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01/08/2023  
Q-2001941126/2023

Certified that the document is submitted to  
 Registrar. The signature shown on the  
 document is the part of the document.

AP 205180  
 District Sub-Registrar  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 -1 AUG-2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 1<sup>st</sup> day of August, 2023 (TWO THOUSAND AND TWENTY THREE)

BETWEEN

J. G. ADVISORY LLP  
 Partner

Adams

No. 459 Date = 5 JUL 2023  
Name M. M. Mita Mandy  
Address

VENDOR : MAMATA J. IDDIN GAZI  
ALIPORE JUDGES COURT  
KOLKATA-700027

ADVOCATE  
ALIPORE JUDGES COURT  
KOL-27

Signature of Vendor



Ashim Maulice  
S/O H. Ashim Maulice  
Alipore judges' court  
KOL-27.  
Law Clerk.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
- 1 AUG 2023

M/s. J.G. ADVISORY LLP (PAN AALFJ6755A, LLP I No.AAF-5047), a Limited Liability Partnership firm, incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its Registered Office at 176B, Rashbehari Avenue, Gariahat, Post Office – Sarat Bose Road, Police Station-Gariahat, Kolkata 700029, represented by one of its Designated Partners, **SRI JAYANTA MAZUMDAR** (PAN CCCPM5612G – DIN NO.07569271, Mob No. 9836692453), son of Sri Jyotirmoy Mazumdar, residing at Apartment No. 207, Darpan Complex, 50A, Puma Das Road, Post Office – Sarat Bose Road, Police Station – Gariahat, Kolkata 700029, hereinafter referred to as **"THE VENDOR/ OWNER /PARTY OF THE FIRST PART"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-office, successors-in-interest, legal representatives, executors, administrators, and/or assigns) on the **ONE PART**

**AND**

**SRI AMIT LAMBA** (PAN-AAXPL3620Q, ADHAAR No. 5396 4561 2596, Mob. No.98310 25788), son of Late Baldev Singh Lamba, by faith –Hindu, by Occupation- Businessman, by Nationality- Indian, residing at 340 N.S.C. Bose Road, Naktala, Naktala Kolkata-700 047, West Bengal, hereinafter referred to and called as the **PURCHASER / PARTY OF THE SECOND PART** (which expression or term shall unless excluded by or repugnant to the context or subject deem to mean and include his legal heirs, legal representatives, executors, administrators, nominees and/or assigns) on the **OTHER PART**.

**WHEREAS:**

A. One Hiralal Chatterjee of 18, Kali Mohan Banerjee Lane, Bhowanipore, Calcutta was the sole and absolute owner of all that the piece or parcel of land measuring about 3 Cottahs together with a multi storied brick built residential building standing thereon lying situate at and being Premises no. 130/1/1, Bakul Bagan Road, Kolkata 700025 within the jurisdiction of the Calcutta Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas

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(hereinafter referred to as the said land along with other movable and immovable properties.

B. Eventually said Hiralal Chatterjee died Intestate on 7th April 1938 and subsequently the estate of said Hiralal Chatterjee including the said land was

partitioned amongst his legal heirs and successors vide a Partition Deed dated 6<sup>th</sup> December 1943 registered with the office of the District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 93 Pages 127 to 153 being No. 4961 for the year 1943, hereinafter referred to as the said Partition Deed.

C. In terms of the said Partition Deed the said land was partitioned and divided and demarcated in the following manner:

Premises No.	Area	Demarcated portion	Area
130/1/1 Bakul Bagan Road	3 Cottahs	Front portion	1 Cottah 1 Chittack
		Rear Portion	1 Cottah 12 Chittack
		Common passage	3 Chittack

D. By virtue of the said Partition Deed dated 6th December 1943, Gananath Chatterjee, son of late Hiralal Chatterjee became the sole and absolute owner of the said Rear Portion of the Premises No.130/1/1, Bakul Bagan Road, being All that the piece or parcel of land measuring 1 Cottah 12 Chittacks together with a multi storied brick built residential building standing thereon lying situate at and being and part of Premises no.130/1/1 Bakul Bagan Road,Kolkata 700025 within the jurisdiction of the Kolkata Municipal Corporation under Police Station Bhowanipore, 24 Parganas now South 24 Parganas.

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E. Eventually said Rear Portion of the Premises no.130/1/1 Bakul Bagan Road having an area of 1 Cottah 12 Chittacks together with the multi storied brick built residential buildings standing thereon together with the common passage measuring about 3 Chittacks was assessed and numbered as 130/1/1B, Bakul Bagan Road and 130/1/1C, Bakul Bagan Road having area of 12 Chittack and 1 Cottah respectively in the books and records of the Calcutta Municipal Corporation.

