

956/2022

2-940/22



22/2/22
12/10/22

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AL 147224

2000585829/2022

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Seiden

22/2/22

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 22nd day of February, 2022 (Two Thousand and Twenty Two) on Christian Era.

BETWEEN

ZAYN BUILDCOM

M. Wasim
Proprietor

Contd.....

Saukar Kumar Choudhary



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

GRN Details

GRN:	192021220187878921	Payment Mode:	Online Payment
GRN Date:	18/02/2022 15:33:07	Bank/Gateway:	State Bank of India
BRN :	IK0BNSCGY4	BRN Date:	18/02/2022 15:02:08
Payment Status:	Successful	Payment Ref. No:	2000535829/7/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Srijib Sundar Adhya
Address:	101/2 Sarat Chatterjee Road
Mobile:	9804182673
Depositor Status:	Others
Query No:	2000535829
Applicant's Name:	Mr A Bagchi
Identification No:	2000535829/7/2022
Remarks:	Sale, Sale Document Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000535829/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	815229 ✓
2	2000535829/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	163076 ✓
Total				978305

IN WORDS: NINE LAKH SEVENTY EIGHT THOUSAND THREE HUNDRED FIVE ONLY.

SRI SANKAR KUMAR GHOSAL, PAN : ACWPG3169Q, Aadhaar No. 5544 9609 7241, son of Late Baidya Nath Ghosal, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at Mankundu Station Road (Near Kamar Sala), Post Office & Police Station - Chandannagar, District - Hooghly, Pin - 712136, hereinafter called the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators representatives and assigns) of the **ONE PART**;

AND

ZAYN BUILDCOM, a proprietorship firm having its registered Office at premises No. 31/1A, Dr. Suresh Sarkar Road, Post Office and Police Station - Entally, Kolkata - 700 014 represented by its Proprietorship **MD. WASIM**, PAN : AAYPW6174B, Aadhaar No. 3872 8308 7374, Mobile No. 9831501546, son of Md. Nasim, by faith - Islam, by occupation - Business, by nationality - Indian, residing at premises No. 31/1A, Dr. Suresh Sarkar Road, Post Office and Police Station - Entally, Kolkata - 700 014, hereinafter called the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor in Office, heirs, executors, successors, administrators representatives and assigns) of the **OTHER PART**;

ZAYN BUILDCOM

M. Wasim
Proprietor

Contd.....

Sankar Kumar Ghosal

WHEREAS by a registered Bengali Deed of Conveyance dated 17th Kartick, 1293 B.S. corresponding to 2nd November, 1886 Umesh Chandra Chattapadhyay purchased the property consisting of land measuring 3 (three) Cottahs 12 (twelve) Chittacks 2 (two) Sq.ft. at Panchannogram, Division 3, Sub-division, Mouza - Bahir Simula. Holding No. 198 togetherwith the building standing thereon from Ram Chandra Dasi and the said Deed was registered in the Office of the Sub-Registrar of Sealdah in Book No. I, Volume No. 24, Pages 56 to 58, Being No. 2392, For the year 1886;

AND WHEREAS by virtue of the aforesaid Deed of Conveyance the said Umesh Chandra Chatterjee became the sole and absolute owner in respect of the said property at Panchannogram. Division 3, Sub-Division - 22, Mouza - Bahir Simla, Holding No. 198 which was later re-numbered as premises no. 11. Hari Nath De Road, Police Station-Narkeldanga, Kolkata-700009 under Ward No. 28 of the Kolkata Municipal Corporation, hereinafter referred to as the "said property" which is morefully and particularly described in the Schedule "A" below;

AND WHEREAS the said Umesh Chandra Chatterjee died intestate in or about 1905 leaving behind his only son Haripada Chatterjee who inherited the said property;

AND WHEREAS the said Haripada Chatterjee died intestate in or about 1918 leaving behind four sons viz. Prafulla Kumar Chatterjee,

Contd.....

