **Mr. Rajendra Anchalia**, (PAN - ACSPA0012G), son of Mohan Lal Anchalia, presently residing at 1B, Deodar Street, Flat No. 5B on Fifth Floor, Police Station & Post Office - Ballygunge, Kolkata - 700 019,

.....hereinafter referred



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hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to as the subject or context be deemed to mean and included its successor/s-in-office, successor/s-in-interest and/or assigns) of the **SECOND PART**.

4. **BACKGROUND/TITLE OF THE PROPERTY.**

**PART - A**

4.1. **WHEREAS** one Smt. Hembala Dassi , since deceased, the mother of Gunindra Mohan Bosu the deceased abovenamed was at all material times the absolute owner of various properties including a vacant plot of land hereditaments and premises No.65, Cornwallis Street (now known as No.65, Bidhan Sarani) in the town of Calcutta.

4.2 **AND WHEREAS** by a Deed of Trust made on and bearing dated the 20<sup>th</sup> September, 1938, between Charu Chandra Bosu & Another and Smt. Hembala Dassi Registered in Book No. 1, Volume No. 121, Pages No.132 to 140, Being No.3715 for the year 1938 in the office of the Registered of Assurances Calcutta the said Sm. Hembala Dasi, since deceased, created a trust inter alia in respect of certain properties including the said plot of land and premises No. 65, Cornwallis Street (now known as premises No. 65, Bidhan Sarani) and by the said Deed of Trust the said Sm. Hembala Dassi since deceased appointed herself as the Sole Trustee in respect of properties mention therein with the proviso inter alia that after the death of the said Trustee Sm. Hembala Dassi the said plot of land and premises No. 65, Cornwallis Street (now known as 65, Bidhan Sarani) Calcutta would automatically vest in her eldest son Gunindra Mohan Bosu and his Heirs absolutely.

.....4.3 AND WHEREAS



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- 4.3 **AND WHEREAS** by a kabuliyat or Lease in Bengali language and character bearing date the 13<sup>th</sup> September, 1947 the said Sm. Hembala Dassi as Lessor granted and demised the said plot of vacant Land and premises No. 65, Cornwallis Street, Calcutta (now known as premises No. 65, Bidhan Sarani) by way of Lease unto one Pannalal Shaw since deceased and one Brindaban Chandra Shaw as Lessees for a term of 8 years commencing from the 1st December, 1951 till November, 1959 at a monthly rent of Rs. 400/- on the terms and condition particularly mentioned and set forth in the hereinbefore in part recited Bengali Lease, or Kabuliyat dated the 13<sup>th</sup> September, 1947 and in particular with the right and liberty to construct pucca building or tiled hut on the demised land.
- 4.4 **AND WHEREAS** that the said Pannalal Shaw one of the two Lessees under the said Lease died some times thereafter leaving a will whereby and whereof he the said Pannalal Shaw Since deceased appointed his nephew Ganesh Chandra Shaw as his sole Executor.
- 4.5 **AND WHEREAS** probate of the said will was granted to the said Ganesh Chandra Shaw on or about the 18<sup>th</sup> July, 1948 by the High Court at Calcutta in its Testamentary and intested jurisdiction **AND WHEREAS** on or about the 11<sup>th</sup> January, 1957 the said Sm. Hembala Dassi died whereupon, the said Gunindra Mohan Bosu became the sole absolute owner of the said land and hereditament No. 65, Cornwallis Street Calcutta (now known as premises No. 65, Bidhan Sarani, Calcutta) free from any Trust as provided under the terms of the said Deed of Trust dated 20<sup>th</sup> September, 1938.
- 4.6 **AND WHEREAS** in the event which happened the said Brindaban Chandra Shaw and the said Ganesh Chandra Shaw as successor-in-interest of the

.....said Pannalal



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said Pannalal Shaw deceased as such Lessees became the tenants under the succeeding Lessor the said Gunindra Mohan Bosu for the unexpired term of the Lease granted by the said Sm. Hembala Dassi the mother and predecessor-in-interest of the said Gunindra Mohan Bosu.

- 4.7 **AND WHEREAS** the said lease expired on the 30<sup>th</sup> November, 1959.
- 4.8 **AND WHEREAS** the disputes and difference arose between the said parties and the said Gunindra Mohan Bosu as owner of the said plot of land and premises started several proceeding for eviction of the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as the ex-lessee and for possession of the land with the structures and buildings and for damage and mesne profits.
- 4.9 **AND WHEREAS** the said proceedings were contested by the said Brindaban Chandra Shaw and Ganesh Chandra Shaw.
- 4.10 **AND WHEREAS** further litigation were subsequently started in the Hon'ble High Court at Calcutta as off shoot from the said Gunindra Mohan Bosu as owner against the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as ex-Lessees on or about the April, 3, 1963 in the Hon'ble High Court at Calcutta being Suit No.606 of 1963(Gunindra Mohan Bosu -vs.- Brindaban Chandra Shaw & Anr.) wherein the said Gunindra Mohan Bosu was the plaintiff and the said Brindaban Chandra shaw and the said Ganesh Chandra Shaw were the defendants; for a Decree for recovery of Khas vacant possession of premises No. 65, Cornwallis Street, Calcutta for mesne profits and/or damages and for several other reliefs as particularly mentioned in the plaint filed in the said Suit.

.....4.11 AND WHEREAS



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4.11 **AND WHEREAS** the said Suit came up for hereing before his Lordship the Hon'ble Justice Mr. Bijayesh Mukherjee one of the judges of the Hon'ble High Court at Calcutta on or about the 7<sup>th</sup>, 11<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup> February, 1966 and 25<sup>th</sup> August, 1966.

4.12 **AND WHEREAS** on the 25th August, 1966 the said Suit No. 606 of 1963 (Gunindra Mohan Bosu -vs- Brindaban Chandra Shaw & Another.) was by consent, decreed, in accordance with the terms of Settlement filed in the said Suit. The said consent, Decree provided that Brindaban Shaw and Ganesh Chandra Shaw would in the first instance grant transfer and convey unto and to the said Gunindra Mohan Bosu all their right, title and interest in the buildings and structures erected by them and standing on the land Premises No. 65, Cornwallis Street, Calcutta (now known as premises No. 65, Bidhan Sarani, Clacutta) belonging to the said Gunindra Mohan Bosu by Deed of Conveyance in consideration of the Sum of Rs. 30,000/- to be paid by the said Gunidhar Mohan Bosu as purchaser to the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as Vendor and that by virtue of such transfer and conveyance the said Gunindra Mohan Bosu as such purchaser would be entitled to possession of the said structure and become solely entitled to receive and realize all rents issues and profits which have accrued due and payable by the tenants inducted thereon by the said Brindaban Chandra Shaw and Ganesh Chandra Shaw on and from the 1<sup>st</sup> day of may, 1966 and also that the other terms and condition set forth in the said terms of settlement being annexure to the consent Decree dated 25<sup>th</sup> day of August, 1966 would be implemented and given effect to as contemplated therein and a Decree would be passed accordingly.

.....4.13 **AND WHEREAS**



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- 4.13 **AND WHEREAS** by a Conveyance made between Brindaban Chandra Shaw, Ganesh Chandra Shaw and Gunindra Mohan Bosu dated 24<sup>th</sup> day of August, 1966 Registered in Book No. I, Volume No. 144, pages from 97 to 108, Being No. 4577 for the year 1966 in the office of the Registrar of Assurances of Calcutta the said Brindaban Chandra Shaw and Ganesh Chandra Shaw pursuant to the said Agreement as set forth in the Terms of Settlement as hereinbefore recited and for the consideration therein mentioned Sold, transferred, conveyed to the said Gunindra Mohan Bosu all that the pucca buildings and structures erected and build by Brindaban Chandra Shaw and Ganesh Chandra Shaw more fully described in the Schedule thereunder written and standing on the land hereditaments and premises of Gunindra Mohan Bosu known as premises No.65, Bidhan Sarani in the town of Calcutta (formerly known as premises No. 65, Cornwallis Street ) together with all right, title to and interest whatsoever of the said Brindaban Chandra Shaw and Ganesh Chandra Shaw in the said buildings and structures and all appurtenance thereto and thereunto belonging **AND WHEREAS** the said Gunindra Mohan Bosu thus became the absolute owner being seized and possessed of or otherwise well and sufficient entitled to the said tenanted premises No. 65, Bhidhan Sarani in the town of Calcutta (formerly known as premises No. 65 Cornwallis Street, Calcutta) including the buildings and structure thereon more fully described in the Schedule "A" hereunder written for an estate equivalent to an absolute estate of inheritance in fee simple in possession free from all encumbrances, charges, liens, leases, wakf, debutter, trust, lispensens.
- 4.14 **AND WHEREAS** on the 28<sup>th</sup> day of November, 1971 the said Gunindra Mohan Bosu who was a Hindu Governed by Dayabhaga School of Hindu Law died intestate leaving him surviving Smt. Basanti Bosu and Amal Kumar Bosu as his widow and only son as his heir, heiress and legal representatives.



