

3740/24

3564/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 574718

s/plar found
 - 1940
 - Res. in
 - w/o LIT
 - on
 - w/o LIT
 9-2/286228/24

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



Additional Registrar
 of Assurances-1, Kolkata


24 APR 2024

:- DEED OF CONVEYANCE :-

This Deed of Conveyance is made on this the 24th day of April, Two
 Thousand Twenty Four (2024) of the Christian Era,

Amongst

Cont. Page No. 2

7891
No. Value 100/- 18 APR 2024
Date
Sold to M/s Liberty Real Estate Pvt. LTD.
Address 157/2A, ABC Road
..... m 70000/-
Vendor Sign  18 APR 2024

Sarmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14



24 APR 2024
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
24 APR 2024

Identified by me
Sukumar Sen
Son of Late Meghnad Sen
Business
T/74/1, Kalimuddin Lane
P.O. Beadon Street
P.S. Manicktala
Kolkata- 700 006

[2]

Smt. Aloka Mukherjee @ Smt. Aloka Mukherji , widow of Late Amarendra Nath Mukherjee, by Occupation-Housewife, by Nationality - Indian, by Faith - Hindu, residing at **HF/5, Garia Station Road, Santikunja Apartment, P.O. Garia, P.S. Garia, District : South 24-Parganas, Pin-700 084, West Bengal**, hereinafter called and referred to as the **First Party / Vendor** (Which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include her heirs, executors, administrators, legal representatives and assigns) of the **One Part**

And

M/s. Liberty Real Estate Private Limited, a Limited Liability Company Incorporated under the Indian Companies Act 1956 -2007 having its registered office at **157/2A, Acharya Prafulla Chandra Road, First Floor, Room No. 1B, P.O. Shyambazar, P.S. Shyampukur, Kolkata-700 004**, represented by its **Directors** namely (1) **Sri Uttam Kumar Kundu** , son of Late Jadab Chandra Kundu, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at **13/8D, Ariff Road, P.O. Ultadanga Main Road, P.S. Ultadanga, Kolkata-700 067** and (2) **Sri Gopal Ghosh** , son of Late Kartick Chandra Ghosh, by Occupation- Business, by Nationality - Indian, by Faith - Hindu, residing at **Bangla Hayatpur, P.O. Batanagar, P.S. Meheshtala, Kolkata-700 140**, hereinafter called and referred to as the **Second Party / Purchaser** (Which terms or expression shall unless excluded by or repugnant to the subject or context shall mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **Other Part.**

A handwritten signature in black ink, consisting of a single, fluid, cursive stroke that loops back on itself.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
24 APR 2024



Whereas by an **Indenture of Conveyance**, dated 12/11/1940, registered on 02/12/1940, in the office of the Sub-Registrar of Assurances, Calcutta and recorded there in Book No. I, Volume No. 86, Pages 197 to 199, Being / Deed No. 3715, For the year 1940, made between **The Trustees for the Improvement of Calcutta**, the **Board / Vendor** therein of the **One Part** and **Sri Tarak Nath Mullick**, son of Late Gopal Lal Mullick, the **Purchaser** therein of the **Other Part**, the said Trustees **sold, assured** unto the said Sri Tarak Nath Mullick, **all that** piece or parcel of revenue free **Bastu Land** containing an area of **17 (Seventeen) Cottahs - 13 (Thirteen) Chittaks - 05 (Five) sq.ft.** be the same a little more less, hereditaments, situate and being Plot Nos. 45, 46, 47 and 48 of the surplus lands in Calcutta Improvement Scheme No. VIIJ, formed out of former Premises No. 1, Raja Debendra Narayan Lane and former Premises Nos. 114, 115, 115/1 and 115/2, Grey Street, Calcutta and Comprised in Taluq-Sutanuty, in the North Division of Calcutta, morefully described in the Schedule therein written on valuable consideration mentioned thereto absolutely and forever, hereinafter referred to as the said entire **sole and absolute property**.