ZAYN BUILDCOM

M. Wasim
Proprietor

Sauhar Kumar Ghosal

Anil Kumar Chatterjee, Bankim Chandra Chatterjee and Subhankar Chatterjee and none else as his only legal heirs who inherited the said property;

AND WHEREAS the said Prafulla Kumar Chatterjee died intestate on 4th November, 1963 leaving behind two sons viz Arun Kumar Chatterjee, Tarun Kumar Chatterjee as his only legal heirs and none else and by operation of law the said Anil Kumar Chatterjee and Tarun Kumar Chatterjee inherited the share in the said property belong to their father;

AND WHEREAS the said Bankim Chandra Chatterjee died intestate and unmarried on 30th August, 1967 and his share in the said property devolved upon his surviving brothers;

AND WHEREAS the said Anil Kumar Chatterjee died intestate on 1st November, 1975 and accordingly his share in the said property devolved upon his surviving brother;

AND WHEREAS the said Arun Kumar Chatterjee died intestate and unmarried on 7th March, 1979 and his share in the said property devolved upon his only brother Tarun Kumar Chatterjee;

AND WHEREAS the said Subhankar Chatterjee died intestate and unmarried on 23rd May, 1986 and his share in the said property

Contd.....

ZAYN BUILDCOM

M. W. Singh
Proprietor

Sankar Kumar Ghosal

there fore upon his brother's son Tarun Kumar Chatterjee and accordingly the said Tarun Kumar Chatterjee Became the sold and absolute owner in respect of the said property;

AND WHEREAS the said Tarun Kumar Chatterjee died intestate on 25th October, 2002 leaving behind Smt. Reba Chatterjee (widow) and Sri Debasish Chatterjee (son) as his only legal heirs who have become the absolute owners in respect of the said property;

AND WHEREAS the said Reba Chatterjee died intestate on 10th July, 2011 leaving behind her only son Debasish Chatterjee the Vendor herein has her only legal heir and accordingly he became the sole and absolute owner in respect of the said property i.e. premises no. 11, Hari Nath De Road, Police Station- Narkeldanga . Kolkata-700009 under Ward No. 28, of Kolkata Municipal Corporation.

AND WHEREAS the Vendor herein is seized and possessed of the well and sufficiently entitled to the property being premises no. 11, Hari Nath De Road, Police Station - Narkeldanga, Kolkata - 700009 hereinafter referred to as the "said property" which is morefully and particularly described in the Schedule "A" below free from all encumbrances and charges whatsoever;

AND WHEREAS Sri Debasish Chatterjee after purchasing the aforesaid Bastu land measuring total area of 3 (three) Cottahs 12 (twelve)

Contd.....

ZAYN BUILDCOM

M. W. Sanyal
Proprietor

Sankar Kumar Ghosh

Chittacks 2 (two) Sq.ft. together with the partly two storied and partly three storied building standing thereon having a total covered area of 1500 (one thousand five hundred) sq.ft. in the Ground Floor 750 (seven hundred fifty) sq.ft. in the First Floor and 750 (seven hundred fifty) sq.ft. more or less enjoying the aforesaid property free from all encumbrances. During the course of enjoyment Debasish Chatterjee transferred the right title and interest to Sankar Kumar Ghosal, son of Late Baidya Nath Ghosal on a reasonable consideration by a Registered Deed of Conveyance dated 29.04.2013 registered before the D.S.R. III, Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 8, Pages 5634 to 5645, Being No. 04086 for the year 2013 to a part of Bastu land measuring an area of 3 (three) Cottahs 12 (twelve) Chittacks 2 (two) Sq.ft. more or less lying and situated at premises No. 11, Hari Nath De Road, Police Station - Narkeldanga, Kolkata - 700009 under the jurisdiction of D.S.R. III, Alipore sold, transferred, conveyed on his behalf to the Intending Purchaser/Purchasers.

AND WHEREAS the Vendor agreed to sell and the Purchaser (the intending purchase is not the tenant) agreed to purchase ALL THAT the property being premises no. 11, Hari Nath De Road, Police Station- Narkeldanga, Kolkata - 700009, Assessee No. 110280800272 hereinafter referred to as the "said property" which as morefully and particularly described in the Schedule "A" below belonging to the Vendor in a manner free from all encumbrances charges

