



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

9-246112/15 C 243555
म.दि 25/2/7831

C 243555

Certified that the Document is admitted to
Registration and
endorsement and
are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata

12.6.15

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 12th day of
June, 2015 (Two Thousand Fifteen)

BETWEEN

(1) ARUNAVA BHATTACHARJEE (PAN: AEIPB7392A) son of Late
Makhanlal Bhattacharjee, by faith Hindu, by occupation

Business, by Nationality - Indian, of 101, Baithkhana Road, Kolkata- 700 009 at present residing at 190/1, C.I.T. Scheme VII M(VIP Road), P.O. & P.S. Ultadanga, Kolkata-700067, and
(2) RABINDRA NATH BHATTACHARJEE (PAN : CDSPB3595A) son of Late Makhanlal Bhattacharjee, by faith Hindu, by occupation Business, by Nationality- Indian, of "Kalia Niwas" Barrackpore, Dist. North 24- Parganas at present residing at 190/1, C.I.T. Scheme VII M(VIP Road), P.O. & P.S. : Ultadanga, Kolkata-700067, hereinafter jointly called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context, be deemed to mean and include their and each of their respective legal heirs, executors, administrators, successors, representatives and assigns) of the **ONE PART ;**

AND

PLINTH ROOF REALTORS LLP. (PAN: AARFP1736H), a limited liability Partnership firm incorporated under the provisions of Limited Liability Partnership Act, 2008 and registered with MCA having LLPIN : AAD-8712 and having its registered office at 25A, Camac Street, Room 408A, Kolkata-700 017 duly represented by its Partner, **MR. YASH SARAOGI** (PAN: AKZPS8971R) Son of Jugal Kishore Saraogi, by faith Hindu, by occupation Business, residing at 67, Ezra Street, Ward no. 44,

P.O. : GPO, P.S.: Hare Street, Kolkata-700001, in terms of the resolution passed in a meeting of the partners of the LLP firm dated 29/05/2015 forming part of this Indenture, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context, be deemed to mean and include its administrators, successors-in-interest, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by a registered Indenture of conveyance dated 16th February, 1944 made between Corporation of Calcutta therein described as the 'Corporation' and one Prithwis Chandra Biswas son of Late Nemai Chandra Biswas, the said Prithwis Chandra Biswas therein mentioned as the purchaser, purchased from the Corporation of Calcutta ALL THAT piece and parcel of land measuring 5 Cottah 4 Chittaks 35 Square feet comprised in Holding No. 5, Grand Division-1, Sub-Division-17, Panchannagram being the premises no. 26, Birpara (or Beerpara) Lane, Calcutta within the jurisdiction of P.S..Chitpur, Sub-Registry office- Sealdah and registered in the office of the Sub-Registrar, Sealdah, recorded in Book No. I, Volume No. 26, Pages 156 to 159, Being no. 675 for the year 1944 at a valuable consideration mentioned therein;

Handwritten signature

AND WHEREAS by another registered Indenture of Conveyance dated 16th February, 1944 made between Corporation of Calcutta therein described as the 'Corporation' of one Part and the said Prithwis Chandra Biswas therein mentioned as the purchaser, purchased from the Corporation of Calcutta ALL THAT piece and parcel of land measuring 4 Cottah 15 Chittaks 32 Sq.ft. being Holding No. 4 & 5, Grand Division : 1, Sub-Division- 17, Panchannagram within the P.S. Chitpur, Sub-Registry- Sealdah in the District of 24- Parganas, being the premises No. 27, Birpara (or Beerpara) Lane, Calcutta, registered in the office of Sub-Registrar Sealdah, recorded in Book No. I, Volume- 25, Pages 117 to 120, Being No. 674 for the year 1944 at a valuable consideration mentioned therein;

AND WHEREAS the said Prithwis Chandra Biswas sold the entire property being premises No. 26, Beerpara Lane, Calcutta (formerly 26 & 27, Beerpara Lane) having a total land area of 10 Cottahs 4 Chittaks 22 sq.ft. being holding No. 5, Sub-Division- 17, Panchannagram, P.S. Chitpore by two plots as Lot 'A' and LOT "B" by virtue of two separate registered Deed of Sale ' LOT 'A' measuring 5 Cottah 10 Chittaks 30 sq.ft. land more or less to one Makhan Lal Bhattacharjee son of Kali

Kanta Bhattacharjee by virtue of a registered Deed of Sale dated 07/12/1965, registered in the office of Registrar of Assurances, Calcutta, recorded in Book No. I, Volume No. 203, Pages 230 to 238, Being No. 7178, for the year 1965 at a valuable consideration mentioned therein and LOT 'B' measuring 4 Cottahs 9 Chittaks 37 square feet land more or less to one Rabindra Nath Bhattacharjee son of Makhanlal Bhattacharjee by virtue of a registered Deed of Sale dated 07/12/1965, registered in the office of the Registrar of Assurance. Calcutta recorded in Book No. I, Volume No. 210, Pages 201 to 210, being no. 7179 for the year 1965 at a valuable consideration mentioned therein;