4.15 **AND WHEREAS** by virtue of a Deed of Conveyance dated 9<sup>th</sup> day of **October, 1974** duly registered in the Office of Assurances Calcutta in Book No. 1, Volume No. 222, Pages from 272 to 290, Being No. 6200 for the year 1974, the said Basanti Bosu and Amal Kumar Bosu of P-79, Lake road in the town of Calcutta indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece and parcel of Bastu land containing by estimation an area of 7 Cuttahs 8 Chittacks be the same a little more or less together with two storied Kuntcha/pucca tenanted structures thereon measuring about 8400 Sq. Ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at premises No. 65, Cornwallis Street (now known as Premises No. 65, Bidhan Sarani) in the north division of town of Calcutta, with in the limits of Calcutta Municipal Corporation, particularly mentioned and described in the First Schedule thereunder written unto and in favour of Sm. Usharani Sen, since deceased, Sri Uday Sankar Sen and Sri Pannalal Sen therein free from all encumbrances whatsoever and the said Smt. Usharani Sen, since deceased, Sri Uday Sankar Sen and Sri Pannalal Sen duly mutated their names in the record of Calcutta Municipal Corporation as record owners.

4.16 **AND WHEREAS** while seized and possessed the said tenant occupied property at premises No, 65, Bhadhan Sarani, one of the co-owner namely Usharani Sen died intestate leaving behind her surviving legal heirs, heiress, Namely **(1) UDAY SANKAR SEN**, son of Late Duniya Chand Sen, by faith Hindu, by occupation Business, presently residing at CD-202, Sector-I, Salt Lake City, Kolkata-700064, **(2) PANNA LAL SEN**, son of Late Duniya Chand Sen, by faith Hindu by occupation Business, presently residing at

.....47/1,Guru

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47/1, Guru Prasad Chowdhury Lane, Kolkata-700006, **(3) MOUSHUMI SEN**, Wife of Late Swapan Kumar Sen, and daughter-in-law of Late Duniya Chand Sen, presently residing at 65/A, Satish Mukherjee Road, Kolkata-700026, **(4) PRIYANKA SEN**, daughter of Late Swapan Kumar Sen and daughter-in-law of Late Duniya Chand Sen, presently residing at 65/A Satish Mukherjee Road, Kolkata-700026, **(5) SAMAR KUMAR SEN**, son of Late Duniya Chand Sen, presently residing at 27/2/J, Bakul Tala Lane, Kolkata-700042, **(6) BIDHYUT PARNA DHAR**, wife of Sri Nagendra Lal Dhar and daughter of Late Duniya Chand Sen, presently residing at 205/A, Lake Town, Block-A, Kolkata-700089, **(7) JHARNA PAUL**, wife of Late Manoranjan Paul and Daughter of Late Duniya Chand Sen, presently residing at Building No. 12, Flat No. 1205&1206, Indradarshan- II, Osihwors, Andheri West, Mumbai-40053, **(8) ARCHANA DHAR**, wife of Sri Rohini RanjanDhar and daughter of late Duniya Chand Sen, presently residing at P-53, Unick Park, Near Debalaya, Kolkata-700038 and **(9) ALPANA DHAR**, wife of Ranjit Kumar Dhar and daughter of Late Duniya Chand Sen, presently residing at Kabitirtha sarani, Kolkata, who had inherited the property mentioned above as per Law of Inheritance.

4.17 **AND WHEREAS** the aforesaid legal heirs, successors of the said Usharani Sen inherited the undivided share of the property in the following manner:-

UDAY SANKAR SEN: undivided  $\frac{3}{8}$ <sup>th</sup> share representing 2 Cuttachs 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less.

.....PANNALAL SEN:



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PANNALAL SEN: undivided  $3/8^{\text{th}}$  share representing 2 Cuttaks 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less.

MOUSHUMI SEN &  
PRIYANKA SEN: jointly undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

SAMAR KUMAR SEN: undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

BIDHYUT PARNA DHAR: undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

JHARNA PAUL: undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

ARCHANA DHAR: undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

.....ALPANA DHAR:



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ALPANA DHAR: undivided 1/28<sup>th</sup> share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less.

4.18 **AND WHEREAS** by virtue of Deed of Conveyance, dated 10th day of November, 2017 duly registered in the office of the Additional Registrar of Assurances - II, Kolkata copied in Book No. I, Volume No. 1902-2017, Pages from 125758 to 125792, being No. 190203634 for the year 2017 the said Uday Shankar Sen represented by his appointed constituted attorney namely Sri Saibal Maitra, sold, transferred, conveyed, assigned and assured for the consideration therein mentioned ALL THAT the piece and parcel of land hereditaments admeasuring an area of undivided 1/3rd + 1/24th = 3/8th estimation an area of land measuring 2 (two) Cuttaks 13 (thirteen) Chittacks be the same a little more or less together with undivided share of two storied fully tenanted residential building measuring an area of 3150 Sq. Ft. be the same a little more or less out of the out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at Premises 65, Bidhan Sarani, Kolkata - 700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.- 16, including his possession unto and in favour of Smt. Rumki Maitra, the Owner/Vendor No. 1 herein.

**PART - B**

4.19. **WHEREAS** one Heramba Chandra Bhattacharyya alias Heramba Chandra Bhattacharyya 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



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HOLARATA  
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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.

4.20 **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.

4.21 **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.

4.22 **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.

.....4.23 **AND WHEREAS**

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- 4.23 **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.
- 4.24 **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 Bhattacharya, since deceased mentioned hereinabove.
- 4.25 **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.
- 4.26 **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. Krishnakali Bhattacharyya, the daughter of the deceased and they have filed Caveat against the propounder, Anupam Bhattacharyya.
- 4.27 **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.

.....4.28 **AND WHEREAS**



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- 4.28 **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 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.
- 4.29 **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 Vendor therein on the 30<sup>th</sup> day of January, 2002.
- 4.30 **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 - ....., Calcutta in Book No. -I, 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

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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, lispensens, acquisitions, requisitions, trusts whatsoever.

4.31 **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), the Vendor herein.

4.32 **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. 0/01607- January-09/42624, dated 07.01.2009 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.

.....4.33 **AND WHEREAS**



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4.33 **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 Pvt. Limited to M/s. SKM Estates Limited Through Registrar of Companies, Government of India- Ministry of Corporate affairs on 29<sup>th</sup> day of April, 2009.

4.34 **AND WHEREAS** by virtue of 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 in Book No. I, CD Volume No. 19, Pages from 6791 to 6811, being No. 05925 for the year 2013 the said M/s. SKM Estates Limited, 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 7 (seven) Cuttahs, be the same a little bit more or less out of 14 (fourteen) Cuttahs together with R.T. Shed measuring an area of 250 Square feet be the same a little bit more or less, being municipal Premises No. 25, Roy Bagan Street (presently Mahesh Bhattarjee Sarani ), Kolkata-70006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.- 16, including its possession unto and in favour of M/S. On The House Private Limited, the Owner/Vendor No. 2 herein.