And Whereas by an **Indenture of Transfer**, dated 02/12/1940, registered in the office of the Sub-Registrar of Assurances, Calcutta and recorded there in Book No. I, Volume No. 118, Pages 108 to 111, Being / Deed No. 3612, For the year 1940, made between the said **Sri Tarak Nath Mullick**, son of Late Gopal Lal Mullick, the **Transferor** therein of the **One Part** and **Sri Bishnu Prasad Chunder**, son of Late Nundo Lal Chunder, the **Transferee** therein of

[4]

the **Other Part** , the said Sri Tarak Nath Mullick by the way of **Transfer, Transferred, assured** unto the said Sri Bishnu Prasad Chunder, **all that** piece or parcel of revenue free **Bastu Land** containing an area of **03 (Three) Cottahs - 10 (Ten) Chittaks - 00 (Zero) sq.ft.** be the same a little more less, hereditaments, situate and being only Plot No. 45, out of the said entire **sole and absolute property** of the surplus lands in Calcutta Improvement Scheme No. VIIJ and Comprised in Taluq-Sutanuty, in the North Division of Calcutta, morefully described in the Schedule-II therein written, absolutely and forever.

And Whereas thereafter the said **Sri Bishnu Prasad Chunder** got Sanctioned of a three storied building plan from the Building Department District-I, of the then Corporation of Calcutta on the said Plot No. 45, CIT Scheme No. VIIJ, vide Sanctioned No. 40, dated 27/05/1941.

And Whereas by a **Deed of Gift**, dated 28/06/1941, registered on 30/06/1941, in the office of the Sub-Registrar of Assurances, Calcutta and recorded there in Book No. I, Volume No. 81, Pages 125 to 127, Being / Deed No. 1990, For the year 1941, made between the said **Sri Bishnu Prasad Chunder**, son of Late Nundo Lal Chunder, the **Donor** therein of the **One Part** and **Smt. Lilabati Paul**, wife of Sri Ganesh Chunder Paul and also married daughter of Sri Bishnu Prasad Chunder, the **Donee** therein of the **Other Part**, the said Sri Bishnu Prasad Chunder by the way of **Gift, Gifted, Transferred,**

assured unto the said Smt. Lilabati Paul, **all that** piece or parcel of revenue free **Bastu Land** containing an area of **03 (Three) Cottahs - 10 (Ten) Chittaks - 00 (Zero) sq.ft.** be the same a little more less, hereditaments, situate and being said Plot No. 45, of the surplus lands in Calcutta Improvement Scheme No. VIIJ and Comprised in Taluq-Sutanuty, in the North Division of Calcutta, morefully described in the Schedule therein written, absolutely and forever and the said **Smt. Lilabati Paul** duly got her name mutated in the Books and records of the then CMC (Now the KMC) as sole and absolute owner and was allotted a new separate and independent new /child Premises no. with new road name being **Premises No. 1/1, Jagabandhu Modak Road, P.O. Hatkhola, P.S. Jorabagan (formerly : P.S. Shyampukur), Kolkata-700 005,** under the **Ward No. 009, Borough No. I, vide Assessee No. 11-009-15-0001-2,** instead of said Plot No. 45, of the surplus lands in Calcutta Improvement Scheme No. VIIJ and the said **Smt. Lilabati Paul** raised construction of a three storied fully residential building upon the said plot of Bastu Land or part thereof sometimes in the year 1942 as per sanctioned building plan as aforesaid, hereinafter referred to as the said **sole and absolute property.**

And Whereas by a **Deed of Gift** dated 29/09/2007, registered in the office of the A.R.A.-II, Kolkata and recorded there in Book No. I, Volume No. I, Page No. 1 to 9, Being / Deed No. 09101, For the Year 2007, made between **Smt. Lilabati Paul**, widow of Late Ganesh Chandra Paul, the **Donor** therein of the **One Part** and **Smt. Aloka Mukherjee @ Smt. Aloka Mukherji**, widow of Late Amarendra Nath Mukherjee and married daughter of Late Ganesh Chandra Paul (Father) / Late Lilabati Paul (Mother), the **Donee** therein of the **Other Part**, the said Smt. Lilabati Paul **Gift, Gifted, Transferred, assured** unto the said Smt. Aloka Mukherjee @ Smt. Aloka Mukherji, **all that** piece or parcel of revenue free **Bastu Land** containing an area of **03 (Three) Cottahs - 10 (Ten) Chittaks - 00 (Zero) sq.ft.** be the same a little more less, together with