F. Thus, said Gananath Chatterjee became the sole and absolute owner of All that the piece or parcel of land measuring about 1 Cottah together with a four storied brick built residential building standing thereon, having built up area measuring about 2000 sq. ft. (500 sq. ft. on each floor) lying situate at and being Premises no. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025, TOGETHER WITH a 3 feet wide and 45 feet long private passage altogether measuring about 3 Chittack on the southern side of the property, which leads to the western side connecting the Premises no. 130/1/1C Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani with the main Road share in common only with the Premises No. 130/1/1B, Bakul Bagan Road, now known as 30/1/1B, Bakul Bagan Road, Kolkata 700025 having land measuring about 12 Chitack together with a residential building standing thereon and brother of said Gananath Chatterjee, Sambhunath Chatterjee by virtue of the said partition became owner of the Premises No. 130/1/1A, Bakul Bagan Road, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025, having land measuring about 1 Cottah 1 chittack together with a brick built residential building standing thereon which is hereinafter referred to as the said Property – Three and more fully described in the Part III of the Schedule hereinafter written.

G. While exclusively seized and possessed of and/or otherwise well and sufficiently entitled to, said Gananath Chatterjee by a Deed of Trust dated 5<sup>th</sup>December 1978 registered with the office of the Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 212, Pages 58 to 66, being no. 5574 for the year 1978, settle the said Property in favour of a Trust created by him appointing himself, his wife Benu Chatterjee, his only son, Pradip Chatterjee and his only

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daughter, Tapasi Chatterjee as the Trustees of the said Trust with the terms and conditions fully mentioned therein hereinafter referred to as the said Deed of Trust.

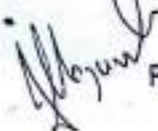
H. While being the trustee of the above mentioned Trust said Gananath Chatterjee died intestate on 30.03.1989 leaving behind him surviving his wife said Benu Chatterjee, his only son, Pradip Chatterjee and only daughter Tapasi Chatterjee as his only legal heirs and successors to his estate.

I. Subsequently while being the trustee of the above mentioned Trust said Benu Chatterjee died intestate on 15.06.2010 leaving behind her surviving her only son Pradip Chatterjee and her only daughter, Tapasi Chatterjee as her only legal heirs and successors to her estate.

J. Simultaneously with the death of the said trustee, Benu Chatterjee, the said Trust got dissolved and ceased to exist as per the terms of the said Deed of Trust and further as per the terms of the said Deed of Trust, said Tapasi Chatterjee became the sole and absolute owner of the said Property at premises No. 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025 and said Pradip Chatterjee became absolute owner of 130/1/1B, Raj Sekhar Bose Sarani, Kolkata 700025 and thus being absolutely seized and possessed of the same mutated their name in the books and records of the Kolkata Municipal Corporation and paying taxes regularly.

K. Said Tapasi Chatterjee being in possession of the said Property 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025, and having a good marketable title therein free from all encumbrances and liabilities whatsoever, without any disturbance obstruction claim or objection whatsoever from any person or persons, and being in urgent need of money, offered to sell transfer convey assign and assure the said Property to the Party of the First Part as the Purchaser and relying on the representations of said Tapasi Chatterjee, the Party of the First Part / the Vendor herein agreed to purchase and acquire the same absolutely and forever free from all encumbrances mortgages charges liens lispensens cases vesting attachments trust uses debutters tenancies leases occupancy rights restrictions restrictive covenants acquisitions requisitions alignments claims demands and liabilities whatsoever or

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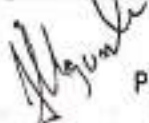


As aforesaid, said Gananath Chatterjee created a registered Deed of Trust dated 5th December 1978 and upon his demise as well as after demise of the then Trustee thereof, namely Benu Chatterjee, the Trust having got dissolved, the right title and interest in respect of the said Property- One devolved upon his then surviving legal heirs, said Tapashi Chatterjee and Pradip Chatterjee in terms of the Trust Deed, became the sole and absolute owner in respect of the said Property – Two.

N. Said Pradip Chatterjee being in urgent need of money and having offered to dispose off the said Property-Two to intending purchaser and the Vendor herein as the Purchaser having offered to purchase as such for valuable consideration, he sold conveyed and transferred all his right title and interest in respect of the said Property – Two, as set out in the Part II of the Schedule hereinafter contained unto and in favour of the Party of the First Part /Vendor herein as the Purchaser by dint of a registered Deed of Sale dated 28th September 2022. The said Deed of Conveyance was registered in the office of District Sub Registrar II, at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2022 Pages from 581667 to 581697 Being No. 160215960 for the year 2022.