4.35 **AND WHEREAS** that by virtue of recital in PART - A & PART - B herein above recited the said Owners/Vendors No. 1 herein became the owner of All that piece and parcel of Bastu land hereditaments admeasuring an area of  $1/3rd + 1/24th = 3/8th$  estimation an area of land measuring **2 (two) Cuttahs 13 (thirteen) Chittacks** be the same a little more or less out of

.....total land

2



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total land measuring an area of 7 (seven) Cuttahs 8 (eight) Chittacks more or less together with **undivided share of two storied fully tenanted residential building measuring an area of 3150 Sq. Ft. be the same a little more or less** out of the out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft., comprised in **Premises No. 65, Bidhan Sarani, Kolkata - 700 006**, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation ward No. 16 and Owners/ Vendors No. 2 herein became the owner of All that undivided **7 (seven) Cuttahs**, be the same a little bit more or less, out of 14 (fourteen) Cuttahs, together with R.T. Shed measuring an area of **250 Square Feet**, be the same a little more or less at Municipal **Premises No. 25, Roy bagan Street (presently mahesh bhattacharjee Sarani), Kolkata - 700 006**, under Police Station - Burtolla, both are within the jurisdiction of Additional Registrar of Assurances, Kolkata and both are within the local limits of Kolkata Municipal Corporation, under Ward No. 16, District Kolkata and they are enjoying the said lands peaceably without any interference from any third party whatsoever.

4.36 **And Whereas** on or before the execution of these presents the Owners/ Vendors 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 Vendors herein would have been restrained to sell the same to the Purchaser herein. Relying on the said indemnification of the Vendors herein, the Purchaser has purchasing the said property as dealt in under First Schedule under - A & B hereinunder.

.....b) That all

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- 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 will be paid by the purchaser herein.
- c) That the said rent free land with structure or any part or portion thereof are not subject to any notice of acquisition or requisition neither the Vendors 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 Vendors herein are legally competent to sell and transfer the said rent free land with structure intended herein to be sold, as dealt in under **First Schedule, under - A & B** hereinunder appearing.
- e) That the Vendors dose not hold and/or possess the said land with structure which are 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 Vendors and its predecessors-in-title were 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 Vendors herein nor any of her predecessors-in-title nor any body claiming from or under its nor any of its have/has granted

.....any right

2



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any right of way or easements 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 Vendors or occupier of 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 Vendors 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 as regards any hidden defect in title of the Vendors herein of any nature whatsoever and property of the Vendors herein shall be liable and responsible for discharge of the indemnity.
- i) That the Vendors are in power or control of the documents of present title of the said land with structure as set forth in the **First Schedule, under - A & B** hereinunder written and further confirms that no document of title has been delivered, deposited or handed over by the Vendors herein or any predecessors-in-title to any person whomsoever with a view to creating security thereon to the Purchaser herein as dealt in under **First Schedule, under - A & B** hereinunder appearing upon receiving full consideration amount.
- j) That the said bastu land with structure nor any part thereof are subject to any litigation or any other proceedings in any Court

.....under any



under any law for the time being in force. There are no decree, attachment or any other order of any Court or authority operating against the Owners/Vendors of the bastu land or part thereof, which has the effect of prevailing or restraining the Owners/Vendors in dealing with and/or disposing of the said bastu land with structure which can prejudicially affect the title to the same.

- k) That the said entire land with structure are free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever except exiting tenant.
- l) That the Owners/Vendors 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.
- m) That the Owners/Vendors have full right and absolute authority to deal with and/or sell and transfer and/or dispose of the said land or any part or portion thereof in a manner as they may deem fit and proper.
- n) That the Owners/Vendors have undisputedly purchased/inherited the said entire land from their predecessors-in-title by paying their due consideration and duly registered the several aforesaid Deed of Conveyance and/or other documents by paying the appropriate stamp duty and the Owners/Vendors further confirm that in case any further amount is determined to be payable by Demand or otherwise by the concerned office/authority in respect of the said land with structure, the same shall be paid by the Owners/Vendors and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.

.....ol That the

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- o) That the property hereby sold by the Owners/Vendors herein to the Purchaser herein are butted and bounded on four sides.

4.37 **And Whereas** that the said Owners/Vendors herein are desirous to sell and the Purchaser herein is desirous to purchase all that land, hereditaments admeasuring an area of undivided  $1/3rd + 1/24th = 3/8th$  estimation an area of land measuring **2 (two) Cuttahs 13 (thirteen) Chittacks** be the same a little more or less together with undivided share of two storied fully tenanted residential building measuring an area of **3150 Sq. Ft.**, be the same a little bit more or less out of the out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at Premises No. 65, Bidhan Sarani, Kolkata - 700006 and All that undivided **7 (seven) Cuttahs**, be the same a little bit more or less, out of 14 (fourteen) Cuttahs, together with R.T. Shed measuring an area of **250 Square Feet**, be the same a little more or less at Municipal Premises No. 25, Roy bagan Street (presently mahesh bhattacharjee Sarani), both are premises in Kolkata - 700 006, under Police Station - Burtolla, within the jurisdiction of Additional Registrar of Assurances, under ward No. 16 of Kolkata Municipal Corporation, District - Kolkata, morefully and particularly described in Schedule - A and B (being the 'sold property' herein) for a consideration value of **Rs 3,20,00,000.00 (Rupees three crore and twenty lakhs) only**, 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 3,20,00,000.00 (Rupees three**

.....crore and



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**crore and twenty lakhs) only** paid to the Owners/Vendors by the Purchaser herein on or before the execution of these presents (the receipt of which the Owners/Vendors 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 Owners/Vendors in the said bastu land) morefully and particularly mentioned under memorandum of consideration hereinunder appearing and the Owners/Vendors doth hereby grant, transfer and convey unto and to the use of the said Purchaser in respect of pieces and parcels of rent free bastu land measuring an area of undivided  $1/3rd + 1/24th = 3/8th$  estimation an area of land measuring **2 (two) Cuttahs 13 (thirteen) Chittacks** be the same a little more or less together with undivided share of two storied fully tenanted residential building measuring an area of **3150 Sq. Ft.**, be the same a little bit more or less out of the out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at Premises No. 65, Bidhan Sarani, kolkata - 700 006 and All that undivided **7 (seven) Cuttahs**, be the same a little bit more or less, out of 14 (fourteen) Cuttahs, together with R.T. Shed measuring an area of **250 Square Feet**, be the same a little bit more or less at Municipal Premises No. 25, Roy Bagan Street (presently mahesh bhattacharjee Sarani), Kolkata - 700 006, both are under Police Station - Burtolla, both are within the jurisdiction of Additional Registrar of Assurances, both are under ward No. 16 of Kolkata Municipal Corporation, District - Kolkata, morefully and particularly described in First Schedule under A and B (being the 'sold property' herein) 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

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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 municipal limits of South Dum Dum Municipality and all the estates rights, title and interest claims and demands whatsoever of the Owners/Vendors 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 Owners/Vendors or their predecessors in title done and executed or knowingly suffered to the contrary the said Owners/Vendors now 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 Vendors 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 Owners/Vendors and their assigns or by any person or persons lawfully or equitably claiming from under or in trust for the Owners/Vendors 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 Owners/Vendors well and sufficiently save defenced kept

.....harmless and

4



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6 3 DEC 2019

harmless and of and from and against all and manner of claims charges liens debts attachments and encumbrances suffered by the Vendors and all person or persons lawfully or equitably claiming from under or in trust for the Owners/ Vendors AND FURTHER that the said Owners/Vendors 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 Owners/Vendors 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 Owners/ Vendors doth hereby covenant with the said Purchaser their heirs and assigns that the said Vendors 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 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 **First Schedule under - A & B** 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 their heirs and assigns such attested or other copies or extracts from the said deeds and writings or any of them as it may require and will in the meantime unless prevented as aforesaid kept the said deeds and writings or any of them unobliterated and unconcealed.