AND WHEREAS the said Makhanlal Bhattacharjee and Rabindra Nath Bhattacharjee since the time of their purchase of the said properties from the said Prithwis Chandra Biswas were enjoying the same and their names have been mutated in the records of the Calcutta Municipal Corporation in respect of the entire premises No. 26, Beerpara Lane, Calcutta in its entirety with total land area 10 Cottah 4 Chittaks 22 sq.ft. more or less;

AND WHEREAS the said Makhanlal Bhattacharjee executed one Declaration WILL dated 02/04/1974 in respect of all his movable and immovable properties including the property being the said Premises No. 26, Beerpara lane, Calcutta- 700 030 in favour of his youngest son, Sri Arunava Bhattacharjee and thereafter he breathed his last on 20.07.1975

AND WHEREAS pursuant to the death of the said Makhanlal Bhattacharjee and in order to effect the said ^{Declaration/} WILL said Arunava Bhattacharjee, filed a Probate case under Act 39 vide Case No. 168 of 1979 in the Court of the District Delegate, Alipore, 3rd Sub-Judge and whereupon the Ld. Dist. Judge by an order dated 15th day of January, 1979 granted Letter of Administration in favour of said Arunava Bhattacharjee in respect of the property being premises No. 26, Beerpara Lane, Calcutta- 700 030 having land property measuring more or less 5 Cottah 10 Chittaks 30 sq.ft. ;

AND WHEREAS by virtue of the said ^{Order} WILL, said Arunava Bhattacharjee became the owner of the said property v.i.z. the land measuring 5 Cottah 10 Chittacks 30 sq.ft. more or less comprised in the said premises No. 26, Beerpara Lane,

Rabinobro Nath Bhattacharjee

Order

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Calcutta- 700 030 and is enjoying the same free from all encumbrances;

AND WHEREAS the said premises No. 26 & 27, Birpara Lane, had been amalgamated under provisions of the Municipal law for the time being in force and both the premises since after the amalgamation are known and described as one property namely the Premises No. 26, Beerpara Lane, Kolkata-700030;

AND WHEREAS the said Rabindra Nath Bhattacharjee being the owner of land measuring 4 Cottah 9 Chittaks 37 sq.ft. jointly with the Arunava Bhattacharjee owner of land measuring 5 Cottah 10 Chittaks 30 Sq.ft. of premises No. 26 Beerpara Lane, Calcutta- 700 030 constructed a tin-shed structure measuring 2010 Sq.ft. and rented out the same to two tenants namely Mrs. Neena Kayal measuring 850 Sq.ft. @ Rs.500/- per month and Mr. C. K. Saraogi measuring 1160 Sq.ft. @ Rs.650/- per month the rents payable according to English Calender month on the total land area 10 Cottah 4 Chittaks 22 Sq.ft. within the jurisdiction of Chitpur Police Station and within the local limits of Ward No. 4 of Kolkata Municipal Corporation (hereinafter called and referred to as the "said property" morefully and particularly mentioned in the



Schedule hereunder written, which is otherwise free from all encumbrances, liens, attachments etc.

AND WHEREAS the said Arunava Bhattacharjee and Rabindra Nath Bhattacharjee, the VENDORS herein have jointly intended to sell out the entire property including the above tin shed structure with two tenants abovenamed with all rights of tenancy morefully described in the Schedule hereunder written to any intending purchaser/purchasers at a total valuable consideration of Rs.2,17,01,388/- (Rupees two crore seventeen lacs one thousand three hundred eighty eight only) subject to TDS at the prevailing rate.

AND WHEREAS the Venders have confessed, confirmed warranted and declared before the purchaser that the said property in its present state being the premises no. 26 Birpara Lane or in its former state namely the premises No. 26 Birpara Lane &/or 27, Birpara Lane or bearing any other description and/or any of its portion or portions has never before been subjected to any legal proceedings nor any proceeding/s by or against the Vendors from any corner/s nor the same is pending anywhere in any manner or otherwise.

Y. Sarangi
AND WHEREAS the Vendors jointly and individually have represented before the Purchaser and its representatives that they the Vendors and each one of them jointly and severally do have a clear and marketable Title free from all encumbrances and have full and absolute right power and authority to effect this sale to the purchaser and they the Vendors and each one of them agree and undertake to indemnify and keep indemnified the purchaser against all suits, actions, proceedings and that all costs , charges, expenses, losses, damages, liabilities incurred or suffered by or caused to or levied or imposed on the purchaser for and only for and out of defect if any in the Vendors' Title to the said property being transferred to the purchaser under this presents.