old dilapidated cemented floor, three storied fully residential building thereon, having its total covered area 5520 sq.ft. (i.e. 1840 sq.ft. each floor) having no Lift Facilities therein, along with all easements, appurtenances and common rights of the KMC main road on the eastern and northern side of the said Bastu Land available thereto, lying, situate at and being Premises No. 1/1, Jagabandhu Modak Road, P.O. Hatkhola, P.S. Jorabagan (formerly : P.S. Shyampukur), Kolkata-700 005, within the limits of the KMC, under Ward No. 009, Borough No. I, vide Assessee No. 11-009-15-0001-2, former Plot No. 45, of the surplus lands in Calcutta Improvement Scheme No. VIIJ and Comprised in Taluq-Sutanuty, in the North Division of Calcutta and since making Gift as aforesaid in favour of the said Donee therein and the said Donee therein is in peaceful possession and enjoyment of the said entire Gifted property and her name (Smt. Aloka Mukherji @ Smt. Aloka Mukherjee) duly got mutated as sole and absolute owner of the said entire Gifted property in the Books and records of the Assessment-Collection (North) Department of the KMC instead of Smt. Lilabati Paul, through simple / one visit mutation Case No. O/009/11-JAN-08/26430, morefully described in the Schedule mentioned property hereunder written, free from all encumbrances whatsoever.

And Whereas the said Smt. Aloka Mukherjee @ Smt. Aloka Mukherji, the First Party / Vendor herein being the present sole and absolute owner of the Schedule mentioned property hereunder written now have decided / declared to sell of the said Schedule mentioned property hereunder written at a highest market prices of Rs. 1,50,00,000/- (Rupees One Core Fifty Lacs) only.

And Whereas thereafter getting such information from a reliable source the said **Second Party / Purchaser** herein, have taken inspection of the abstracts of title of the said **First Party / Vendor** herein and has been fully satisfied with the title of the **Schedule** mentioned property hereunder written which is found free from all encumbrances whatsoever having good marketable title thereto.

And Whereas the said **Second Party / Purchaser** herein have approached to the said **First Party / Vendor** herein for **Purchase** of the said **Schedule** mentioned property hereunder written, for the said **Consideration** of **Rs. 1,50,00,000/- (Rupees One Core Fifty Lacs)** only and the said **First Party / Vendor** herein have agreed to sell the said **Schedule** mentioned property hereunder written to the said **Second Party / Purchaser** herein lying, situate at and being **Premises No. 1/1, Jagabandhu Modak Road, P.O. Hatkhola, P.S. Jorabagan (formerly : P.S. Shyampukur), Kolkata-700 005**, within the limits of the **KMC**, under **Ward No. 009, Borough No. I, vide Assessee No. 11-009-15-0001-2**, morefully described in the **Schedule** mentioned property hereunder written.

: Now This Indenture Witnesseth As Follows :

That in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,50,00,000/- (Rupees One Core Fifty Lacs)** only, paid by the said **Second Party / Purchaser** herein to the said **First Party / Vendor** herein (the receipts thereof the said **First Party / Vendor** herein do hereby

as well as by receipt hereunder written admit and acknowledge the same and of and from the same and every part thereof acquit release and discharge the said **Second Party / Purchaser** herein) and do hereby grant, convey, sell, transfer, assigns and assure unto the said **Second Party / Purchaser** herein, **all that** piece or parcel of revenue free **Bastu Land** containing an area of **03 (Three) Cottahs - 10 (Ten) Chittaks - 00 (Zero) sq.ft.** be the same a little more less, together with old dilapidated **cemented floor, three storied fully residential Building** thereon, having its total covered area **5520 sq.ft.** (i.e. **1840 sq.ft. each floor**), erected upon the said plot of Bastu Land or in a part thereof, along with all easements, appurtenances and common rights of the KMC main road on the northern and eastern side of the said **Bastu Land** available therein lying, situate at and being **Premises No. 1/1, Jagabandhu Modak Road, P.O. Hatkhola, P.S. Jorabagan** (formerly : **P.S. Shyampukur**), **Kolkata-700 005**, within the limits of the **KMC**, under **Ward No. 009, Borough No. I**, vide **Assessee No. 11-009-15-0001-2**, morefully described in the **Schedule** mentioned property hereunder written or **howsoever otherwise** the said **sole and absolute property** hereditaments, together with the said structures hereby sold or expressed or intended so to be area or is or at any time hereinbefore were or was situated butted and bounded called known numbered described or distinguished and all the estate right title interest claim and demand whatsoever of the said **First Party / Vendor** herein into and upon the said **sole and absolute property** together with the said structures hereditaments hereby sold free from all encumbrances **together with** all deeds and of title exclusively