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ZAYN BUILDCOM

M. Wasim
Proprietor

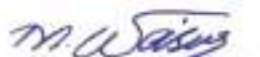
Sankar Kumar Ghosal

liens lispens, restrictions of any nature whatsoever, restrictive covenants, attachments, lease, occupancy rights, acquisition, requisition, alignment, claims, demands and liabilities whatsoever at and for a total consideration of Rs. 39,00,000/- (Rupees Thirty Nine Lac) only and the list of tenants have been given below ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 39,00,000/- (Rupees Thirty Nine Lac) only paid by the Purchaser to the Vendor at or before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser his heirs, executors, administrators, representatives and assigns and also the said Property, he the Vendor as absolute owner doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns free from all encumbrances, attachments and other defects in title ALL THAT piece and parcel of Bastu land measuring about an area of 3 (three) Cottahs 12 (twelve) Chittacks 2 (two) Sq.ft. together with the partly two storied and partly three storied building standing thereon having a total covered area of 1500 (one thousand five hundred) sq.ft. in the Ground Floor 750 (seven hundred fifty) sq.ft. in the First Floor and 750 (seven hundred fifty)

Contd.....

ZAYN BUILDCOM


Proprietor



sq.ft. under the DSR - III, Alipore more particularly mentioned and described in the Schedule hereunder written and more clearly delineated with RED border line in the sketch Map or Plan annexed hereto OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH the Bastu land with right of built togetherwith ways, passages, water, watercourses, erections, fixtures, walls, yards, courtyards, benefits and advantages of ancient and other lights, rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor unto and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor his heirs, executors, administrators, representatives and assigns or any person or persons from whom he or they can or may procure the same without action or

Contd.....

ZAYN BUILDCOM

M. Wazir

Proprietor

Saukhar Kumar Ghoshal

suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for himself his heirs, executors, administrators, representatives and assigns covenant with the Purchaser his heirs, executors, administrators, representatives and assigns THAT notwithstanding any act, deed or thing whatsoever by the Vendor or by any of her ancestors or predecessors-in-title, done or executed or knowingly suffered to the contrary he the Vendor has at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof and receive the rents, issues and

Contd.....

ZAYN BUILDCOM


Proprietor



profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of their ancestors or predecessors-in-title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for them the Vendor or from or under any of his ancestors or predecessors -in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and to the use of the Purchaser his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the

Contd.....

ZAYN BUILDCOM

M. Wasim
Proprietor

Saukar Kumar Gumbel

Vendor and all her heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser his heirs, executors, administrators, representatives and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinunder contained.

(The list of tenants)

(Ground Floor and First Floor)

Sl. No.	Name of the Tenants	Portion Occupied
1.	Arun Bose and Abhijit Bose Both sons of Late Shvarn Chandra Bose	3 (three) rooms in the ground floor with Kitchen, bath and privy and 4 (four) rooms in the first floor (Front Portion]
2.	Samar Chowdhury, Amit Chowdhury Sumit Chowdhury and Soumya Chowdhury, all sons of Late Anil Chowdhury	3 (three) rooms in the ground floor with Kitchen, bath and privy and 3 (three) rooms in the first floor Back Portion)

ZAYN BUILDCOM

M. Wasim
Proprietor

Contd.....

Sankar Kumar Gosal

SCHEDULE ABOVE REFERRED TO

(The land with structure hereby sold)

ALL THAT the piece and parcel of **Bastu land** measuring about 3 (three) Cottahs 12 (twelve) Chittacks 2 (two) Sq. ft. togetherwith the two storied pucca structure standing thereon having total covered area of 1500 (one thousand five hundred) sq.ft. i.e. 750 (seven hundred fifty) sq.ft. in the Ground Floor and 750 (seven hundred fifty) sq.ft. in the First Floor (70 years old) having **cemented floor use for residential purpose** which is **fully tenanted** and hereditaments being premises no. **11, Hari Nath De Road, Police Station- Narkeldanga, Kolkata - 700009** under the limits of the Kolkata Municipal Corporation, **Ward No. 28, being Assessee No. 110280800272** within the jurisdiction of **Additional Sub-Registrar of A.D.S.R. Sealdah, District - South 24-Parganas** which is more fully shown and delineated in the site map or plan with **RED** border line, annexed hereto which is butted and bounded by :-

(Zone Name - Raja Dinendra Street - Canal West Road)

ON THE NORTH : By Hari Nath De Road ;
ON THE SOUTH : By 8/2A Hari Nath De Road ;
ON THE EAST : By 10/1 Hari Nath De Road ;
ON THE WEST : By 11/2 Hari Nath De Road ;

Contd.....