AND WHEREAS the PURCHASER herein accepted the proposal of the VENDORS and agreed to purchase the entire land property i.e. 10 Cottahs 4 Chittaks 22 Sq.ft. more or less with the tin-shed structure of 2010 Sq.ft. including the abovenamed tenant being entire premises No. 26, Beerpara Lane, Calcutta- 700 030, morefully described in the Schedule hereunder written at a total valuable consideration of Rs.2,17,01,388/- (Rupees two crore seventeen lacs one thousand three hundred eighty eight only) subject to TDS at

the prevailing rate, which has duly been accepted by the VENDORS.

AND WHEREAS it is so intended by the vendors jointly that the settled consideration amount for sale of the demised premises has to be paid by the Purchaser to the Vendors in the manner apportioned by the Vendors as per their convenience, and as such both of the Vendors agree, undertake and declare that none of them do have or that they can have or that they shall have any claim and/or dispute of any nature whatsoever for payment of the total sale consideration of Rs. 2,17,01,388/- to be bifurcated as Rs.42,01,388/- by way of Pay Order/s in the name of the Vendor Mr. Rabindranath Bhattacharjee and Pay Order/s of Rs.1,75,00,000/- in the name of Vendor Mr. Arunava Bhattacharjee at the instance of both the Vendors herein subject to TDS as might be applicable.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance of the agreement by and between the parties and in consideration of the total sum of Rs.2,17,01,388/- (Rupees two crore seventeen lacs one thousand three hundred eighty eight only) paid to the

VENDORS No. 1 Mr. Arunava Bhattacharjee Rs.1,75,00,000/-
 and Vendor No.2, Rabindra Nath Bhattacharjee Rs.42,01,388/-
 subject to TDS at the prevailing rate of 1 % by the PURCHASER
 (the receipt whereof the VENDORS hereby admit and
 acknowledge and of and from the same and every part thereof
 doth hereby forever discharges and release the PURCHASER)
 the VENDOR hereby convey transfer assign and assure unto
 the PURCHASER ALL THAT piece or parcel of the entire land
 measuring 10 Cottah 4 Chittaks 22 Square feet WITH a tin
 shed structure of 2010 Sq.ft. covered area including two
 tenants therein being entire premises No. 26, Beerpara Lane,
 previously 26 & 27 Beerpara Lane, Calcutta- 700 030 morefully
 and particularly described in the Schedule hereunder written
 and dealeanted in the MAP or PLAN annexed hereto TOGETHER
 WITH all yards, court-yards boundary walls and paths
 passages enclosures trees woods fences water-courses walls
 sewers drains rights, liberties privileges easements-benefits
 advantages and appurtenances, thereunto belonging or in
 anywise appertaining thereto or therewith usually hold
 occupied enjoyed reputed or known as part or parcel thereof or
 appurtenant thereto AND all the estate right title and interest
 property claim and demand whatsoever of the VENDORS in out
 of and upon the said land and premises or any part or parts

thereof AND all deeds, pattahs muniments and instruments or title whatsoever exclusively relating to the said piece or parcel of land which are owned and possessed by the VENDORS or any person or persons from whom they can procure the same without any action or suit TO HAVE AND TO HOLD the said piece and parcel of land and all other the premises herein comprised and hereby granted conveyed transferred assigned and assured or intended so to be with their and every of their rights members and appurtenances unto the PURCHASER absolutely forever free from all encumbrances but nevertheless subject to the subsistence of the two existing tenants.

2. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:

- A) **That** notwithstanding anything hereto before done or suffered to the contrary the Vendors and each one of them DO HAVE good and absolute indefeasible right, title, interest and authority to convey the said property premises and all rights, privileges and appurtenances thereto belonging and hereby sold conveyed and transferred and/or intended so to be sold, conveyed and transferred to the purchasers in the manner aforesaid and the Vendors have not done or caused to be done or

knowingly suffered anything whereby the said premises may in any manner be encumbered, affected or imposed in estate, title or in any manner otherwise.

- B) **That** there have never been nor are there any encumbrances, charges, trust, liens, mortgage or re-mortgage, attachments acquisitions or requisitions, lease, lispendens, and debutter or trust made or suffered by the Vendors and there are no claims or demands of whatsoever nature on the said premises and that the property or any portion thereof has never been subjected to any vesting proposal/s of any nature whatsoever nor has it been subjected to any sort of acquisition proposal from Govt. &/or any statutory or semi-Govt. authority or authority or authorities AND THAT it has not been offered as security or otherwise to any court or Revenue Authority or to any party or parties and the said premises is free and remaining and lying discharged from and against encumbrances of any nature whatsoever on its ownership and the Purchasers shall have the uninterrupted, indefeasible right power and authority but nevertheless subject to the subsistence of the existing tenancy of Mrs. Neena Kayal and Mr. C. K. Saraogi and

that they the Purchasers shall have the liberty if felt necessary by them to do so to initiate, continue or carry afresh any legal proceeding against the said subsisting tenants in the **purchaser's** sole discretion with full power and absolute authority in that matter, even after execution of this presents.