O. Similarly, by virtue of the said Partition Deed dated 6<sup>th</sup> December, 1943, Sambhunath Chatterjee, son of late Hiralal Chatterjee became the sole and absolute owner of the said Front Portion of the Premises no. 130/1/1, Bakul Bagan Road being All that the piece or parcel of land measuring about 1 Cottah 1 Chittack however physically measuring about 1 Cottah 2 Chittack more or less together with a dilapidated Four storied brick built residential building standing thereon having a built up area measuring about 2000 sq. ft. (500 sq. ft. on each floor), lying situate at and being Premises no. 130/1/1A, Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025, within the jurisdiction of the Kolkata Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas, AND together with the common passage measuring 3 Chittacks and 45 sq.ft. long private passage altogether measuring 3 Chittacks on the southern side of the property, which leads to the western side and connected with

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Bakul Bagan Road, now known as Raj Sekhar Bose Sarani and share in common only with Premises No. 130/1/1B, Bakul Bagan Road, now 130/1/1BRaj Sekhar Bose Sarani, Kolkata 700025 and Premises No. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025 and assessed and numbered as 130/1/1A, Bakul Bagan Road, now 130/1/1A, Raj Sekhar Bose Sarani, in the records and books of the Kolkata Municipal Corporation, Ward No. 72, being Assessee No. 11-072-34-0128-8. The aforesaid property is hereinafter referred to as the said Property – Three and more fully and particularly described in the Part III of the Schedule hereunder written.

P. Said Sambhunath Chatterjee died on 02.10.1981 leaving behind him surviving his wife, Sati Rani Chatterjee, one son, Subir Chatterjee and one daughter, Bandana Mukherjee, as his only legal heirs and successors to this estate. Said Sati Rani Chatterjee being jointly seized and possessed of the said Property-Three, having one-third undivided share therein transferred her said undivided share unto and in favour of her daughter, Bandana Mukherjee by dint of a Gift Deed dated 25.05.1984 registered in the office of District Sub Registrar, Alipore and recorded in Book No. I, Volume No. 33, Pages 230 to 235 being No. 6831 for the year 1984.

Thereafter, by virtue of a Partition Deed dated 6th June, 1986 executed between the then joint owners of the said Property – Three namely Subir Chatterjee and Bandana Mukherjee registered in the office of Additional District Sub Registrar, Alipore and recorded in Book No. I, Volume no. 22, Pages 359 to 370 being no. 1589 for the year 1986, said Bandana Mukherjee became the sole and absolute owner of the said Property – Three for the consideration and on the terms and conditions mentioned therein. Thus, by virtue of the above referred Gift Deed dated 25.05.1984 and the said Partition Deed dated 06.06.1986, said Bandana Mukherjee became the sole and absolute owner of the said Property – Three .

Q. Said Bandana Mukherjee having become the sole and absolute owner in respect of the said Property – Three and seized and possessed of and/or otherwise well and sufficiently entitled thereto as well as being in possession thereof without

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any disturbance obstruction claim or objection whatsoever from any person or persons and expressed her intention to sell and transfer the same for value being in urgent need of money, sold conveyed and transferred the same unto and in favour of the Party of the First Part, being the vendor herein as the Purchaser therein for valuable consideration by a registered Deed of Conveyance dated 28th September 2022, registered before the office of the District Sub Registrar II, Alipore, 24 Parganas South being recorded in Book No. I, Volume No.1602-2022 Pages-521 793 to 521826 Deed No. 160213972 for the year 2022 and on the terms and conditions as stipulated therein.

R. In the manner aforesaid, the Vendor herein became the sole and absolute owner in respect of three properties being said Property – One, Property - Two and Property – Three as set out in the Part I, II and III respectively in the First Schedule hereinafter contained, and the said three tenements are amalgamated into one tenement and collectively hereinafter called and referred as the said Entire Property which is morefully mentioned in the second schedule hereunder .

S. After amalgamation as mentioned above, the said entire land with structure became into a single premises being No. 130/1/1A, Raj Sekhar Bose Sarani and also obtained a single KMC Assessee No. being 110723401288 and the Vendor herein upon application and payment of the of the requisite fees obtained a sanction plan being Building Plan No. 20203080030 dated 22.06.2023 which is valid up to 21.06.2028. After obtaining the said sanction plan, the Vendor demolished major portion of the structure standing thereon and at present there is only ab0out 200 sq. feet structure standing thereon

T. The Vendor herein have resolved by a board resolution dated 4.4.2023 that the vendor will sell the said property for valuable consideration to an intending buyer and the Purchaser herein having pronounced his intention to dispose off the all the properties together by way of sale and transfer to intending purchasers for value, the Party of the Second Part as the purchaser offered to purchase the same as such. A

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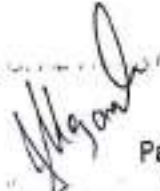
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signed copy of the extract of the Board resolution of the meeting dated 4.4.23 is annexed with this deed.