**THE FIRST SCHEDULE ABOVE REFERRED TO :-**

.....(Description of

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(Description of the **Sold Property** in details)

**Under - A**

All that piece and parcel of Bastu land hereditaments admeasuring an area of  $\frac{1}{3rd} + \frac{1}{24th} = \frac{3}{8th}$  estimation an area of land measuring **2 (two) Cuttahs 13 (thirteen) Chittacks** be the same a little more or less out of total land measuring an area of 7 (seven) Cuttahs 8 (eight) Chittacks more or less together with **undivided share of two storied fully tenanted** (mentioned in Second Schedule below) **residential 40 years old dilapidated building measuring an area of 3150 Sq. Ft. be the same a little bit more or less** out of the two storied fully tenanted building measuring an area of 8400 Sq. Ft., **Premises No. 65, Bidhan Sarani, Kolkata - 700 006**, under the Police Station - Burtolla, within the local limits of Kolkata Municipal Corporation ward No. - 16, within the Jurisdiction of Additional Registrar of Assurances 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** : 66, Bidhan Sarani,  
**On The South By** : Beadon Street,  
**On The East By** : 47, Beadon Street,  
**On The West By** : Bidhan sarani, (Road zone Abhoy Guha Road Crossing to Shyampukur Street Crossing)

**Under - B**

All that undivided **7 (seven) Cuttahs**, be the same a little bit more or less, out of 14 (fourteen) Cuttahs, together with R.T. Shed measuring an area of **250 Square Feet**, be the same a little more or less at Municipal **Premises No. 25, Roy bagan Street (presently mahesh bhattacharjee Sarani), Kolkata - 700 006**, under Police Station -

.....Burtolla, within



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Burtolla, within the jurisdiction of Additional Registrar of Assurances, Kolkata and within the local limits of Kolkata Municipal Corporation, 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 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.

**THE SECOND SCHEDULE ABOVE REFERRED TO :-**

**ALL THAT** the following tenants are occupiaied in the undivided 3/8th share of the two storied building mentioned in the First Schedule heretobefore:

1. Hemangini Maty : Rent Rs. 121/- Per Month
2. Chiranjit Saha : Rent Rs. 300/- Per Month
3. Utpal Pandey : Rent Rs. 274/- Per Month
4. Utpal Pandey : Rent Rs. 274/- Per Month
5. Sankar Kumar Saha : Rent Rs. 500/- Per Month
6. Saktipada Ghosh : Rent Rs. 300/- Per Month

.....In witness

*[Handwritten mark]*

OF THE ADDL. REGISTRAR OF ASSURANCES  
KOLKATA

INDIA

OF THE ADDL. REGISTRAR OF ASSURANCES  
OF ASSURANCES-IV, KOLKATA

5 DEC 2019

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 Owners/Vendors at Kolkata in the presence of :

1. Monshar Ray  
S/O. Subodh Ch. Roy  
1, Misrocher Ghal. St. Kal-7.  
P.S. - Burrabazar.
2. Sanatan patra  
S/O. Late Lakshman K.R. patra  
89A, Lake Town, Bl-B.  
Kal-89.

Renuki Maitra  
For, ON THE HOUSE PRIVATE LIMITED

Saibal Maitra  
DIRECTOR  
Renuki Maitra

**SIGNATURE OF THE OWNERS/VENDORS**

Signed Sealed and Delivered by the above named Purchaser at Kolkata in the presence of :

1. Monshar Ray
2. Sanatan patra

**RKI SMELTERS PVT. LTD.**

Ranul  
Director.

**SIGNATURE OF THE PURCHASER**

This Deed of Conveyance is drafted, prepared by me at my office :

Babu  
03.12.2019  
**BASUDEB PATRA**  
ADVOCATE  
HIGH COURT, CALCUTTA  
Enroll No. WB/1224/2011  
**BASUDEB PATRA**

Advocate.

High Court Calcutta.

Bar Association Room No. 18

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



  
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Received on and from the withinnamed Purchaser by the withinnamed Owners/  
Vendors the withinmentioned sum of Rs 3,20,00,000.00 (Rupees three crore and  
twenty lakhs) only 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.	30.01.13	771918	HDFC Bank Ltd.	Stephen House	30,00,000.00
02.	31.01.13	771919	HDFC Bank Ltd.	- do -	20,00,000.00
03.	02.04.13	771924	HDFC Bank Ltd.	- do -	20,00,000.00
04.	03.04.13	771925	HDFC Bank Ltd.	- do -	30,00,000.00
05.	04.04.13	771926	HDFC Bank Ltd.	- do -	15,00,000.00
06.	24.04.13	771927	HDFC Bank Ltd.	- do -	10,00,000.00
07.	23.04.13	771928	HDFC Bank Ltd.	- do -	40,00,000.00
08.	23.04.13	771929	HDFC Bank Ltd.	- do -	10,00,000.00
09.	24.04.13	771930	HDFC Bank Ltd.	- do -	10,00,000.00
10.	03.06.13	771936	HDFC Bank Ltd.	- do -	9,00,000.00
11.	12.06.13	771937	HDFC Bank Ltd.	- do -	4,00,000.00
12.	02.07.13	771938	HDFC Bank Ltd.	- do -	15,00,000.00
13.	08.11.17	TRF	HDFC Bank Ltd.	- do -	44,00,000.00
14.	25.09.19	003826	HDFC Bank Ltd.	- do -	45,00,000.00

Total - Rs 3,20,00,000.00

(Rupees three crore and twenty lakhs) only,

Witnesses :

1. *Manohar Ray*  
S/o. Late Sabal Ch. Ray  
1, Mirbehav Ghel - St.  
P.S. - Burrabazar, KOL-7.
2. *Sarnalan patra*  
S/o. Lt. Lakshman kr. patra  
89, Lake Town, Bl-B.  
KOL-89.

*Runkai Maitra*  
For, ON THE HOUSE PRIVATE LIMITED

*Sarnal Maitra*  
*Runkai Maitra* DIRECTOR

SIGNATURE OF THE OWNERS/VENDORS

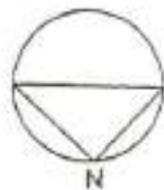
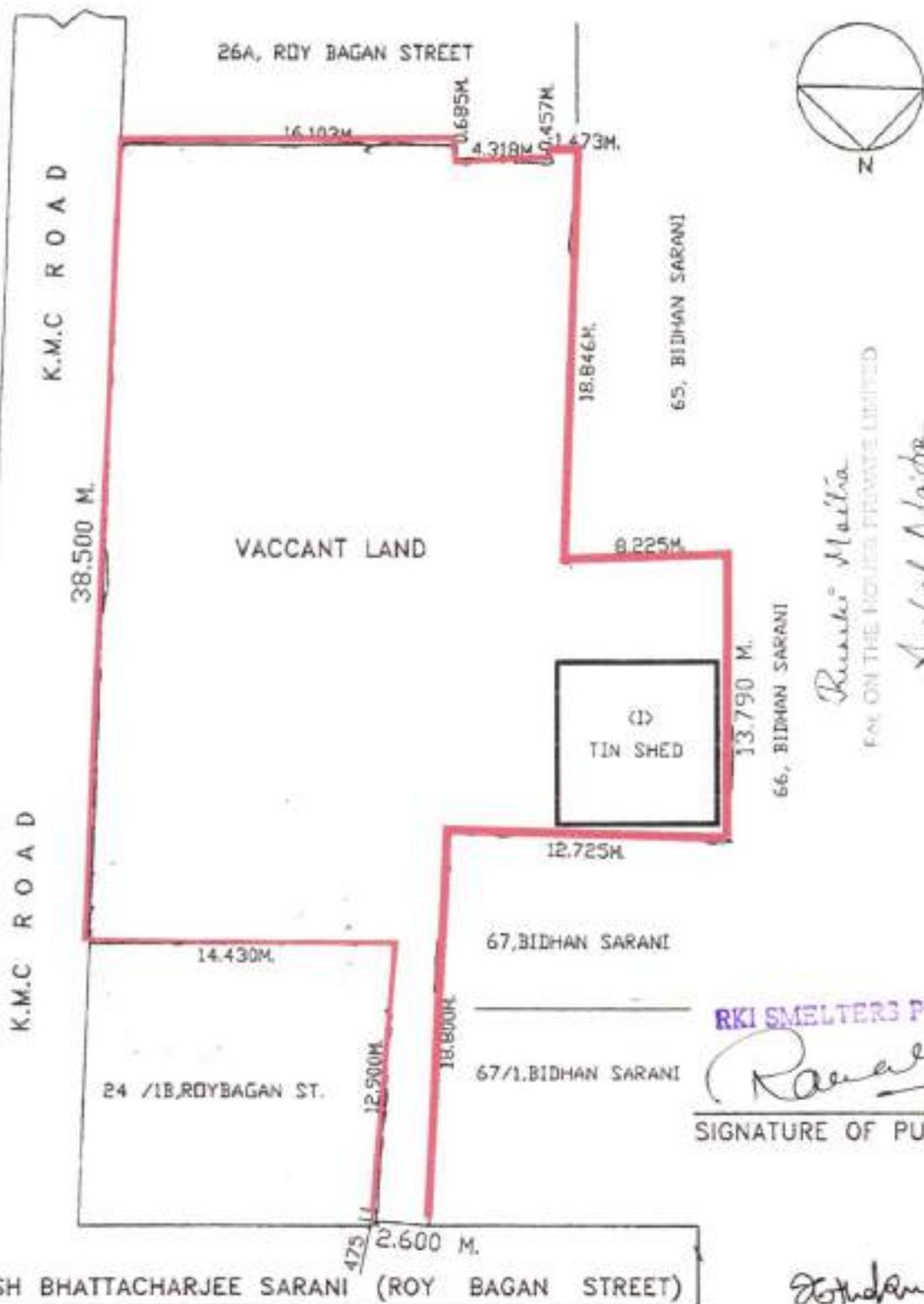