- C) **That** the vendors shall and will at all times indemnify and keep indemnified, safe and harmless the purchaser against all claims, demands, liabilities or losses of any nature whatsoever in respect of the property hereby sold, transferred and conveyed and that the vendors shall make good to the purchaser all demand, claims, liabilities, losses, costs and expenses in case the purchaser is put or is made to or obliged to incur or suffer by reason of any defect, flaw or deficiency in the right Title and authority of the Vendors or in any manner otherwise to the said premises property or the relevant land and structures for any mistake or deficiency in the extent, description or other particulars of the said premises property which is the subject matter of this sale transfer and conveyance.

D) **That** all the rates, taxes, land revenue and all other impositions and outgoings payable in respect of the said property *v.i.z.* the premises No.26-Beerpara Lane in its entirety as might be applicable upto the date of these presents shall be fully paid by the Vendors and in the event of any portion of such rates, taxes, impositions and outgoings hereafter being found to have remained due and payable for the relevant period ,that is, the period upto the Quarter relevant to the date of this presents, the same shall be the liability of the Vendors and being realizable from them shall be paid over by the Vendor on demand and the Vendors do hereby agree and undertake to bear and pay the same, jointly and/or severally, forthwith upon the same being found to be so applicable.

E) **That** it shall be lawful for the PURCHASER from time to time and at all times hereafter to quietly enter into and upon the said piece or parcel of land and premises and every part thereof and to enjoy the same without any interruption claim or demand whatsoever by the VENDORS or any persons claiming through under or in trust for them.

3. The settled consideration amount for sale of the demised premises is payable by the purchaser to the Venders in the manner apportioned by the Vendors as per their convenience, and as such both of the Vendors agree, undertake and declare that none of them do have or that they can have or that they shall have any claim and/or dispute of any nature whatsoever for payment of the sale consideration of Rs.42,01,388/- (Less TDS 42,014.00) by way of *Pay Order/s* in the name of the Vendor Mr. Rabindranath Bhattacharjee and *Pay Order/s* of Rs. 1,75,00,000/- (Less TDS 1,75,000.00) in the name of Vendor Mr. Arunava Bhattacharjee as the brake-up of the total consideration money has been decided at the instance of both the Vendors jointly; both sides being only concerned with the total decided Consideration money of Rs. 2,17,01,388.00 (Rupees two crore seventeen lacs one thousand three hundred eighty eight only) for the entire property which is the subject matter of this sale and transfer to the purchaser.

4. The said property premises together with the Tinshed and /or the Ashbestos-shed structures standing thereat hereby conveyed and transferred unto the PURCHASER are freed and discharged from or otherwise by the VENDORS but are nevertheless subject to the subsisting tenancy/ies of the

existing two tenants and otherwise sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the VENDORS or any person or persons claiming or to claim through under or in trust for the VENDORS.

5. The Vendors shall and will at all times indemnify and keep indemnified, safe and harmless the Purchaser against all claims, demands, liabilities or losses of any nature whatsoever in respect of the said premises hereby sold, transferred and conveyed and that the Vendors shall make good to the Purchaser all demands, claims, liabilities, losses, costs and expenses in case the Purchaser is put or is made to or obliged to incur or suffer by reason of any defect, flaw or deficiency in the title of the Vendors or in any manner otherwise to the said premises/the relevant land or for any mistake or deficiency in the extent, description or other particulars of the said premises or the demised premises herein recited.

6. All the rates, taxes, land revenue, electricity bills and all other impositions and outgoings payable in respect of the said entire premises as might be applicable upto the date of these presents shall be fully paid by the Vendors and in the

event of any portion of such rates, taxes, impositions, bills and outgoings being found to have remained due and payable for the period upto the quarter or period relevant to the date hereof, the same shall be the liability of the Vendors and shall be realizable from them and the Vendors do hereby agree and undertake to bear the same and pay.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 10 Cottah 4 Chittaks 22 Square feet more or less with a Tin-shed structure measuring 2010 square feet more or less situated lying at and being premises No. 26, Beerapara Lane, Kolkata- 700 030 within the jurisdiction of Chitpur Police Station and within the local limits of Ward No. 4 of Kolkata Municipal Corporation being Assessee No. 110040200137 Sub-Registry office, Sealdah in the State of West Bengal, as is shown and bordered in red ink in the site plan hereto annexed and butted and bounded as under:

ON THE NORTH : Premises No. 28, Beerpara Lane
ON THE SOUTH : Premises No. 24, Beerpara Lane
ON THE EAST : Beerpara Lane
ON THE WEST : Premises No. 29A, Beerpara Lane

IN WITNESS WHEREOF, the VENDORS and the PURCHASER hereby set and subscribe their respective hands, seals and signatures on the day, month and year first abovewritten.