U. Upon mutual discussion and negotiation the vendor herein as the owner agreed to sell and the Party of the Second Part as the Purchaser agreed to purchase all that the said Entire Property set out in the Second Schedule hereunder being 130/1/1A Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025 at or for a consideration of Rs. 2,60,00,000/- (Rupees Two Crore Sixty Lakhs only) on the terms and conditions as hereinafter contained. **THE VENDOR HEREIN HAS REPRESENTED** during the aforesaid discussion and negotiation between them and the Purchaser herein :-

- (a) That the Vendor to these presents is the sole absolute owner having absolute authority in respect of the said Entire Property and have good marketable title in respect thereof and the same is also free from all encumbrances whatsoever,
- (b) That the Vendor herein is fully and lawfully entitled to cause the intended sale and transfer of their rights and interests in respect of the said Entire Property in favour of the Party of the Second Part herein.
- (c) That there is no outstanding or any payment and/or outgoings and/or maintenance due and payable in respect of the said Entire Property to the competent authorities or otherwise; and such payments if any shall be the sole liability and responsibility of the Vendor for being settled in finality by them.
- (d) That no consideration of any nature will be sought for by the Vendor and/or by any person/s claiming through under or in trust for them other than the agreed consideration money relating to the execution of these presents and that such consideration money if any shall otherwise be the responsibility and liability of the Vendor and it shall be the Vendor's liability and responsibility to ensure conclusion of the sale and transfer lawfully and effectually in favour of the Purchaser herein subject only to payment of the agreed consideration money in terms hereof and under these presents.

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- (e) That there is no impediment on the part of the Vendor to enter into, execute and register these presents nor are they prevented in any manner whatsoever from executing and registering these presents for giving effect to sale and transfer of the said Entire Property and/or in obtaining necessary Clearance Certificate from any statutory authorities or otherwise, if required under the law for the time being in force.
- (f) That the Vendor has not entered into any or other or further agreement of any nature with any third party or entities in respect of the said Entire Property save these presents with the Purchaser herein nor have they created or caused encumbrances, embargo or liabilities in respect thereof.
- (g) That the Vendor has not received any sort of notice of acquisition or requisition or attachment or prohibitory order of whatsoever nature or kind in respect of the said Entire Property;
- (h) That the responsibility and liability in respect of all rates and taxes and/or other or further outgoings, including maintenance or other service charges in respect of the said Entire Property and/or the said Premises/Building as the case may be and/or any such or other lawful proportionate liability due and payable to the statutory authorities, up to and including the date of handing over vacant peaceful and khas possession or execution and registration of these presents (which ever is later) in respect thereof shall be the liability of the Vendor and/or shall be to their liability and responsibility and to their account and in no way the Party of the Second Part being the Purchaser herein, shall be liable nor he shall be held liable or responsible in any manner whatsoever and that the responsibility and liability for the period subsequent to such date shall lie with the Purchaser herein.
- (i) That the Party of the First Part has already handed over copies of the necessary Documents and Papers to the Party of the Second Part herein in respect of the said Entire Property including Building Plan, Corporation Tax Receipt.
- (j) That upon believing such representation made by the Vendor, the Party of the Second Part is entering into these presents as Purchaser and the Vendor keeps the

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Purchaser indemnified against any loss due to any defect in title of the Vendor in the said property and also undertakes to execute further deed to remove any curable defect in the title of the purchaser herein.

T. The Party of the First Part is otherwise at the outset satisfied with regard to the title and status of the said Entire Property and the right title and interest of the Vendor / owner herein and has perused all relevant documents including copies of the deeds and sanctioned plan and the building standing in respect of the aforesaid Premises and the particulars of the liabilities and obligations attached thereto as mentioned hereinafter.

**V. NOW THIS INDENTURE WITNESSETH that:**

- I. In pursuance of the aforesaid understanding and/or agreement by and between the Vendor/Owner and Purchaser herein and in consideration of the sum of Rs. 2,60,00,000/- (Rupees Two Crore Sixty Lakhs only) paid by the Purchaser to the Vendor being the agreed consideration money in full and final settlement of the agreed consideration money on or before the execution and registration of these presents (the receipt whereof the Vendor doth hereby and by the receipt and/or Memo of Consideration hereunder written admit and acknowledge and of and from payment of the same and every part thereof doth hereby acquit, release and forever discharge the said Entire Property and the Purchaser herein) and the Vendor doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchasers the said premises being **ALL THAT** the piece or parcel of land measuring about 3 Cottah 00 Chittack 00 Sq.ft. more or less together with an old and dilapidated structure measuring about 200 sq.feet standing thereon lying situate at and being Premises no. 130/1/1A Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025 morefully mentioned in the Second Schedule hereinafter written being called and referred as said Entire Property free from all encumbrances, charges, liens, lis pendens, mortgages, trusts, attachments, acquisition, requisition of any nature