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relating to and / or concerning the said **sole and absolute property** together with the said structures hereditaments hereby sold or every part thereof which now is or are or hereinafter shall or may be in the possession or power or control of the said **First Party / Vendor** herein **to have and to hold** the said **sole and absolute property** with the said structures hereditaments hereby sold granted transferred and conveyed or expressed or intended so to be unto and to the use of the said **Second Party / Purchaser** herein its successors -in-office , executors, administrators, absolutely and forever and the said **First Party / Vendor** herein doth hereby covenant with the said **Second Party / Purchaser** herein its successors -in-office, executors, administrators that **notwithstanding** any act, deed or thing the said **First Party / Vendor** herein done or executed or knowingly suffered to the contrary the said **First Party / Vendor** herein is lawfully seized and possessed of or otherwise well and sufficiently entitled to the said **sole and absolute property** with the said structures hereditaments hereby granted transferred and conveyed or expressed or intended so to be unto and every part thereof **and** that the said **Second Party / Purchaser** herein its successors -in-office, executors, administrators shall and may at all times hereafter peaceable and quietly possess and enjoy the said **sole and absolute property** with the said structures hereditaments hereby sold or expressed or intended so to be unto and in favour of the said **Second Party / Purchaser** herein and receive the rents, issues and profits thereof without any lawful eviction interruption claim and demand whatsoever from or by the said **First Party / Vendor** herein, including her heirs, executors, administrators or any person or persons or lawfully or equitable claiming from under or in trust for her.

The First Party / Vendor Herein Do Hereby Covenant With
The Second Party / Purchaser Herein As Follows :

a) **That Notwithstanding** any act deed or things hereto before done, executed or knowingly suffered to the contrary done by the said **First Party / Vendor** herein and the said **First Party / Vendor** herein delivered the possession of the **Schedule** mentioned property hereunder written in favour of the said **Second Party / Purchaser** herein at the time of lawfully seizing possessing and keeping the possession of the said **sole and absolute property** with the said structures free from all encumbrances whatsoever and that the said **First Party / Vendor** herein have full power and absolute authority to sell the **Schedule** mentioned property hereunder written in the manner as aforesaid as there is no legal impediment to sell the said **Schedule** mentioned property hereunder written.

b) **That** the said **Second Party / Purchaser** herein shall hereafter peaceably and quietly hold possess and enjoy of the said **Schedule** mentioned property hereunder written in its khas without any claim or demand whatsoever from the said **First Party / Vendor** herein or any person / persons claiming any right under the said **First Party / Vendor** herein.

c) **That** the said **Second Party / Purchaser** herein will be entitled to get its name mutated in respect of the said **Schedule** mentioned property hereunder written hereby sold, conveyed, assured with the authority of the KMC and others authority concern instead of existing recorded owner name i.e. the said **Smt. Aloka Mukherjee @ Smt. Aloka Mukherji**, the said **First Party / Vendor** herein.

d) **And** the said **sole and absolute property** together with the said structures or any part or portion thereof or any interest therein has not vested in and / or are / is not acquired by the Govt. of W.B., Estate Acquisition Act. 1956 or statutory modification enactment thereof or any other law for the time being in force.

The Schedule Above Referred To**(Entire Bastu Land / Structures Hereby Sold)**

All That piece or parcel of revenue free Bastu Land containing an area of 03 (Three) Cottahs - 10 (Ten) Chittaks - 00 (Zero) sq.ft. be the same a little more less, together with more than 70 years old dilapidated cemented floor, three storied fully residential building thereon, having its total covered area 5520 sq.ft. (i.e. 1840 sq.ft. each floor) having no Lift Facilities therein, along with all easements, appurtenances and common rights of the KMC main road on the eastern and northern side of the said Bastu Land available therein, lying, situate at and being Premises No. 1/1, Jagabandhu Modak Road, P.O. Hatkhola, P.S. Jorabagan (formerly : P.S. Shyampukur), Kolkata-700 005, within the limits of the KMC, under Ward No. 009, Borough No. I, vide Assessee No. 11-009-15-0001-2, former Plot No. 45, of the surplus lands in Calcutta Improvement Scheme No. VIIJ and Comprised in Taluq-Sutanuty, in the North Division of Calcutta and shown by Red colour line in the annexed Site Plan hereto and which is a part of this Deed of Conveyance which is butted and bounded in the following manner :