Signed, sealed & delivered
by the Vendors at Kolkata
in the presence of:

SIGNATURE OF THE VENDORS

1. Achintya K. *CWS*
31 Ananda puri Middle Rd.
P.O. Baraback pora
Dist 24 PGS(N)

2. *Kaushik Roy*
21/H. Tripathi

FOR PLINTH ROOF REALTORS LLP

Signed, Sealed & Delivered
by the Purchaser at Kolkata

Yash Sarangi

PARTNER

in the presence of :

SIGNATURE OF THE PURCHASER

1. Achintya K. *CWS*

2. *Kaushik Roy*

Drafted by me,
Raj Kumar Lahoti
Advocate
Bank Street Court
Envt. WB/1924/99

MEMO OF CONSIDERATION

RECEIVED from the withinnamed PURCHASER a total sum of Rs.2,17,01,388/- (Rupees two crores seventeen lacs one thousand three hundred eighty eight only) in the manner below, being the consideration money payable in full under these presents:

	BY/Through	Date	Rupees
1.	DD No. 202385 Drawn on ICICI Bank, Hatibagan Branch in favour of Vendor no.1 Arunava Bhattacharjee TDS	11.06.2015	1,73,25,000/=
			1,75,000/=
2.	DD No. 202401 Drawn on ICICI Bank, Hatibagan Branch in favour of Vendor no.2 Rabindra nath Bhattacharjee + DS	11.06.2015	41,59,374/=
			42,014/=
		Total Rs.	2,17,01,388/=

(Rupees Two Crores Seventeen Lacs One Thousand Three Hundred Eighty Eight only)

WITNESSES:

1) Achintha K. K.

1. Arunava Bhattacharjee

2. Rabindra nath Bhattacharjee

2) Karmen K.

SIGNATURE OF THE VENDORS

PRES. NO. - 26, BEERPARA LANE, WARD NO. 4
DUMDUM, KOLKATA - 700030

AREA OF LAND:- 754.581 sq.mt. = 10 ka. 4 ch. 22 sft.

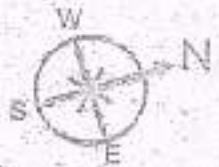
SCALE- 1:200

SIGN. OF SELLER: 1)

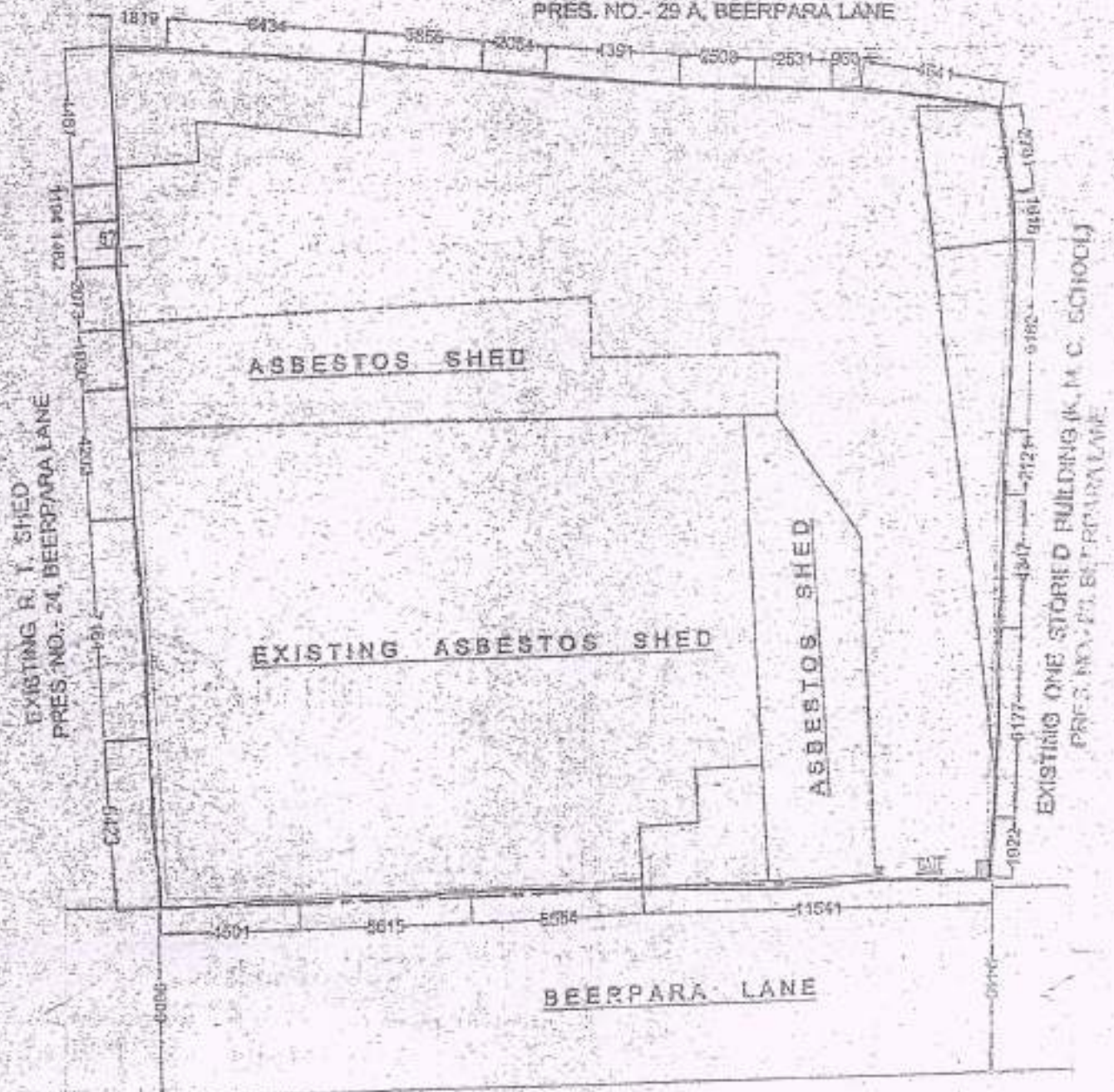
2)