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whatsoever together with proportionate share or interests in the land beneath the said building and/or said premise together with all rights and interest in respect of all common parts, portions areas, amenities, installations and facilities comprised in the said Premises and/or the Building together with all yards, court-yards areas sewers drains water, water courses lights rights liberties easements privileges appendages and appurtenances to the said Entire Property belonging or in any wise appertaining to the said Entire Property or any part thereof usually held used occupied or enjoyed or reputed to belong or appurtenant thereto free from all encumbrances, charges, liens, lis pendens, mortgages, trusts, attachments of any nature whatsoever together with all rights easements and quasi-easements appurtenant thereto **AND TOGETHER WITH** all the estate right title interest claim and demand whatsoever of the Vendor into and upon the said Entire Property or any part thereof together with **ALL** the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Entire Property and all other rights and properties herein comprised and hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be and every part thereof **TOGETHER WITH** all easements or quasi easements and other enjoyment of the said Entire Property **TO ENTER UPON AND TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the said Entire Property **AND TO ENTER UPON AND TO HAVE AND TO HOLD OWN POSSESS AND ENJOY** the said Entire Property and all other properties and rights hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be and every part thereof unto and to the use of the Purchasers herein absolutely and forever **FREE FROM ALL ENCUMBRANCES**, charges, liens, lis pendens or any dispute suits actions, acquisition or requisition, proceedings **WHATSOEVER** absolutely and forever **TOGETHER WITH** the ancient or other rights, lights, liberties, privileges, easements and appurtenances whatsoever to the said Entire Property belonging or in any way appertaining

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or usually held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto

**II. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-**

a) That the interest which the Vendor hereby profess to transfer subsists and they have good right full power and absolute authority to sell, grant, transfer, assign and assure unto the Purchaser, his heirs, executors, administrators, legal representatives and assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of the said Entire Property free from all encumbrances, attachments or defects in title whatsoever the said Entire Property and undivided proportionate share or interest in the said land underneath the said Building and in respect of common parts, portions, areas, installations and equipments, and amenities and facilities comprised in the said Entire Property in the manner aforesaid.

b) That it shall be lawful for the Purchaser to enter into and to hold, enjoy and occupy the said Entire Property and every part thereof and receive the rents issues and profits thereof and have the right to transfer, sell, lease, gift will or mortgage, etc., without any interruption, disturbance, claims or demand whatsoever from or by the Vendor or any person or persons having or lawfully or equitably claiming through under or in trust for the Vendor any estate right title or interest whatsoever in the same and free and cleared from and against all manner or charges trust liens lispensens attachments and encumbrances whatsoever

c) Further that the Vendor, their successors-in-office, their administrators, executors, and legal representatives shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs, executors, administrators, legal representatives

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and assigns against all loss, damages, costs, charges and expenses or any breach of the covenants herein contained.

d) The Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the costs of the Vendor make do acknowledge execute and perfected and all such further acts deeds matters and things whatsoever produce or caused to be produced to the Purchaser or to his Advocate or Agent or at any time of hearing commission, examination or otherwise as occasion shall require the deeds and documents as well be available with the Vendor for the purpose of showing the Purchaser's title to the said Entire Property and the user of common areas and privileges and facilities hereby sold granted transferred assigned conveyed or expressed or intended so to be and every part thereof and also at the like request and costs deliver or cause to be delivered to the Purchaser such attested or other copies or extracts from the said documents of title for further better and more perfectly assuring the said Entire Property together with the rights hereby sold, granted, transferred, conveyed, assigned and assured unto the Purchaser in the manner aforesaid according to the true intent and meaning of these presents as shall or as may be required and in the meantime unless prevented by fire or other unavoidable accident or acts of God, keep the said deeds and documents safe unobliterated and un-cancelled.

#### FIRST SCHEDULE AS ABOVE REFERRED TO

#### PART I

ALL THAT the piece or parcel of land measuring about 1 Cottah however physically measuring about 1 Cottah 1 Chittacks together with a four storied brick built residential building standing thereon, having built up area measuring about 2000 sq. ft. (500 sq. ft. on each floor) lying situate at and being Premises no. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025, TOGETHER WITH a 3 feet wide and 45 feet long private passage altogether measuring about 3 Chittack on the southern side of the property, which leads to the western side connecting the Premises no. 130/1/1C Bakul Bagan Road, now known

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as 30/1/1C, Raj Sekhar Bose Sarani with the Main Road share in common only with the Premises No. 130/1/1B, Bakul Bagan Road, now known as 30/1/1B, Bakul Bagan Road, Kolkata 700025 and Premises No. 130/1/1A, Bakul Bagan Road, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025, having Assessee No.11-072-34-0130-6 within the limits of Ward No. 72 of the Kolkata Municipal Corporation Police Station – Bhowanipore, 24 Parganas, now South 24 Parganas

## PART II

**ALL THAT** the piece or parcel of land measuring about 12 Chittacks however physically measuring about 13 chittacks more or less together with a four storied brick built residential building with cemented floor standing thereon, measuring about 1500 sq. ft. (375 sq. ft. on each floor) lying situate at and being Premises no. 130/1/1B, Bakul Bagan Road, now known as 130/1/1B, Raj Sekhar Bose Sarani, Kolkata 700 025 having Assessee No. 11-072-34-0129-0 within the limits of Ward No. 72 of the Kolkata Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas, TOGETHER WITH a 3 feet and 45 feet long private passage altogether measuring about 3 Chittacks on the southern side of the Property, which leads to the western side connecting the Premises No. 130/1/1B Bakul Bagan Road, now known as 130/1/1B Raj Sekhar Bose Sarani, with Bakul Bagan Road now known as Raj Sekhar Bose Sarani, shared in common only with Premises no. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700 025, and Premises no. 130/1/1A, Bakul Bagan Road, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata - 700 025,