ADDITIONAL REGISTRAR  
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SITE PLAN OF THE PREMISES NO.=25, MAHESH BHATTACHARJEE SARANI,  
 (PREVIOUSLY KNOWN AS ROY BAGAN STREET), IN WARD NO.=16, BOROUGH NO.=II  
 P.S.=BURTOLLA, UNDER THE K.M.C.

LAND AREA=14KOH.-0CH.-0SOFT, UNDIVIDED HALF SHARE.



*Rishi Maitra*  
 FOR ON THE BEHALF PRIVATE LIMITED  
*Ashal Maitra*  
*Rishi Maitra*  
 SIGNATURE OF VENDORS

**RKI SMELTERS PVT. LTD.**  
*Ranajit*  
 Director  
 SIGNATURE OF PURCHASER

*Shankar*  
 JOYDEE PRASAD SHAKUR  
 Licensed Surveyor  
 The Kolkata Municipal Corporation  
 License No. 1136 Class I  
 SIGNATURE OF THE L.B.S.

SITE PLAN  
SCALE=1:200

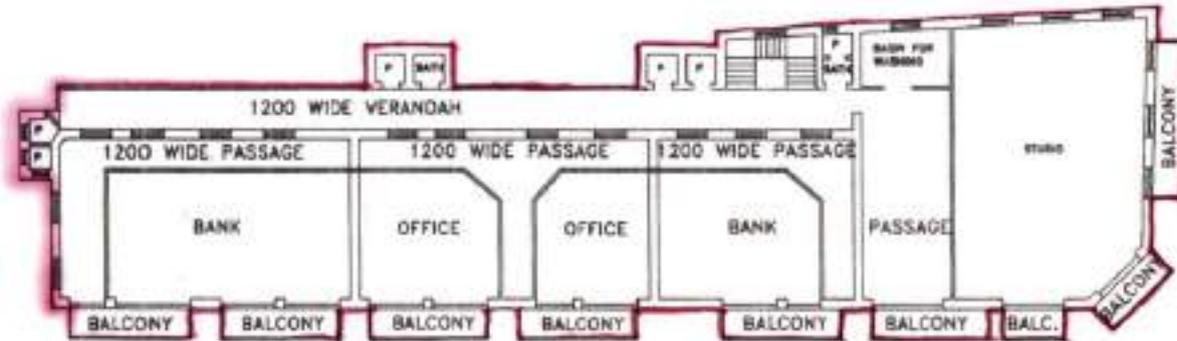
THE ADML. REGISTRAR OF ASSURANCE  
KOLKATA

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA

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PLAN SHOWS THE EXISTING STRUCTURE OF THE PREMISES NO.=65, BIDHAN SARANI, KOLKATA=7000 06, IN WARD NO.=16, BOROUGH NO.=II, UNDER THE KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND=07KOH.-08CH.-05QFT.(MORE OR LESS)



FIRST FLOOR PLAN



SITE PLAN

*Runeel Maitra*  
 FOR ON THE HOUSE PRIVATE LIMITED

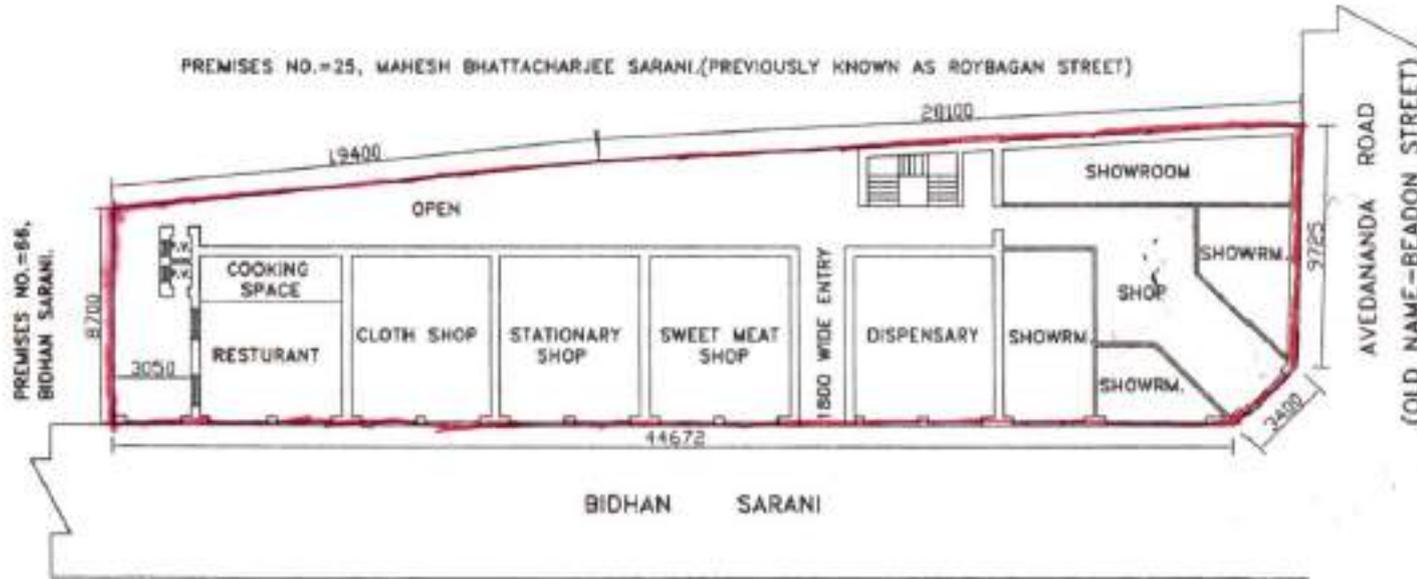
*Aishal Maitra*  
*Runeel Maitra* DIRECTOR

SIGNATURE OF VENDOR

**RKI SMELTERS PVT. LTD.**

*Raneel*  
 DIRECTOR  
 SIGNATURE OF PURCHASER

PREMISES NO.=25, MAHESH BHATTACHARJEE SARANI (PREVIOUSLY KNOWN AS ROYBAGAN STREET)



GROUND FLOOR PLAN

*Bohann*  
 CIVIL ENGINEER  
 Director  
 The Kolkata Municipal Corporation  
 License No. 1136/1991

SIGNATURE OF THE L.B.S



   
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
E 5 DEC 2019



*[Handwritten signature]*



ADDL REGISTRAR  
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5 DEC 2019

Director  
KOLKATA

Premises No.	Character of Premises	Name and address of the recorded Owner/Lessee/Sub-Lessee/Person liable to pay Consolidated Rate.	Date of issue of return u/s 181(1) or (2) to the owner or occupier	Date of receipt of return from the Owner with rent and other information if any.	Date of receipt of return from the Occupier with rent & other information if any.	Area in Sq. Meters
1	No. of Storeys					
2	Nature of use					
3		BH Smt. Usha Rani Bera THAT Sri Uday Sankar & Pannalal Sen Shop e/o Usha Rani Sen				
4						
5						
6						
7						
8	Land					
9	Total covered area					
10	Total floor area					

Details of last assessment: 30th Dec. 1988  
 AFNO: 11016040018

Classified to be three Copy in respect of Res. - 65, Bidhan Sagar, Aps - 601604018 with amount Rs. 1900/12000. D.D. No. 04/9.01.19.012 of 12/01/12-13.