SIGN. OF PURCHASER: FOR PARTNER

Yash Sarangi



PARTNER
EXISTING ONE-STORIED BUILDING
PRES. NO. - 29 A, BEERPARA LANE



NOTE:-

1. ALL DIMENSIONS ARE IN MM.
2. PROPERTY LINES AS SHOWN BY

DATE - 20/01/2020	TIME - 10:30 AM
BY - 10/01/2020	TIME - 10:30 AM
DCY - 10/01/2020	TIME - 10:30 AM
DATE - 20/01/2020	TIME - 10:30 AM

PLINTH ROOF REALTORS LLP

Regd. Office: Room No. 408A, 4th Floor, 25A, Camac Street, Kolkata-700016

Extracts from proceedings of the meeting of the Partners of M/s. PLINTH ROOF REALTORS LLP. held at the registered office of firm at Room No. 408A, 4th Floor, 25A, Camac Street, Kolkata-700016 on Friday the 29th May, 2015 at 12:30 PM :

"..... the Chairman then drew the attention of the meeting on a proposal received by the firm through Sri Naveen Kataruka, Partner relating acquiring one plot of land situate at 26, Beerpara Lane, Kolkata-30 to be used and enjoyed by the firm when after in-depth discussion the following resolution was moved and carried unanimously:-

"RESOLVED that the firm is principally agreeable to purchase the property being land at 26, Beerpara Lane, Kolkata-30 and DOH hereby authorize Sri Naveen Kataruka & Sri Yogendra Damani, both partners to inter into negotiation with the JOINT land owners Mr. Arunava Bhattacharjee and Rabindranath Bhattacharjee and to finalise the relevant deal if possible with the vendors on such terms and conditions as the said Sri Naveen Kataruka & Sri Yogendra Damani may deem fit and proper.

"RESOLVED further that Sri Yash Saraogi, Partner be and he is hereby empowered to take all necessary and adequate steps to safeguard the interest of the firm in that respect including taking over possession of the property from the Vendors on payment of the agreed consideration money by the firm for same as also to sign for and on behalf of the firm, all relevant papers and documents including execution and registration of the Conveyance Deed when necessary with the Vendors."

CERTIFIED TO BE TRUE

FOR PLINTH ROOF REALTORS LLP

Naveen Kataruka

PARTNER

FOR PLINTH ROOF REALTORS LLP

Yogendra Damani

PARTNER

FOR PLINTH ROOF REALTORS LLP

Y. Saraogi

PARTNER



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

Query No / Year	19010000296112/2015	Query Date	11/06/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	PLINTH ROOF REALTORS LLP		
Address	25A, Camac Street, ROOM NO.- 408A, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700017		
Applicant Status	Buyer/Claimant		
Other Details	Mobile No. : 9831112474		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 2,17,01,388/-	Total Market Value:	Rs. 2,51,21,783/-
Stampduty Payable	Rs. 17,58,545/-	Stampduty Article:-	23, 4
Registration Fee Payable	Rs. 2,76,429/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 5,000/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Anuraag Chatterjee
Rabinendra Nath Chatterjee
Yash Sarangi

Stamp Duty & Registration Fees Paid Online					
Date Of Payment	Stamp Duty Paid	Registration Fee Paid	Govt. Ref. Number	Bank Ref. Number	Other Details
11-06-2015 4:01PM	17,53,545/-	2,76,429/-	19201516000722836 2 on Date: 11-06-2015 1:40PM	ICICI Bank, Bank Ref. No. 1003706562, Date: 11-06-2015 4:01PM	For Stamp Duty :- 0030-02-103-003-02, For Registration Fees :-0030-03-104-001-16

Land Details						
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beer Para Lane, Premises No. 26, Ward No: 4, Premises No:26		10 Katha 4 Chatak 22 Sq Ft	2,13,01,388/-	2,47,05,336/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft, Adjacent to Metal Road, Encumbered by Tenant,

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area In(%)
L1	Mr Arunava Bhattacharjee	PLINTH ROOF REALTORS LLP	9.34996 Dec	55.12
L1	Mr Rabindra Nath Bhattacharjee	PLINTH ROOF REALTORS LLP	7.61296 Dec	44.88