ZAYN BUILDCOM

M. Wasis
Proprietor

Saukar Kumar Ghosal

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Parties hereto at
Kolkata in the Presence of :-

1) Dhruvjit Banerjee
16/5 Shyambastha ST
KOL 4

Sankar Kumar Ghosal.
Signature of the Vendor

2) Abhans Kishin.
S.C.C. Court
P.S. Entally.
Kod. 700014

ZAYN BUILDCOM

M. Wasim
Proprietor

Signature of the Purchaser

Drafted by me :

Subhosh ch Saha
Advocate F-112/41/76
Sealdah Court Complex,
Kolkata - 700 014

Printed by :

[Signature]
Amity Computer,
Sisir Market, Sec. - IV,
Kolkata - 700014

Contd.....

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser, the within named sum of **Rs. 39,00,000/- (Rupees Thirty Nine Lac) only** as full consideration as per Memo given below :-

By Pay order No. 047237, dt. 21.02.2022 Rs. 39,00,000/-

Total Rs. 39,00,000/-

(Rupees Thirty Nine Lac only)

Witnesses :

1) Dhruvati Banerjee
16/5 Shyambari ST
Kolkata

Saukar Kumar Ghosal.
Signature of the Vendor

2) Altamash Kabin
S.C.C. Court
P.S. - Entally
Kolkata

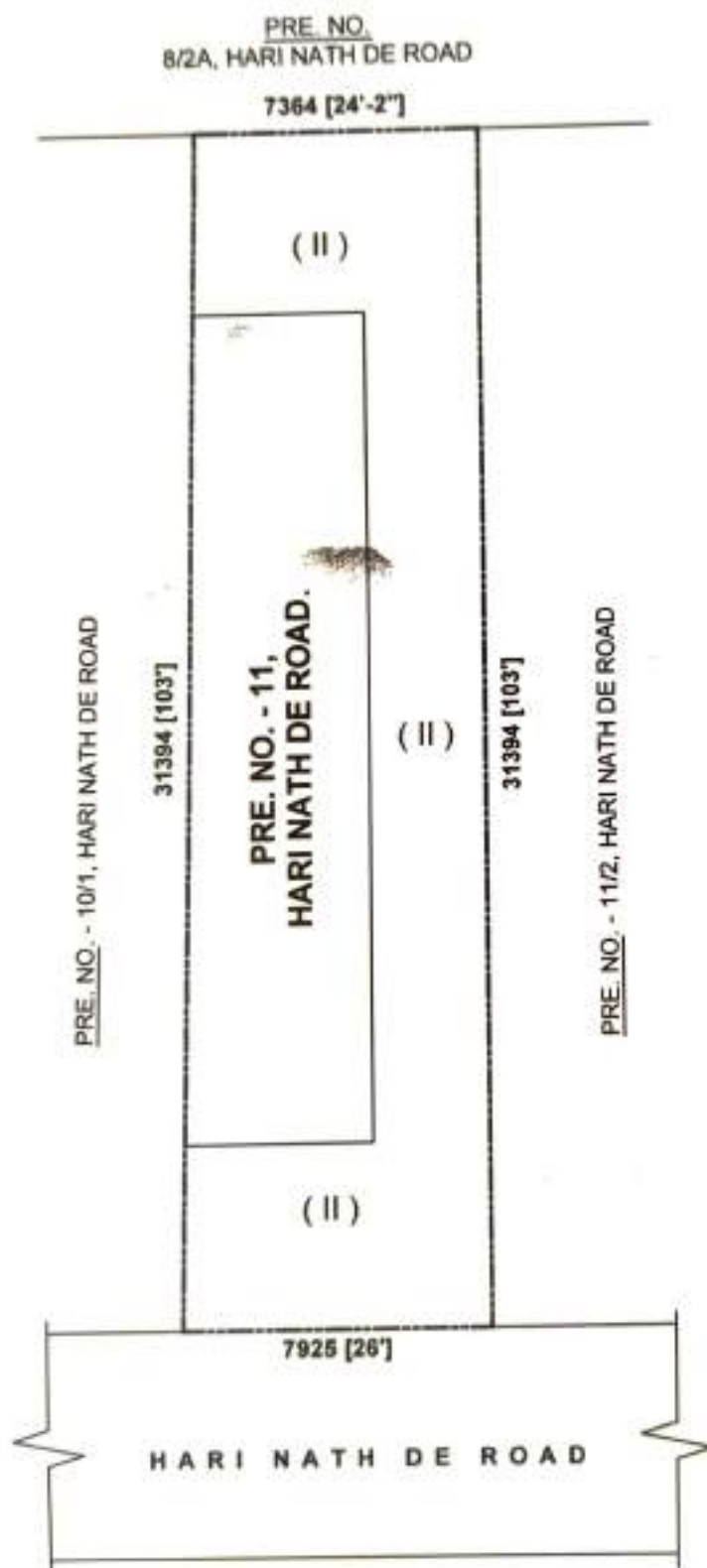
LAND PLAN AT PREMISES NO. - 11, HARI NATH DE ROAD. KOLKATA - 700
9. POLICE STATION - NARIKALDANGA, WARD NO. - 28, UNDER THE
KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND : = 3 K. - 12 CH. - 2 SQFT. = 251.022 SQM.