ASSESSMENT COLLECTION (MS) DEPARTMENT  
 MISCELLANEOUS COLLECTION  
 THE KOLKATA MUNICIPAL CORPORATION

Residential & Non-Residential uses should be grouped separately.

Details of last assessment:  
 1<sup>st</sup> (Cor/BW) (R-15) Utpal Pandey.  
 1<sup>st</sup> (Cor/BW) (R-16) Shanta Pandey.  
 1<sup>st</sup> (Cor/BW) (R-17) Utpal Pandey.  
 6<sup>th</sup> (Cor/BW) (R-18-23) Supti Pandey  
 Basement Southern Side

1<sup>st</sup> - Ashok Kr Shaw  
 (B. No - 5738d1 - 31/8/07)  
 1<sup>st</sup> (R-14) - Sudhir Kr. Roy.  
 2<sup>nd</sup> (sm) on str. case - Sudhir Kr. Roy.  
 1<sup>st</sup> (R-2) Benca Jewa - 11ery stars  
 (N) LTO  
 Residential & Non-Residential uses should be grouped separately.

Category of Revised Assessment	Monthly Rent
Covered Floor area	Accommodation and Name of Occupier
	Supported by document if any
	As decided by Hearing Officer
1 <sup>st</sup> (F+2 <sup>nd</sup> ) R-7	Computer school
	Salitrini Chatterjee
1 <sup>st</sup> (R-8)	Computer school
	- Salitrini Chatterjee

Category of Revised Assessment	Monthly Rent
Covered Floor area	Accommodation and Name of Occupier
	Supported by document if any
	As decided by Hearing Officer

NON RESIDENTIAL

1<sup>st</sup> (R-10) Uchein class  
 - Shakti Poda Ghosh.  
 (I) - 1<sup>st</sup> (R-11)  
 (II) - 4<sup>th</sup> (Cor/BW) } Raj Ranga.  
 21. Enhancement on last -  
 G.R. R.R. (1800 + 960)  
 5760/-

I - 3<sup>rd</sup> (Cor/BW) Basanta Cabin  
 R - Sudhir Kr. Roy  
 1<sup>st</sup> (sm) Under Sator  
 (R-4) Sudhir Kr. Roy  
 1<sup>st</sup> (Pravash Medical  
 Pravash Ch. Saha  
 1<sup>st</sup> (Sanot Medical Hall  
 - Joydeb Mukherjee  
 1<sup>st</sup> (R-6) B.N. Jewellary  
 - sm. Lilabati Shaw & Sons  
 1<sup>st</sup> (R-7) Devi Pustakalay  
 Roma Praend Shaw  
 1<sup>st</sup> (R-8) TATA INDIAM  
 True Value Shop  
 M/S. Roy Associates  
 1<sup>st</sup> (R-9) Nataraaj Electronic  
 Ira Das w/o Rajan Das.  
 1<sup>st</sup> (R-10) Studio Indumoti  
 - Pralairki Choh.  
 1<sup>st</sup> + Kit (Cor) BW Nirala  
 - Gonesh Ch. Maity  
 2<sup>nd</sup> (Cor/BW) (R-12-13)  
 Bimala Debi  
 1<sup>st</sup> (Cor/BW) (R-14)  
 Keka Pandey.

	Nature of access from road	Date of Occupancy certificate date of Occupancy by the Owner in case of new building u/s 171(5)	Existing annual valuation with date of effective quarter and objection, if any	Revised Annual Valuation	Grounds of Increase (Code No. in Notice form)	Remarks
11						
12						
13			50,000/- 4/2005-0			
14						
15			62210/- FNR			
16						
17						

As per Section 177 of the Act  
 5760 x 12 = 69120  
 69120 / 111 = 62210/-  
 62210/-  
 62208

62210/-

69120

62210/-

62210/-

62208





SMITHSONIAN INSTITUTION

*Raquel*

Director

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

भारतीय संघ शासनाचा  
Permanent Account Number Card

ACSPA0012G



नाम / Name  
RAJENDRA ANCHALIA

पिता या माता / Father's Name  
MOHAN LAL ANCHALIA

कार्यालय / Office  
28/01/18

*Rajendra*  
हस्ताक्षर / Signature

*Rajendra*





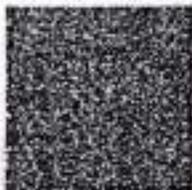
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0543/30203/28470

To  
Rajendra Anchara  
Rajendra Anchara  
S/O Mohan Lal Anchara  
PS Premiers, Flat 5B  
18, Deodar Street  
Ballygunge  
Kolkata West Bengal - 700019  
9830026626

Downloaded from UIDAI

Validly generated



QR Code with Fingerprint

আপনার আধার সংখ্যা / Your Aadhaar No. :

7362 8392 1227

VID : 9194 7473 1441 5966

আমার আধার, আমার পরিচয়



ভারত সরকার  
Unique Identification Authority of India



Rajendra Anchara  
Rajendra Anchara  
অবস্থা/DOB: 25/08/1958  
পুরুষ MALE

7362 8392 1227

VID : 9194 7473 1441 5966

আমার আধার, আমার পরিচয়



ভারত সরকার  
Unique Identification Authority of India

ভিডিও  
১০ সেকেন্ডের মধ্যে অক্ষরিত, পীএস প্রেমিয়ার, ১৮ নং,  
১৮, দেওদার স্ট্রীট, বালীগুঞ্জ, কোলকাতা,  
পশ্চিম বঙ্গ - ৭০০০১৯

Address:  
S/O Mohan Lal Anchara, PS Premiers, Flat  
5B, 18, Deodar Street, Ballygunge, Kolkata,  
West Bengal - 700019



QR Code with Fingerprint

7362 8392 1227

VID : 9194 7473 1441 5966



Rajendra

वर्तमान खाता संख्या / PERMANENT ACCOUNT NUMBER  
AAACO3770G



कंपनी का नाम / NAME

ON THE HOUSE PRIVATE LTD

स्थापना/बनाने की तिथि / DATE OF INCORPORATION/FORMATION

18-05-2000

*CBT*

असिस्टेंट कमिश्नर, व.स. - XI

COMMISSIONER OF INCOME-TAX, V.S. - XI

इस कार्ड के लो / हिल जाने पर कृपया जारी करने  
वाले अधिकारी को सूचित / वापस कर दें  
संयुक्त अधिकांश (पदादि एवं सहायिका),  
पी-7,  
पीनोरी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

FOR ON THE HOUSE PRIVATE LIMITED

*Saihel Maibe*  
*Ruchi Maibe* DIRECTOR

आयकर विभाग

INCOME TAX DEPARTMENT

SAIBAL MAITRA

SUPRIYO KUMAR MAITRA

16/12/1971

AEXPM5972N

*Saibal Maitra*

भारत सरकार

GOVT. OF INDIA



20050172

*Saibal Maitra*

इस कार्ड के सहित / सहित कर कृपया सुविधा करें / तीसरा  
आयकर फिलिंग करवाई, एन एस सी एन  
संख्या: 16/12/1971, 16/12/1971  
कमरे: टॉल फ्री नंबर 111045  
दारा: पुणे - 411045

If this card is lost / someone's lost card is found  
please inform / return to  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Sapphire Chambers,  
Near Hunter Telephone Exchange,  
Mumbai, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8981  
e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT

RUMKI MAITRA

NISHIT KUMAR BOSE

26/09/1975

Permanent Address Number

AAUPB1778N

*Rumki Maitra*  
Signature

भारत सरकार  
GOVT OF INDIA



*Rumki Maitra*





**ভারত সরকার**  
**Unique Identification Authority of India**

অনুকরণিক আই ডি / Enrollment No.: 1111/60072/11784

To:  
 Name: S/O  
 Sobel Mahto  
 S/O: Supriya Kumar Mahto  
 AE 515 AE BLOCK  
 SECTOR 1 BALUAKI  
 Bishnupur(N)  
 Bishnupur CC Block  
 North 24 Parganas North 24 Parganas  
 West Bengal 730064  
 6031006177  
 MP474092001FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8889 3797 5021**