Structure Details					
Sch No	Structure Location	Floor Area	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	2010 Sq FL	4,00,000/-	4,16,447/-	Structure Type: Structure Tenanted,
S1F1	Floor No: 1 *	2010 Sq FL		4,16,447/-	Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Tin Shed, Extent of Completion: Complete

Arunava Bhattacharjee


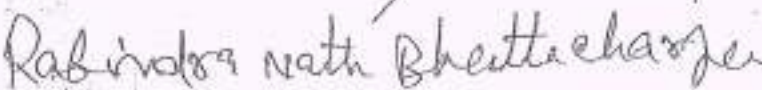
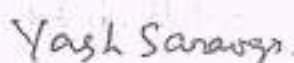
Rabindra Nath Bhattacharjee

Yash Sarangi

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
S1	Mr Arunava Bhattacharjee	PLINTH ROOF REALTORS LLP	1107.91 Sq Ft	55.12
S1	Mr Rabindra Nath Bhattacharjee	PLINTH ROOF REALTORS LLP	902.088 Sq Ft	44.88

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Mr Arunava Bhattacharjee Son of Late Makhanlal Bhattacharjee 190/1,C.I.T SCHEME VII M (V.I.P ROAD), P.O:- Ultadanga, P.S:- Ultadanga, District-South 24- Parganas, West Bengal, India, PIN - 700067	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEIPB7392A,
Mr Rabindra Nath Bhattacharjee Son of Late Makhanlal Bhattacharjee 190/1,C.I.T SCHEME VII M (V.I.P ROAD), P.O:- Ultadanga, P.S:- Ultadanga, District-South 24- Parganas, West Bengal, India, PIN - 700067	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CDSPB3595A,

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
PLINTH ROOF REALTORS LLP 25A, Camac Street , ROOM NO.- 408A,, P.O:- Park Street, P.S:- Park Street, District-Kolkata, West Bengal, India, PIN - 700017	Organization	Executed by: Representative,	PAN No. AARFP1736H,

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Mr Yash Saraogi, Partner Son of Late Jugal Kishore Saraogi 67, Ezra Street, Ward No.44, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AKZPS8971R.		PLINTH ROOF REALTORS LLP

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Mr Achintya Ghosh Son of Late Krishna Chandra Ghosh 31, Anandapuri Middle Road,, P.O:- Nonachanda, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700122	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,	Mr Arunava Bhattacharjee, Mr Rabindra Nath Bhattacharjee, Mr Yash Saraogi

Bank Details

Bank details have not been supplied

For information only

Land Details as per Land Record			
Sch No..	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beer Para Lane, , Premises No. 26, Ward No: 4, Premises No:26		DLRS Server does not return any information about RS Plt

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.

Yash Saraogi.

Arunava Bhattacharjee
Rabindra Nath Bhattacharjee

5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

(Dinabandhu Roy)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

Anurag Bhattacharya
Rabinabha Nath Bhattacharya
Yash Sarangi

(Scan)

স্থায়ী লেখা নম্বর / PERMANENT ACCOUNT NUMBER	ADPG5543Q
নাম / NAME	ACHINTYA KUMAR GHOSH
পিতা का নাম / FATHER'S NAME	KRISHNA CHANDRA GHOSH
জন্ম তারিখ / DATE OF BIRTH	14-05-1953
হस्ताক্ষর / SIGNATURE	
	 কমিশনার অফিস, প.৪.১১ COMMISSIONER OF INCOME-TAX, W.B.-XI

Achintya Kr. Ghosh
12.6.15

Achintya Kr. Ghosh
20.3.15

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/19/133 / 045021

পরিচয় পত্র
Duplicate
প্রতিলিপ



Elector's Name	Achintyakumar Ghosh
নির্বাচকের নাম	অচিন্ত্যকুমার ঘোষ
Father's Name	Krishnachandra
পিতার নাম	কৃষ্ণচন্দ্র
Sex	M
লিঙ্গ	পু
Age as on 1.1.2000	47
১.১.২০০০-এ বয়স	৪৭

Achintya Kr. Ghosh
12.6.15

Achintya Kr. Ghosh
20.3.15

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-000722836-2

GRN Date: 11/06/2015 13:40:05

BRN: 1003706562

Payment Mode

Counter Payment

Bank: ICICI Bank

BRN Date: 11/06/2015 16:01:40

DEPOSITOR'S DETAILS

Id No.: 19010000296112/1/2015

[Query No./Query Year]

Name: PLINTH ROOF REALTORS LLP

Contact No.: 9830096661

Mobile No.: +91 9830096661

E-mail:

Address: 25A, CAMAC STREET, ROOM NO.- 408A

Applicant Name: Mr PLINTH ROOF REALTORS LLP

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010000296112/1/2015	Property Registration- Registration Fees	0030-03-104-001-18	275429
2	19016000296112/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	1753545




