AREA OF EXISTING STRUCTURE

GROUND FLOOR AREA = 750 Sqft.

FIRST FLOOR AREA = 750 Sqft.
= 1500 Sqft.



ZAYN BUILDCOM

M. Wajid
Proprietor

SIG. OF PURCHASERS

Sankar Kumar Ghosal

SIGNATURE OF VENDORS

Subrata Dutta

SUBRATA DUTTA

L.B.S. of KMC
B.S. NO-1063 (Class-I)

SIGNATURE OF L.B.S

LAND PLAN (SCALE = 1 : 200)

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

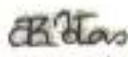
Name SANKAR KUMAR GHOSAL
 Signature Sankar Kumar Ghosal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name MD. WASIM
 Signature MD Wasim

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER		
ACWPG3189Q		
	नाम /NAME	SANKAR KUMAR GHOSAL
	पिता का नाम /FATHER'S NAME	BAIDYANATH GHOSAL
	जन्म तिथि /DATE OF BIRTH	01-08-1950
हस्ताक्षर /SIGNATURE	  आयकर अधिकारी, प. ४, ४१ COMMISSIONER OF INCOME-TAX, W.B. - II	

इस कार्ड के खो / चिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 सहायक आयकर अधिकारी,
 पी-४,
 चौरिंगहेर स्क्वायर,
 कलकत्ता - 700 089.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Assistant Commissioner of Income-tax,
 P-4,
 Chowringhee Square,
 Calcutta- 700 089.

Sankar Kumar Ghosal



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India



उपलब्धता/Enrolment No.: 2016/05051/00753

Sankar Kumar Ghosal (সংকার কুমার ঘোষাল)

C/O Baidyanath Ghosal, na, mankundu station road,
near kamarsala, chandannagar, Chandannagar(mc),
Hooghly,
West Bengal - 712136

উপাধা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন আধারবিশিষ্টকরণ দ্বারা পাঠ্য করণ
- এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত ডকুমেন্ট

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আপনার আধার সংখ্যা Your Aadhaar No.:

5544 9609 7241



Signature of the
Secretary to the
Unique Identification Authority of India
Date: 10/10/2016 11:18:40

আমার আধার, আমার পরিচয়



1927

tel@uidai.gov.in

www.uidai.gov.in

- আধার সারা দেশে মূল্য
- আধার আধারের জন্য, আপনার একবারই উপলব্ধি করার আবশ্যকতা নেই
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া যায়

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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



সংকার কুমার ঘোষাল
Sankar Kumar Ghosal
সংগ্রহীত/ DOB: 01/08/1950
পুরুষ / MALE



ঠিকানা:

C/O বৈদ্যনাথ ঘোষাল, বা,
মানকুন্ডু স্টেশন রোড, নিকট,
কামারসালা চান্দাননগর (মসি),
হুগলি, পশ্চিম বঙ্গ - 712136

Address:

C/O Baidyanath Ghosal, na,
mankundu station road, near
kamarsala chandannagar,
Chandannagar(MC), Hooghly,
West Bengal - 712136