আধার - সাধারণ মানুষের অধিকার

  
 Name: S/O  
 Sobel Mahto  
 Date of Birth: DOB: 19/12/1977  
 Gender: Male  
 8889 3797 5021



আধার - সাধারণ মানুষের অধিকার

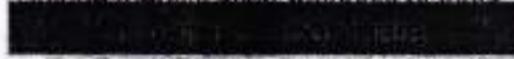
*Sobal Mahto*

*Sobal Mahto*



ভারত সরকার

Unique Identification Authority of India



অনন্যকারী আই ডি / Enrolment No.: 111160072/11783

To  
 রুমলি মৈত্রী  
 Rumlai Maity  
 W/O: Satish Maity  
 AE 515 AE BLOCK  
 SECTOR 1 SALT LAKE  
 Bichannagar (M)  
 Bichannagar CC Block  
 North 24 Parganas North 24 Parganas  
 West Bengal 700064  
 9433002712

24 PARGANAS DISTRICT



MP4745062527T



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4002 4725 5625**

আধার - সাধারণ মানুষের অধিকার



রুমলি মৈত্রী  
 Rumlai Maity  
 অসঙ্গীত / DOB - 26/09/1975  
 নারী / Female

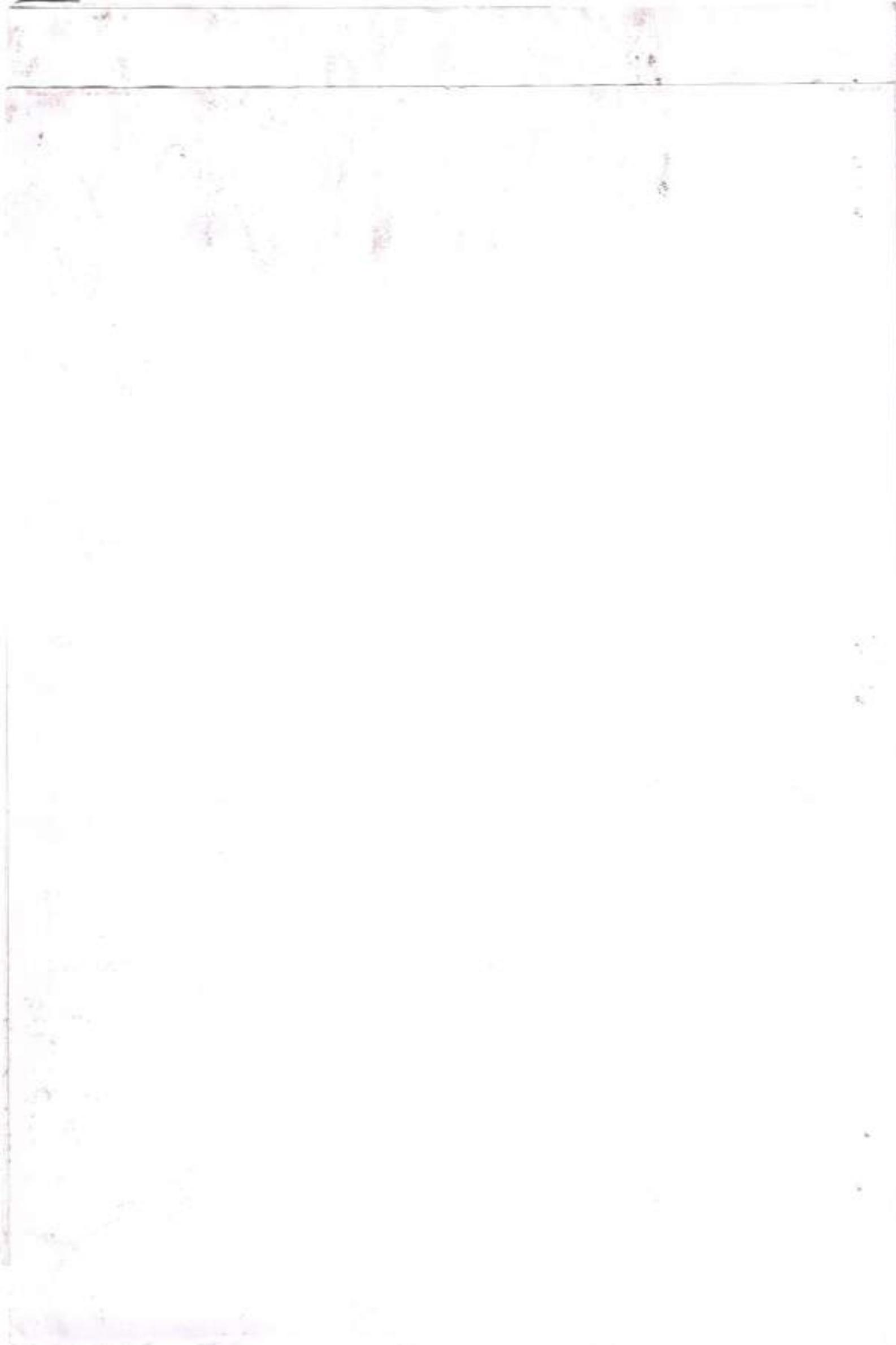
4002 4725 5625



আধার - সাধারণ মানুষের অধিকার

*Rumlai Maity*

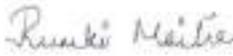
*Rumlai Maity*



Tin Shed, Extent of Completion: Complete

<b>Total :</b>	<b>3400 sq ft</b>	<b>10,05,000 /-</b>	<b>46,48,594 /-</b>
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**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Rumki Maitra</b> Wife of Mr Saibal Mitra Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office	 <small>04/12/2019</small>	 <small>LTI 04/12/2019</small>	 <small>04/12/2019</small>
AE 515, Sector I, Salt Lake City, P.O:- CC Block, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAUPB1778N, Aadhaar No: 40xxxxxxxx5625, Status :Individual, Executed by: Self, Date of Execution: 04/12/2019 , Admitted by: Self, Date of Admission: 04/12/2019 ,Place : Office				
2	<b>On The House Private Ltd</b> 96, Bangur Avenue, P.O.- Bangur Avenue, P S.- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAACO3770G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>R K I Smelters Private Limited</b> 33/1, N.S. Road, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700055 , PAN No.:: AACCR9122K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Rajendra Anchalia (Presentant)</b> Son of Mr Mohan Lal Anchalia Date of Execution - 04/12/2019, , Admitted by: Self, Date of Admission: 04/12/2019, Place of Admission of Execution: Office	 <small>Dec 4 2019 5:04PM</small>	 <small>LTI 04/12/2019</small>	 <small>04/12/2019</small>

1B, Deadar Street, flat No. 5B, 5th Floor, P.O:- Ballugunj, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACSPA0012G, Aadhaar No: 73xxxxxxx1227 Status : Representative, Representative of : R K I Smelters Private Limited (as director)

2	Name	Photo	Finger Print	Signature
	<b>Mr Saibal Maitra</b> Son of Mr Supriyo Kumar Maitra Date of Execution - 04/12/2019, Admitted by: Self, Date of Admission: 04/12/2019, Place of Admission of Execution: Office	 <small>Dec 4 2019 5:04PM</small>	 <small>LTI 04/12/2019</small>	 <small>04/12/2019</small>

AE-515, Sector I, Salt Lake City, P.O:- CC Block, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEXPM5972N, Aadhaar No: 88xxxxxxx5021 Status : Representative, Representative of : On The House Private Ltd (as director)

3	Name	Photo	Finger Print	Signature
	<b>Smt Rumki Maitra</b> Wife of Mr Saibal Maitra Date of Execution - 04/12/2019, Admitted by: Self, Date of Admission: 04/12/2019, Place of Admission of Execution: Office	 <small>Dec 4 2019 5:05PM</small>	 <small>LTI 04/12/2019</small>	 <small>04/12/2019</small>

AE-515, Sector I, Salt Lake City, P.O:- CC Block, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AAUPB1778N, Aadhaar No: 40xxxxxxx5625 Status : Representative, Representative of : On The House Private Ltd (as director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Monohar Ray</b> Son of Late Subal Ch Roy 1, Mirbahar Ghat Street, P.O:- Burrabazar, P.S:- Burrabazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	 <small>04/12/2019</small>	 <small>04/12/2019</small>	 <small>04/12/2019</small>

Identifier Of Mrs Rumki Maitra, Mr Rajendra Anchalia, Mr Saibal Maitra, Smt Rumki Maitra

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rumki Maitra	R K I Smelters Private Limited-2.32031 Dec
2	On The House Private Ltd	R K I Smelters Private Limited-2.32031 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rumki Maitra	R K I Smelters Private Limited-5.775 Dec.
2	On The House Private Ltd	R K I Smelters Private Limited-5.775 Dec.
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rumki Maitra	R K I Smelters Private Limited-1575.00000000 Sq Ft
2	On The House Private Ltd	R K I Smelters Private Limited-1575.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rumki Maitra	R K I Smelters Private Limited-125.00000000 Sq Ft
2	On The House Private Ltd	R K I Smelters Private Limited-125.00000000 Sq Ft

Endorsement For Deed Number : I - 190411192 / 2019

On 04-12-2019

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

Presented for registration at 16:58 hrs on 04-12-2019, at the Office of the A.R.A. - IV KOLKATA by Mr Rajendra Ancharia .