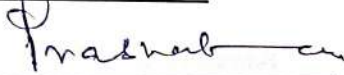
- On The North By : Approx. 11'-11" wide Jagabandhu Modak Road
 On The South By : Premises No. 1, Jagabandhu Modak Road
 On The East By : Approx. 40'-00" wide Jagabandhu Modak Road
 On The West By : Premises No. 1, Jagabandhu Modak Road

Proposed use : Residential.

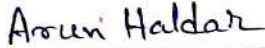
Abbar Mukherjee
 Uttam Kumar
 Ghosal

In Witnesses Whereof we the Parties have hereunto voluntarily and full consciousness of mind, free from any request of others as well as appreciated the contents and meaning of this **Deed of Conveyance** put their respective hands and seals on this the day month and year first above written.

Signed And Delivered By
The First Party / Vendor
In The Presence Of



(Sri Prabhath Kumar Sur)
Son of Sri Haradhan Sur
Occupation : Private Service
Address : Bandal, District : Hooghly
P.O. Debanandapur, P.S. Kolba,
Pin-712 123

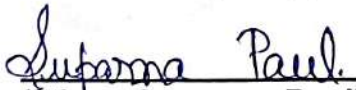


(Sri Arun Halder)
Son of Late Paresh Halder
Occupation : Private Service
Address : 20, Mohan Bagan Lane,
P.O. Shyambazar, P.S. Shyampukur
Kolkata-700 004

Signed And Delivered By
The Second Party / Purchaser
In The Presence Of

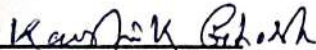


(Sri. Tapan Chakraborty)
Son of Late B.C. Chakraborty
Occupation : Private Service
Address : 78/E, Karunamoyee Road
P.O. Talpukur, P.S. Titagarh,
District : 24-Parganas (N), Pin-700 123



(Miss. Suparna Paul)
D/o. Sri Sukamal Paul
Occupation : Private Service
Address : 1, Raja Debendra Narayan Deb Lane
P.O. Hatkhola, P.S. Shyampukur
Kolkata-700 005

Typed By Me,



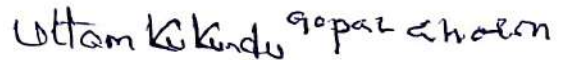
(Sri Kaushik Ghosh)
Prop. : M/s. Prerona Laser Process
247/8, Satin Sen Sarani
P.S. Narkeldanga, Kolkata-700 054



**(Smt. Aloka Mukherjee @
Smt. Aloka Mukherji)**

—Signature of the First Party / Vendor—

For, M/s. Liberty Real Estate Private Limited



Director Director
(Sri Uttam Kumar Kundu/Sri Gopal Ghosh)

—Signature of the Second Party/Purchaser—

Drafted By Me.



(Kazi Tozammel Hossain)

-Advocate-

Sealdah Civil Court

Enrolment No. F-165/176 of 1995

Kolkata-700 014

Memo Of Consideration

Received of and from the **Second Party / Purchaser** herein the within mentioned of **Rs. 1,50,00,000/- (Rupees One Core Fifty Lacs)**, only, as full and final consideration, in respect of the said **sole and absolute property** hereby conveyed as per memo stated below :-

<u>Date</u>	<u>Cheque No.</u>	<u>Name of Bank of Branch</u>	<u>Amount</u>
24/02/24	002690	HDFC Bank, APC Road Kolkata-5	Rs. 5,00,000/-
22/04/24	RTGS UJVNR24113695137	Ujjivan Bank, Saltlake Kolkata-64	Rs.1,45,00,000/-
(Rupees One Core Fifty Lacs) Only			
Total			Rs. 1,50,00,000/-


Witnesses :


Prabhat

(Sri Prabhat Kumar Sur)
Son of Sri Haradhan Sur
Occupation : Private Service
Address : Bandal, District : Hooghly
P.O. Debanandapur, P.S. Kolba,
Pin-712 123