## PART III

**ALL THAT** the piece or parcel of land measuring about 1 Cottah 1 Chittack however physically measuring about 1 Cottah 2 Chittack more or less together with a dilapidated Four storied brick built residential building standing thereon having a built up area measuring about 2000 sq. ft. (500 sq. ft. on each floor), lying situate at and

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Partner

*Adams*

being Premises no. 130/1/1A Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025, within the jurisdiction of the Kolkata Municipal Corporation under Police Station – Bhowanipore, 24 Parganas now South 24 Parganas, AND together with the common passage measuring 3 Chittacks and 45 sq.ft. long private passage altogether measuring 3 Chittacks on the southern side of the property, which leads to the western side and connected with Bakul Bagan Road, now known as Raj Sekhar Bose Sarani and share in common only with Premises No. 130/1/1B, Bakul Bagan Road, now 130/1/1B Raj Sekhar Bose Sarani, Kolkata 700025 and Premises No. 130/1/1C, Bakul Bagan Road, now known as 130/1/1C, Raj Sekhar Bose Sarani, Kolkata 700025 and assessed and numbered as 130/1/1A, Bakul Bagan Road, now 130/1/1A, Raj Sekhar Bose Sarani, in the records and books of the Kolkata Municipal Corporation, Ward No. 72, being Assessee No. 11-072-34-0128-8

**SECOND SCHEDULE AS ABOVE REFERRED TO**

**(Entire property sold hereby)**

ALL THAT the piece or parcel of land measuring about 3 Cottah 00 Chittack 00 Sq.ft. at Premises no. 130/1/1A Bakul Bagan Road, Kolkata 700025, now known as 130/1/1A, Raj Sekhar Bose Sarani, Kolkata 700025 together with an old and dilapidated structure standing thereon measuring about 200 sq. feet., bearing KMC Assessee No. being 110723401288 within Police Station:- Bhowanipore Ward No 72 of the KMC, District South 24 Parganas, ADSD<sup>ALIPORE</sup> butted and bounded as follows:

On the North –By premises No.130/1, Raj Sekhar Bose Sarani ,

On the East –Partly By premises No.130/2, Raj Sekhar Bose Sarani and Partly By premises No.2A, Raj Sekhar Bose Sarani

On the South –By premises No.1, Raj Sekhar Bose Sarani ,

On the West –By 12.192m (40 feet ) wide K.M.C.Road,

  
Partner



A map showing the said entire property sold hereby with red verge is annexed herewith.

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 EXECUTED SEALED AND  
DELIVERED BY THE WITHIN  
NAMED PARTIES HEREIN**

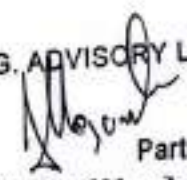
In presence of :


WITNESS:

1. SANJAY Singh  
549 Block N,  
New Alipore Cal. 53  
9874789111  
Sanjay Singh

2. JYOTIRMOY HAZUMDAR  
DI- BISHAKA, NBE LACHAZ  
98 RAIDANGA ROAD.  
KOLKATA - 700017  
Jyotirmoy Hazumdar

J. G. ADVISORY LLP

  
Partner  
Signature of Vendor/Owner

  
Signature of Purchaser

SITE PLAN AT PREMISES NO.

# 130/1/1A, RAJ SEKHAR BOSE SARANI,

WARD NO.- 72, BOROUGH NO - VIII, P.S. - BHAWANIPUR, KOLKATA- 700 025.  
LAND AREA (AS PER DEED & PHYSICAL) = 3 K. - 0 CH. - 0 SFT. = 200.668 SQM.  
SHOWN IN RED.



SCALE 1:100

PARTLY II & III  
130/2, RAJ SEKHAR  
BOSE SARANI

G+III  
2A, RAJ SEKHAR  
BOSE SARANI

10966

G+IV  
130/1, RAJ SEKHAR  
BOSE SARANI

16373

PRE NO -  
130/1/1A, RAJ SEKHAR BOSE SARANI  
LAND AREA :-  
3K - 0CH - 0SFT = 200.668 SQM

19755

G+V  
1, RAJ SEKHAR  
BOSE SARANI

SIG. OF VENDEE

3875

2260

5147

12.192 M ( 40'-0" ) WIDE K.M.C. ROAD

*Nikhil Mistri*  
NIKHIL MISTRI  
Licence Building Surveyor  
LBS No - 1190/11












SIG. OF L.B.S.