**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 6.64.48,077/-

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

Execution is admitted on 04/12/2019 by Mrs Rumki Maitra, Wife of Mr Saibal Mitra, AE 515, Sector I, Salt Lake City, P.O: CC Block, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business

Identified by Monohar Ray, . . Son of Late Subal Ch Roy, . 1, Mirbahar Ghat Street, P.O: Burrabazar, Thana Burrobazar, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Service

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

Execution is admitted on 04-12-2019 by Mr Rajendra Ancharia, director, R K I Smelters Private Limited (Private Limited Company), 33/1, N.S. Road, P.O:- GPO, P.S:- Burrobazar, District:-Kolkata, West Bengal, India, PIN - 700055

Identified by Monohar Ray, . . Son of Late Subal Ch Roy, . 1, Mirbahar Ghat Street, P.O: Burrabazar, Thana Burrobazar, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Service

Execution is admitted on 04-12-2019 by Mr Saibal Maitra, director, On The House Private Ltd (Private Limited Company), 96, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055



Identified by Monohar Ray, . Son of Late Subal Ch Roy, . 1, Mirbahar Ghat Street, P.O: Burrabazar, Thana: Burrobazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Service

Execution is admitted on 04-12-2019 by Smt Rumki Maitra, director, On The House Private Ltd (Private Limited Company), 96, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Monohar Ray, . Son of Late Subal Ch Roy, . 1, Mirbahar Ghat Street, P.O: Burrabazar, Thana: Burrobazar, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Service

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,64,499/- ( A(1) = Rs 6,64,481/- , E = Rs 14/- , M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 6,55,344/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2019 12:32PM with Govt. Ref. No: 192019200104736941 on 04-12-2019, Amount Rs. 6,55,344/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AITQE11 on 04-12-2019, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 46,51,386/- and Stamp Duty paid by by online = Rs 45,82,302/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2019 12:32PM with Govt. Ref. No: 192019200104736941 on 04-12-2019, Amount Rs: 45,82,302/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AITQE11 on 04-12-2019, Head of Account 0030-02-103-003-02



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

On 05-12-2019

#### 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 6,64,499/- ( A(1) = Rs 6,64,481/- , E = Rs 14/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,155/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/12/2019 5:47PM with Govt. Ref. No: 192019200105428078 on 04-12-2019, Amount Rs: 9,155/-, Bank: SBI EPay ( SBIEPay), Ref. No. 0611604544308 on 04-12-2019, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 46,51,386/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 64,084/-

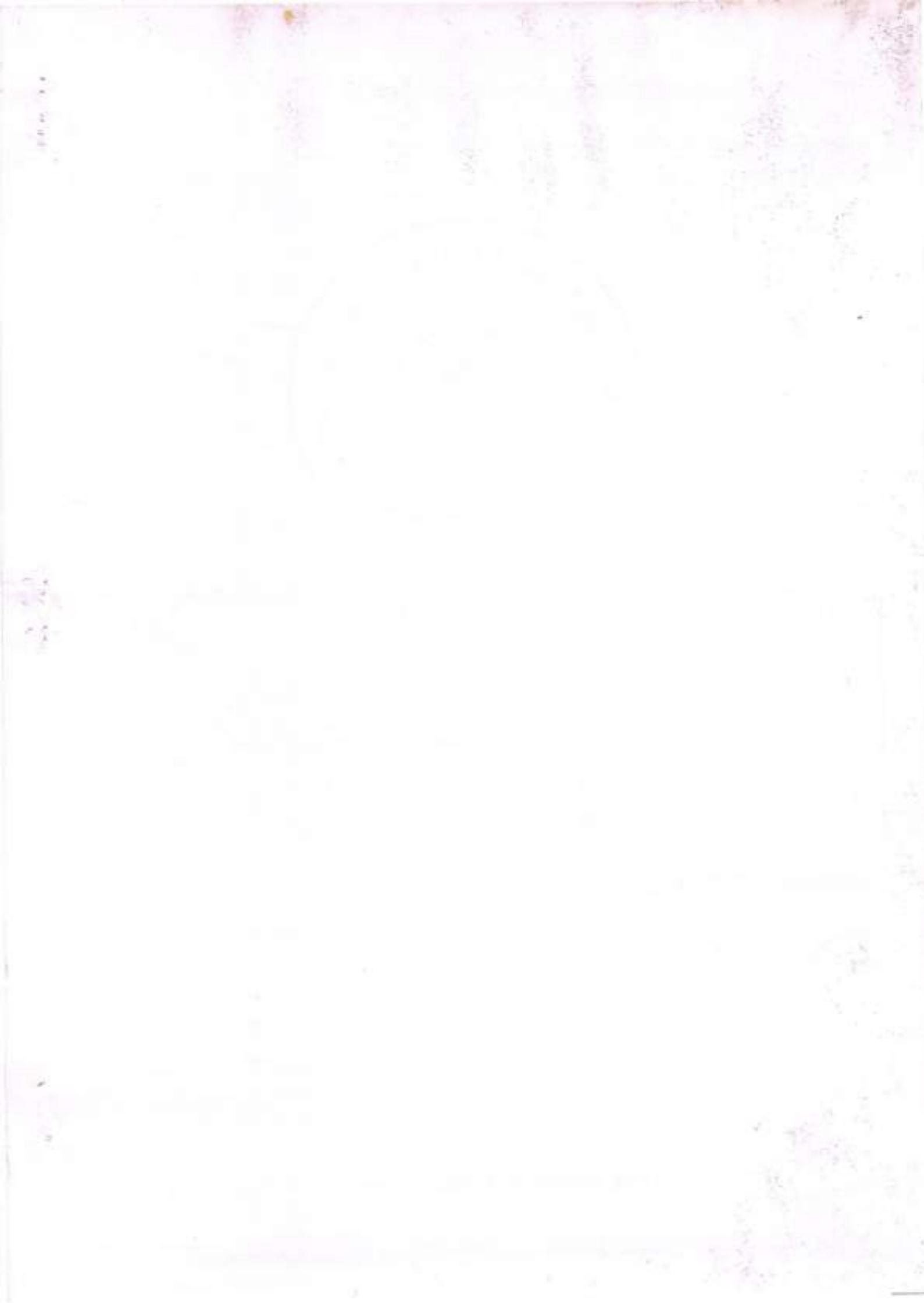
#### Description of Stamp

1. Stamp. Type: Impressed, Serial no 114149, Amount: Rs.5,000/-, Date of Purchase: 04/10/2019, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/12/2019 5:47PM with Govt. Ref. No: 192019200105428078 on 04-12-2019, Amount Rs: 64,084/-, Bank: SBI EPay ( SBIEPay), Ref. No. 0611604544308 on 04-12-2019, Head of Account 0030-02-103-003-02



**Tridip Misra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2019, Page from 550562 to 550616  
being No 190411192 for the year 2019.



Digitally signed by TRIDIP MISRA  
Date: 2019.12.13 14:57:33 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 2019/12/13 02:57:33 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

**(This document is digitally signed.)**