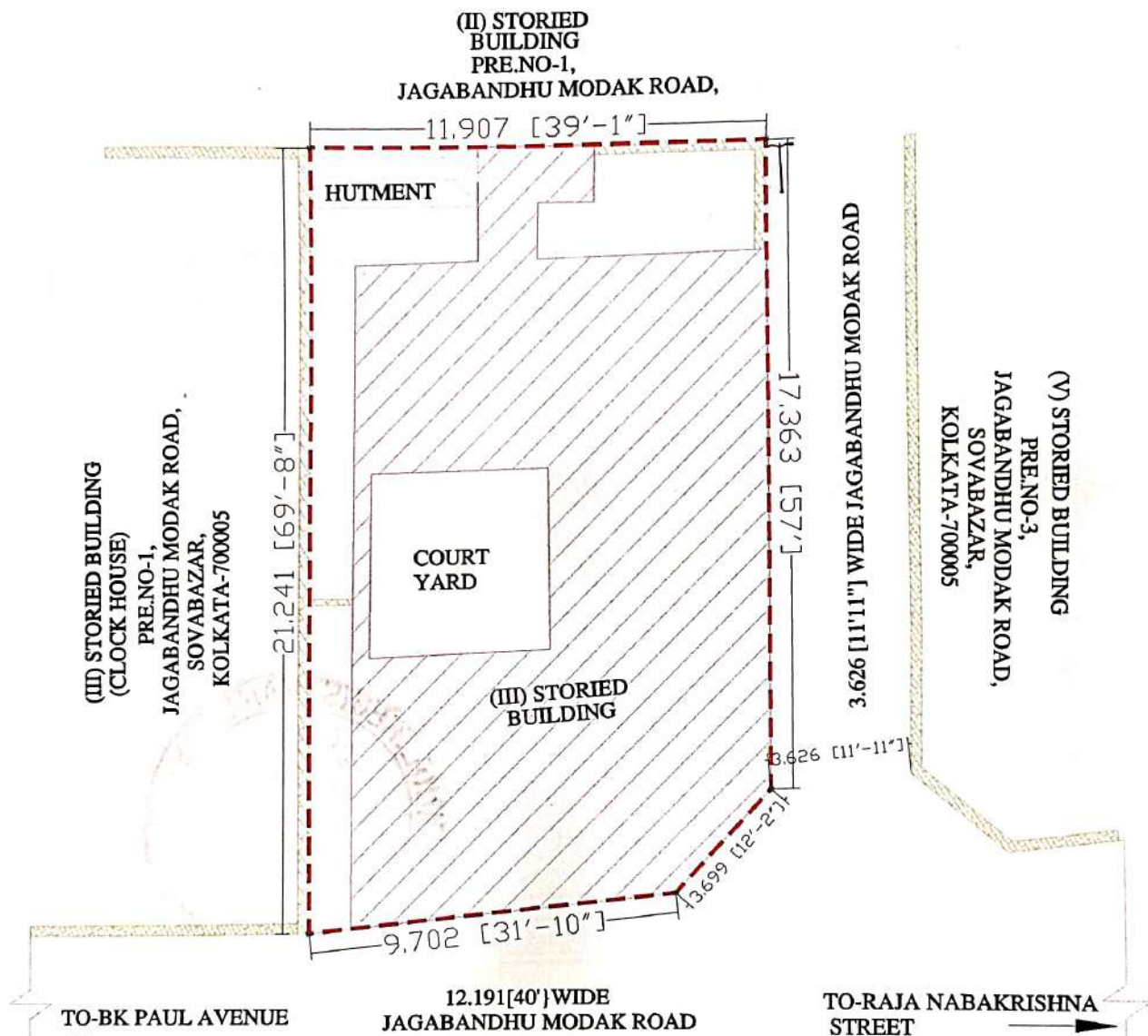
Arun Halder

(Sri Arun Halder)
Son of Late Paresh Halder
Occupation : Private Service
Address : 20, Mohan Bagan Lane,
P.O. Shyambazar, P.S. Shyampukur
Kolkata-700 004


**(Smt. Aloka Mukherjee @
Smt. Aloka Mukherji)**
—Signature of the First Party / Vendor—



SITE PLAN OF PREMISES NO-1/1, JAGABANDHU MODAK ROAD, P.S-SHYAMPUKUR,
P.O-HATKHOLA, KOLKATA-700005 UNDER KMC WARD NO-009,
ASSEESSEE NO-11-009-15-0001-2, BOROUGH NO-I AND DISTRICT-KOLKATA
LAND AREA :- 3 K-10 CH- 0 SQ.FT. MORE OR LESS (SHOWN THE 'RED' COLOUR LINE)
COVERED AREA:- 1840 SQ.FT MORE OR LESS.