5544 9609 7241

5544 9609 7241

আমার আধার, আমার পরিচয়

MEERA AADHAAR, MERI PEHACHAN

Sankar Kumar Ghosal

भारत सरकार
Government of India

Md. Wasim

DOB: 02/02/1993
MALE

3872 8308 7374

मेरा आधार, मेरी पहचान

M. Wasim

आधार
Unique Identification Authority of India

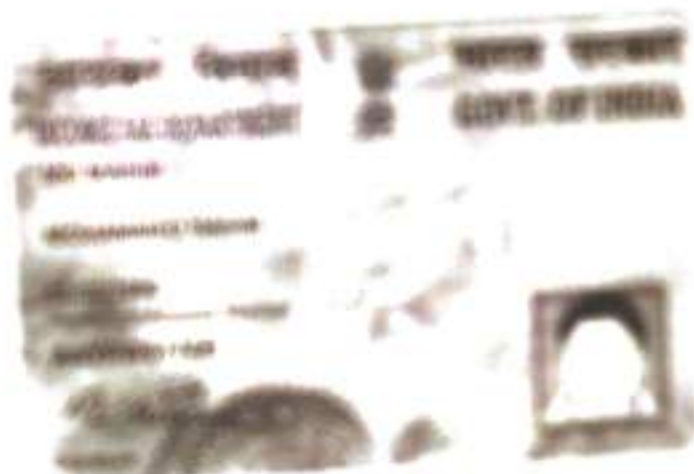
Address:
S/O Mohammed Nasim, 31/1A,
DR. Suresh Sarkar Road, Near
C.I.T. Gas Distributors, Entally,
Kolkata,
West Bengal - 700014

3872 8308 7374

1947

help@uidai.gov.in

www.uidai.gov.in



7/10/2022

No.

Date 28/4/95

RENT RECEIPT

RENT RECEIPT

Received from Samar choudhury

the sum of Rupees 250/- (Two Hundred fifty only)

being the amount due for the rent of —

Premises No. 11, Hazrat nath pay Road.

for the month of April - 1995.

Electric Charge — Flat or Room Ground floor.

RS. 250/-

Signature [Signature]

No.

Date 28/4/95

RENT RECEIPT

Received from Amit Choudhary
the sum of Rupees 250/- (Two Hundred Fifty only)
being the amount due for the rent of _____
Premises No. 11, Hazinath Darg Road,
for the month of April - 1995,
Electric Charge — Flat or Room 1st floor.

Rs. 250/-

Signature

No.

Date 28/4/95

RENT RECEIPT

RENT RECEIPT

Received from Arun Bose

the sum of Rupees 250/- (Two Hundred Fifty ^{only})

being the amount due for the rent of —

Premises No. 11 Hasi nath Dey Road.

for the month of April 1995.

Electric Charge — Flat or Room Ground Floor

RS. 250/-

Signature [Signature]

No,

Date 28/4/75

RENT RECEIPT

♦ RENT RECEIPT ♦

Received from Abhijit Bose
the sum of Rupees 250/- (Two Hundred Fifty only)
being the amount due for the rent of _____
Premises No. 11 Hazi nath Dey Road,
for the month of April, 1975.
Electric Charge — Flat or Room 1st Floor

Rs. 250/-

Signature

No.

Date 31/01/2022

RENT RECEIPT

Received from Samoz choudhury and Amit
the sum of Rupees 500/- (Five Hundred only)
being the amount due for the rent of —

Premises No. 11, Hazi Nath Dey Road.
for the month of January 2022

Electric Charge — Flat or Room Ground and 1st
Floor

Rs. 500/-

Signature

No.

Date 31/01/2022

RENT RECEIPT

Received from Arun Bose and Abhijit Bose.
the sum of Rupees 500/- (Five Hundred only)
being the amount due for the rent of —
Premises No. 11 Hori nath Dey Road.
for the month of January 2022
Electric Charge — Flat or Room 1st and Ground Floor

Rs. 500/-

Signature —

Major Information of the Deed

Deed No :	I-1606-00940/2022	Date of Registration	22/02/2022
Query No / Year	1606-2000535829/2022	Office where deed is registered	
Query Date	17/02/2022 10:14:48 PM	1606-2000535829/2022	
Applicant Name, Address & Other Details	A Bagchi S C Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7001449174, 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. 39,00,000/-	Rs. 1,63,06,185/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,15,329/- (Article:23)	Rs. 1,63,076/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