J. G. ADVISORY LLP

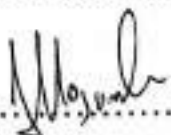
*Mojun*  
Partner

SIG. OF VENDOR












Thumb      First Finger      Middle Finger      Ring Finger      Small Finger

<b>PHOTO</b> 	<b>Left Hand</b>					
	<b>Right Hand</b>					

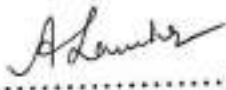
Name: JAYANTA MAZUMDAR

Signature: 

Thumb      First Finger      Middle Finger      Ring Finger      Small Finger

<b>PHOTO</b> 	<b>Left Hand</b>					
	<b>Right Hand</b>					

Name: AMIT LAMBA

Signature: 

Thumb      First Finger      Middle Finger      Ring Finger      Small Finger

<b>PHOTO</b>	<b>Left Hand</b>					
	<b>Right Hand</b>					



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



192023240149836878

GRN Details

GRN:	192023240149836878	Payment Mode:	SBI Epay
GRN Date:	31/07/2023 15:06:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2173029352433	BRN Date:	31/07/2023 15:08:20
Gateway Ref ID:	232127407031	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	310720232014983685	Payment Init. Date:	31/07/2023 15:06:27
Payment Status:	Successful	Payment Ref. No:	2001941126/9/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr AMIT LAMBA
Address:	340 N S C BOSE ROAD KOLKATA-700047
Mobile:	9831025788
Email:	lamba41@hotmail.com
Period From (dd/mm/yyyy):	31/07/2023
Period To (dd/mm/yyyy):	31/07/2023
Payment Ref ID:	2001941126/9/2023
Dept Ref ID/DRN:	2001941126/9/2023

Payment Details

Sl.No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001941126/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	1299920
2	2001941126/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	260014
			<b>Total</b>	<b>1559934</b>

IN WORDS: FIFTEEN LAKH FIFTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.





**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No / Year	2001941126/2023	Office where deed will be registered
Query Date	30/07/2023 3:41:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL. PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm	
Transaction	[0101] Sale, Sale Document	Additional Transaction [4308] Agreement [No of Agreement : 2]
Set Forth value	Rs. 2,60,00,000/-	Market Value
Total Stamp Duty Payable(SD)	Rs. 13,00,020/- (Article:23)	Total Registration Fee Payable
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 2,60,014/- (Article:A(1), E)
Remarks		Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 100/-

**Land Details :**

District: South 24-Parganas, Thana: Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakul Bagan Road, Premises No: 130/1/1A, Ward No: 270, Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	2,50,00,000/-	2,50,00,000/-	Property is on Road
<b>Grand Total :</b>				4.95Dec	250,00,000 /-	250,00,000 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	10,00,000 /-	10,00,000 /-	



gan

**J. G. ADVISORY LLP**

176-B, Rash Behari Avenue, Kolkata – 700 029.

Phone : (033) 3550 4108 ;

E-mail : [connect@onejg.in](mailto:connect@onejg.in)

EXTRACT OF THE MINUTES OF THE MEETING OF THE DESIGNATED PARTNERS OF J.G. ADVISORY LLP HELD AT THE REGISTERED OFFICE OF THE LLP AT 176-B, RASH BEHARI AVENUE, KOLKATA - 700029 ON TUESDAY THE 4<sup>TH</sup> DAY OF APRIL, 2023

AUTHORISATION

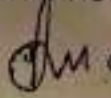
The Designated Partners considered and passed the following resolution unanimously :-

**"RESOLVED THAT** the Company will sell its property at 130/1/1A, Bokul Bagan Road, Kolkata - 700 025 for valuable consideration to any intending Purchaser."

**"FURTHER RESOLVED THAT** Shri Jayanta Mazumdar, Designated Partner of the LLP be and is hereby authorized to take all legal steps as necessary and deemed needful in connection with sale of property at 130/1/1A, Bokul Bagan Road, Kolkata - 700025 for and on behalf of the LLP with full power to sale the said property, to do all the acts, deeds, matters and things, depose, place evidence and also to execute the sale deed, draft, authenticate all the papers, documents, affidavits, vokatatnamas, applications etc. as meant for the said purpose with the power to appoint and take assistance of the services of consultants, solicitors or any other individuals as felt meaningful for the purpose."