(IV)
STORIED BUILDING
PRE.NO-151,
BK PAUL AVENUE,
SOVABAZAR,
KOLKATA-700005

(V)
STORIED BUILDING
PRE.NO-2,
JAGABANDHU MODAK ROAD,
SOVABAZAR,
KOLKATA-700005


































Liberty Real Estate Pvt. Ltd.

Uttam Kumar Gopal Ghosh

Director SING. OF PURCHASER Director

Mohan Mukherjee
SING. OF OWNER.

PHOTO PEST AND FINGER IMPRESSION SHEET

 <p align="center">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger	
						
	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger	
						
<p align="center"><i>Aloka Mukherjee</i> (Smt. Aloka Mukherjee @ Smt. Aloka Mukherji) —Signature of the First Party / Vendor—</p>						
	 <p align="center">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
						
		Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
						
<p>For, M/s. Liberty Real Estate Private Limited <i>Uttam Kumar Kundu</i> Director (Sri Uttam Kumar Kundu) —Signature of the Second Party/Purchaser—</p>						
	 <p align="center">LEFT HAND</p>	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
						
		Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
						
<p>For, M/s. Liberty Real Estate Private Limited <i>Gopal Ghosh</i> Director (Sri Gopal Ghosh) —Signature of the Second Party/Purchaser—</p>						



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



230420242002436328

GRIPS Payment Detail

GRIPS Payment ID:	230420242002436328	Payment Init. Date:	23/04/2024 11:53:30
Total Amount:	914070	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6840222889729	BRN Date:	23/04/2024 11:54:01
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Ms LIBERTY REAL ESTATE PVT LTD
Mobile:	7980020648

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250024363308	Directorate of Registration & Stamp Revenue	914070
Total			914070

IN WORDS: NINE LAKH FOURTEEN THOUSAND SEVENTY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250024363308

GRN Details

GRN: 192024250024363308 Payment Mode: SBI Epay
GRN Date: 23/04/2024 11:53:30 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6840222889729 BRN Date: 23/04/2024 11:54:01
Gateway Ref ID: 764509161 Method: IDBI Bank-Corporate NB
GRIPS Payment ID: 230420242002436328 Payment Init. Date: 23/04/2024 11:53:30
Payment Status: Successful Payment Ref. No: 2000986226/4/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms LIBERTY REAL ESTATE PVT LTD
Address: 157/2A, A.P.C. ROAD, KOLKATA - 700004
Mobile: 7980020648
EMAIL: libertyrealestatewpvtltd@gmail.com
Period From (dd/mm/yyyy): 23/04/2024
Period To (dd/mm/yyyy): 23/04/2024
Payment Ref ID: 2000986226/4/2024
Dept Ref ID/DRN: 2000986226/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000986226/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	761700
2	2000986226/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	152370
			Total	914070

IN WORDS: NINE LAKH FOURTEEN THOUSAND SEVENTY ONLY.



Major Information of the Deed

Deed No :	I-1901-03564/2024	Date of Registration	24/04/2024
Query No / Year	1901-2000986226/2024	Office where deed is registered	
Query Date	19/04/2024 4:00:25 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sukumar Sen T/7H/1, Kalimuddin Lane, Thana : Maniktala, District : South 24-Parganas, WEST BENGAL, PIN - 700006, Mobile No. : 9051967785, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,50,00,000/-	Rs. 1,52,35,600/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,61,800/- (Article:23)	Rs. 1,52,374/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



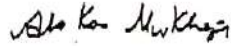
District: Kolkata, P.S:- Jorabagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jagobandhu Madak Road, , Premises No: 1/1, , Ward No: 009 Pin Code : 700005

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 10 Chatak	1,30,00,000/-	1,30,00,000/-	Width of Approach Road: 40 Ft.,
Grand Total :				5.9813Dec	130,00,000 /-	130,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5520 Sq Ft.	20,00,000/-	22,35,600/-	Structure Type: Structure
Gr. Floor, Area of floor : 1840 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1840 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1840 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5520 sq ft	20,00,000 /-	22,35,600 /-	