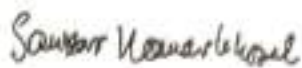
District: South 24-Parganas, P.St:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hari Nath Dey Road, Road Zone : (Raja Dinendra Street -- Canal West Rd) . , Premises No: 11, , Ward No: 028 Pin Code : 700009

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 12 Chatak 2 Sq Ft	38,00,000/-	1,57,89,811/-	Property is on Road Encumbered by Tenant,
Grand Total :					6.1921Dec	38,00,000 /-	157,89,811 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1,00,000/-	5,16,374/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1,00,000 /-	5,16,374 /-	

er Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sankar Kumar Ghosal (Presentant) Son of Late Baidya Nath Ghosal Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	22/02/2022	LTI 22/02/2022	22/02/2022	
Mankundu Station Road, City:- Not Specified, P.O:- Chandannagar, P.S:-Chandannagar, District:- Hooghly, West Bengal, India, PIN:- 712136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACxxxxxx9Q, Aadhaar No: 55xxxxxxxx7241, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Zayn Buildcom 31/1A, Dr. Suresh Sarkar Road, City:- Not Specified, P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Mohammed Wasim, (Alias Name: Mr Md Wasim) Son of Md Nasim Date of Execution - 22/02/2022, , Admitted by: Self, Date of Admission: 22/02/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Feb 22 2022 12:08PM	LTI 22/02/2022	22/02/2022	
31/1A, Dr. Suresh Sarkar Road, City:- Not Specified, P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx4B, Aadhaar No: 38xxxxxxxx7374 Status : Representative, Representative of : Zayn Buildcom (as Sole Proprietor)				

Identifier Details :

me	Photo	Finger Print	Signature
Mr Raju Sk son of Late Isha Sk Sealdah Court, City:- Not Specified, P.O:- Entally, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014			
	22/02/2022	22/02/2022	22/02/2022
Identifier Of Shri Sankar Kumar Ghosal, Mr Mohammed Wasim			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sankar Kumar Ghosal	Zayn Buildcom-6.19208 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Sankar Kumar Ghosal	Zayn Buildcom-1500.00000000 Sq Ft

On 18-02-2022

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 1.63,06,185/-

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 22-02-2022

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

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

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

Presented for registration at 12:01 hrs on 22-02-2022, at the Office of the A.D.S.R. SEALDAH by Shri Sankar Kumar Ghosal, Executant.

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

Execution is admitted on 22/02/2022 by Shri Sankar Kumar Ghosal, Son of Late Baidya Nath Ghosal, Mankundu Station Road, P.O. Chandannagar, Thana: Chandannagar, Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Service

Identified by Mr Raju Sk, . . Son of Late Isha Sk, Sealdah Court, P.O: Entally, Thana: Entaly, . South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 22-02-2022 by Mr Mohammed Wasim, . Mr Md Wasim Sole Proprietor, Zayn Buldcom (Sole Proprietorship), 31/1A, Dr. Suresh Sarkar Road, City:- Not Specified, P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Identified by Mr Raju Sk, . . Son of Late Isha Sk, Sealdah Court, P.O: Entally, Thana: Entaly, . South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,63,076/- (A(1) = Rs 1,63,062/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,63,076/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/02/2022 3:34PM with Govt. Ref. No: 192021220187878921 on 18-02-2022, Amount Rs: 1,63,076/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BNSCGY4 on 18-02-2022, Head of Account 0030-03-104-001 16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 8,15,329/- and Stamp Duty paid by Stamp Rs 100/-
Online = Rs 8,15,229/-
Description of Stamp
Stamp Type Impressed, Serial no 189996, Amount: Rs 100/-, Date of Purchase: 27/01/2022, Vendor name: A K
SAHA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/02/2022 3:34PM with Govt. Ref. No: 192021220187878921 on 18-02-2022, Amount Rs: 8,15,229/-,
Bank: State Bank of India (SBIN0000001), Ref. No IK0BNSCGY4 on 18-02-2022, Head of Account 0030-02-103-003-
02



Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 35757 to 35790
being No 160600940 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.03.02 15:39:22 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2022/03/02 03:39:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)