**CERTIFIED TO BE TRUE COPY**

J. G. ADVISORY LLP

  
Partner

J. G. ADVISORY LLP

  
Partner



**Transfer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	J G ADVISORY LLP ( Partnership Firm ) 176B, RASHBEHARI AVENUE, GARIAHAT, City:- , P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24- Parganas, West Bengal, India, PIN:- 700029 PAN No. AAxxxxxx5A, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr AMIT LAMBA Son of Late BALDEV SINGH LAMBA,340, N.S.C BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AAxxxxxx0Q, Aadhaar No.: 53xxxxxxxx2596,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr JAYANTA MAZUMDAR Son of Mr JYOTIRMOY MAZUMDAR,APARTMENT NO-207, DARPAN COMPLEX, 50A, PURNA DAS ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CCxxxxxx2G ,Aadhaar No Not Provided by UIDAI	J G ADVISORY LLP (as PARTNER)

**Identifier Details :**

SI No	Name & address
1	Mr ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr JAYANTA MAZUMDAR, Mr AMIT LAMBA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	J G ADVISORY LLP	Mr AMIT LAMBA-4.95 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	J G ADVISORY LLP	Mr AMIT LAMBA-200 Sq Ft



Owner and Land or Building Details as received from KMC :				
Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
1	Assessment No. : 110723401288 Premises No. : 130/1/1A Ward No. : 072 Street Name : RAJ SEKHAR BOSE SARANI	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : M/S J.G. ADVISORY LLP Owner Address : 176 B, RASH BEHARI AVENUE, , P.S. GARIAHAT, KOLKATA-29 Pin No. : 700029	Character of Premises: Constructed Building Total Area of Land: 3 Cottah.

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 29-08-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 29-08-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



### Major Information of the Deed

Deed No :	I-1604-09518/2023	Date of Registration	01/08/2023
Query No / Year	1604-2001941126/2023	Office where deed is registered	
Query Date	30/07/2023 3:41:51 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status : Solicitor firm		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Set Forth value	Rs. 2,60,00,000/-	Market Value	Rs. 2,60,00,000/-
Stampduty Paid(SD)	Rs. 13,00,020/- (Article:23)	Registration Fee Paid	Rs. 2,60,046/- (Article:A(1), E)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakul Bagan Road, , Premises No: 130/1/1A, , Ward No: 270 Pin Code : 700025

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	2,50,00,000/-	2,50,00,000/-	Property is on Road
<b>Grand Total :</b>				<b>4.95Dec</b>	<b>250,00,000 /-</b>	<b>250,00,000 /-</b>	




#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>10,00,000 /-</b>	<b>10,00,000 /-</b>	



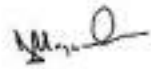
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>J G ADVISORY LLP</b> 176B, RASHBEHARI AVENUE, GARIAHAT, City:- , P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AAxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr AMIT LAMBA</b> Son of Late BALDEV SINGH LAMBA Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Office	 01/08/2023	 LTI 01/08/2023	 01/08/2023
Son of Late BALDEV SINGH LAMBA 340, N.S.C BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx0Q, Aadhaar No: 53xxxxxxxx2596, Status :Individual, Executed by: Self, Date of Execution: 01/08/2023 , Admitted by: Self, Date of Admission: 01/08/2023 ,Place : Office				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr JAYANTA MAZUMDAR (Presentant)</b> Son of Mr JYOTIRMOY MAZUMDAR Date of Execution - 01/08/2023, , Admitted by: Self, Date of Admission: 01/08/2023, Place of Admission of Execution: Office	 Aug 1 2023 12:33PM	 LTI 01/08/2023	 01/08/2023
APARTMENT NO-207, DARPAN COMPLEX, 50A, PURNA DAS ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : J G ADVISORY LLP (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANIRBAN MOULICK</b> Son of Late ASHIM MOULICK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District-South 24- Parganas, West Bengal, India, PIN:- 700027			
	01/08/2023	01/08/2023	01/08/2023

Identifier Of Mr JAYANTA MAZUMDAR, Mr AMIT LAMBA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	J G ADVISORY LLP	Mr AMIT LAMBA-4.95 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	J G ADVISORY LLP	Mr AMIT LAMBA-200.00000000 Sq Ft

On 01-08-2023

**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 12:27 hrs on 01-08-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr JAYANTA MAZUMDAR .

**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 2,60,00,000/-

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

Execution is admitted on 01/08/2023 by Mr AMIT LAMBA, Son of Late BALDEV SINGH LAMBA, 340, N.S.C BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr ANIRBAN MOULICK, , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-08-2023 by Mr JAYANTA MAZUMDAR, PARTNER, J G ADVISORY LLP (Partnership Firm), 176B, RASHBEHARI AVENUE, GARIAHAT, City:- , P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24 Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr ANIRBAN MOULICK, , Son of Late ASHIM MOULICK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,60,046.00/- ( A(1) = Rs 2,60,000.00/- .E = Rs 14.00/- .H = Rs 28.00/- .M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2023 3:08PM with Govt. Ref. No: 192023240149836878 on 31-07-2023, Amount Rs: 2,60,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 2173029352433 on 31-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,00,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 12,99,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 459, Amount: Rs.100.00/-, Date of Purchase: 05/07/2023, Vendor name: Mamtajuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/07/2023 3:08PM with Govt. Ref. No: 192023240149836878 on 31-07-2023, Amount Rs: 12,99,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 2173029352433 on 31-07-2023, Head of Account 0030-02-103-003-02



Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 295554 to 295585  
being No 160409518 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.08.01 12:57:48 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2023/08/01 12:57:48 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)