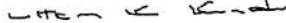
Seller Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Aloka Mukherjee, (Alias: Smt Aloka Mukherji) (Presentant) Wife of Late Amarendra Nath Mukherjee Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office	Photo  24/04/2024	Finger Print  Captured LTI 24/04/2024	Signature  24/04/2024
HF/5, Garia Station Road, Santikunja Apartment, City:- Not Specified, P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: auxxxxxx0n, Aadhaar No: 91xxxxxxxx0609, Status :Individual, Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Liberty Real Estate Private Limited 157/2A, A. P. C. Road, City:- Not Specified, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Date of Incorporation:XX-XX-2XX7 , PAN No.:: aaxxxxxx1b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Uttam Kumar Kundu Son of Late Jadab Chandra Kundu Date of Execution - 24/04/2024, , Admitted by: Self, Date of Admission: 24/04/2024, Place of Admission of Execution: Office	Photo  Apr 24 2024 1:44PM	Finger Print  Captured LTI 24/04/2024	Signature  24/04/2024
13/8D, Arif Road, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: afxxxxxx1m, Aadhaar No: 27xxxxxxxx6624 Status : Representative, Representative of : Liberty Real Estate Private Limited (as Directors)				

Name	Photo	Finger Print	Signature
Shri Gopal Ghosh Son of Late Kartick Chandra Ghosh Date of Execution - 24/04/2024, , Admitted by: Self, Date of Admission: 24/04/2024, Place of Admission of Execution: Office	 <small>Apr 24 2024 1:44PM</small>	 Captured <small>LTI 24/04/2024</small>	 <small>24/04/2024</small>
Bangla Hayatpur, City:- Not Specified, P.O:- Bata Nagar, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: adxxxxxx2n, Aadhaar No: 26xxxxxxxx8366 Status : Representative, Representative of : Liberty Real Estate Private Limited (as Directors)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukumar Sen Son of Late Meghnad Sen T/7H/1, Kalimuddin Lane, City:- Not Specified, P.O:- Beadon Street, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700006	 <small>24/04/2024</small>	 Captured <small>24/04/2024</small>	 <small>24/04/2024</small>
Identifier Of Smt Aloka Mukherjee, Shri Uttam Kumar Kundu, Shri Gopal Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Aloka Mukherjee	Liberty Real Estate Private Limited-5.98125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Aloka Mukherjee	Liberty Real Estate Private Limited-5520.00000000 Sq Ft

Endorsement For Deed Number : I - 190103564 / 2024

On 24-04-2024

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

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

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

Presented for registration at 13:22 hrs on 24-04-2024, at the Office of the A.R.A. - I KOLKATA by Smt Aloka Mukherjee Alias Smt Aloka Mukherji,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,52,35,600/-

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

Execution is admitted on 24/04/2024 by Smt Aloka Mukherjee, Alias Smt Aloka Mukherji, Wife of Late Amarendra Nath Mukherjee, HF/5, Garia Station Road, Santikunja Apartment, P.O: Garia, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mr Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

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

Execution is admitted on 24-04-2024 by Shri Uttam Kumar Kundu, Directors, Liberty Real Estate Private Limited (Private Limited Company), 157/2A, A. P. C. Road, City:- Not Specified, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Mr Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Execution is admitted on 24-04-2024 by Shri Gopal Ghosh, Directors, Liberty Real Estate Private Limited (Private Limited Company), 157/2A, A. P. C. Road, City:- Not Specified, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Mr Sukumar Sen, , , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,52,374.00/- (A(1) = Rs 1,52,356.00/- ,E = Rs 14.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 1,52,370/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2024 11:54AM with Govt. Ref. No: 192024250024363308 on 23-04-2024, Amount Rs: 1,52,370/-, Bank: SBI EPay (SBlePay), Ref. No. 6840222889729 on 23-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,61,800/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,61,700/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7871, Amount: Rs.100.00/-, Date of Purchase: 18/04/2024, Vendor name: S C MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2024 11:54AM with Govt. Ref. No: 192024250024363308 on 23-04-2024, Amount Rs: 7,61,700/-, Bank: SBI EPay (SBlePay), Ref. No. 6840222889729 on 23-04-2024, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 143760 to 143784

being No 190103564 for the year 2024.



Pradipta

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.04.30 19:36:50 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 30/04/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.