In Words: Rupees Twenty Lakh Twenty Nine Thousand Nine Hundred Seventy Four only

Total

2029974







SK

SPECIMEN FORM FOR TEN FINGERPRINTS



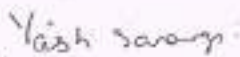
Sl. No.	Signature of the Executants / Presentants					
	 <i>Rabinendra Nath Bhatnagar</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Anurag Chandra</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Yash Sarangi</i> <i>Y Sarangi</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

Seller, Buyer and Property Details

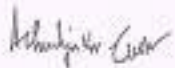
Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr Arunava Bhattacharjee Son of Late Makhanlal Bhattacharjee 190/1, C.I.T SCHEME VII M (V.I.P ROAD), P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEIPB7392A, Status : Self Date of Execution : 12/06/2015 Date of Admission : 12/06/2015 Place of Admission of Execution : Office</p>	 6/12/2015 2:20:28 PM hrs	 LTI 6/12/2015 2:20:49 PM hrs
		 6/12/2015 2:21:10 PM hrs	
2	<p>Mr Rabindra Nath Bhattacharjee Son of Late Makhanlal Bhattacharjee 190/1, C.I.T SCHEME VII M (V.I.P ROAD), P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CDSPB3595A, Status : Self Date of Execution : 12/06/2015 Date of Admission : 12/06/2015 Place of Admission of Execution : Office</p>	 6/12/2015 2:21:47 PM hrs	 LTI 6/12/2015 2:22:09 PM hrs
		 6/12/2015 2:22:46 PM hrs	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	PLINTH ROOF REALTORS LLP 25A, Camac Street, ROON NO.- 408A., P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017 PAN No. AARFP1736H, Status : Organization Represented by representative as given below:-		
1(1)	Mr Yash Saraogi, Partner Son of Late Jugal Kishore Saraogi 67, Ezra Street, Ward No.44, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AKZPS8971R, Status : Representative Date of Execution : 12/06/2015 Date of Admission : 12/06/2015 Place of Admission of Execution : Office	 6/12/2015 2:23:31 PM hrs	 LTI 6/12/2015 2:23:51 PM hrs
		 6/12/2015 2:24:06 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Achintya Ghosh Son of Late Krishna Chandra Ghosh 31, Anandapuri Middle Road,, P.O:- Nonachanda, P.S:- Titagarh, District:- North 24-Parganas, West Bengal, India, PIN - 700122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Arunava Bhattacharjee, Mr Rabindra Nath Bhattacharjee, Mr Yash Saraogi	 6/12/2015 2:24:42 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Beer Para Lane, , Premises No. 26, Ward No: 4, Premises No:26		10 Katha 4 Chatak 22 Sq Ft	2,13,01,388/-	2,47,05,336/-	Proposed Use: Bastu, Width of Approach Road: 12 Ft., Adjacent to Metal Road, Encumbered by Tenant,

Structure Details					
Sch- No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	2010 Sq Ft.	4,00,000/-	2,47,05,336/-	Structure Type: Structure Tenanted,
	Floor 1	2010 Sq Ft.		4,16,447/-	Residential Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Tin Shed, Extent of Completion: Complete

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (In decimal)	Transferred Area in(%)
L1	Mr Arunava Bhattacharjee	PLINTH ROOF REALTORS LLP	9.34996	55.12
	Mr Rabindra Nath Bhattacharjee	PLINTH ROOF REALTORS LLP	7.61296	44.88

Transfer of Structure from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (In decimal)	Transferred Area in(%)
S1	Mr Arunava Bhattacharjee	PLINTH ROOF REALTORS LLP	1107.91	55.12
	Mr Rabindra Nath Bhattacharjee	PLINTH ROOF REALTORS LLP	902.088	44.88

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	PLINTH ROOF REALTORS LLP

Details of the applicant who has submitted the requisition form

Applicant's Name	PLINTH ROOF REALTORS LLP
Address	25A, Camac Street, ROOM NO.- 408A, Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700017
Applicant's Status	Buyer/Claimant

Certified by Mr Achintya Ghosh, Son of Late Krishna Chandra Ghosh, 31, Anandapuri Middle Road,, P.O: Wonschanda, Thana: Titagarh, . North 24-Parganas, WEST BENGAL, India, PIN - 700122, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,76,429/- (A(1) = Rs 2,76,331/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,76,429/-

Description of Online Payment

1. Rs 2,76,429/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: ICICI Bank (ICIC0000006)

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 17,58,545/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 17,53,545/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 32538, Purchased on 29/05/2015, Vendor named A K Das.

Description of Online Payment

1. Rs 17,53,545/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: ICICI Bank (ICIC0000006)



(Dinabandhu Roy)

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 1901-2015, Page from 17876 to 17915

being No 190104703 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.06.24 16:11:06 +05:30
Reason: Digital Signing of Deed.


(Dinabandhu Roy) 6/24/2015 4:11:05 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
