06181/22

I-6295/2022

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 764529

1115

B 1347788

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

District Sub-Registrar-II
Alipore, South 24-Parganas

17 MAY 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 11th day of May, 2022 (Two Thousand Twenty-Two) *B E T W E E N ;*

- 5 MAY 2022

5433

No.....Rs.- 100/- Date.....

Name: Sun Shakti Realtor LLP

Address: 21/A Asoini Dutta Rd. Kol-029

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

SUN SHAKTI REALTOR LLP

J. K

Authorised Signatory/Designated Partner

11/5/22

5670

SUN SHAKTI REALTOR LLP

J. K

Authorised Signatory/Designated Partner

District Sub-Registrar-II, Alipore
South 24 Parganas

5671

Tushar Subhra Bhattacharya

5674

Partha Sana
S/o Late R.N Sana
Alipore Police Court
Kol-27

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
11 MAY 2022

SRI TUHIN SUBHRA BHATTACHARYYA, having PAN : ADMPB2153J, Aadhaar No.3411 1222 8621, son of Late Sakti Pada Bhattacharya, by creed : Hindu, Indian by National, by occupation : Retired Serviceman, residing at 47, South End Park, Post Office : Sarat Bose Road, Police Station : Rabindra Sarobar, Kolkata : 700029, hereinafter called and referred to as "the **VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**.

AND

SUN SHAKTI REALTOR LLP, LLPIN : AAV 0792, having PAN : AEHFS9308G, a Limited Liability Partnership Firm, having its registered Office at 21/7, Aswini Dutta Road, 2nd Floor, Post Office : Sarat Banerjee Road, Police Station : Lake, Kolkata : 700029, being represented by one of its Designated Partner viz. **SRI JAY S. KAMDAR**, having PAN : AKWPK2270L, Aadhaar No.7074 3050 7318, son of Late Sharad. H. Kamdar, by creed : Hindu, Indian by National, by occupation : Business, residing at 38A/26, Jyotish Roy Road, Post Office : New Alipore, Police

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ALIPORE
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Station : Behala, Kolkata : 700053, hereinafter called and referred to as "the **PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS originally one Beni Madhab Banerjee by purchase had become the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 6 (Six) Chittacks more or less together with brick built structure having an area 2330 Square Feet more or less standing thereon, being plot No.70 of Surplus land in the Calcutta Improvement Scheme No.XV(B) formed out of portion of Premises Nos.107 & 119, Dhakuria Road and 113, Russa Road South, being part of Holding Nos.106/77, 75 & 71/72 respectively in the Sub-Division : R, Division : 6, Dihi : Panchannagram, Police Station : previously Tollygunge at present Charu Market, by virtue of a registered Deed of Conveyance from the Trustees for the Improvement of Calcutta for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 24th June 1927 in the Office of Sub-Registrar at Alipore Sadar and recorded in Book

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No.I, Volume No.76, Pages 119 to 121, Being No.3995 for the year 1927.

AND WHEREAS while absolutely seized and possessed the aforesaid property as Owner thereof said Beni Madhab Banerjee died intestate on 22nd September, 1962 leaving behind him surviving his four sons viz. Chandi Prasad Banerjee, Gouri Prosad Banerjee, Tara Prasad Banerjee and Ashok Banerjee and one daughter Swati Bhattacharjee as his only legal heirs and successors, who jointly inherited the aforesaid property left by their father as per Hindu Succession Act 1956 each having undivided 1/5th share of the same.

AND WHEREAS after such inheritance the aforesaid four brothers and one sister became the joint Owners of the aforesaid property and while absolutely seized and possessed as joint Owners thereof, said Chandi Prasad Banerjee sold, transferred and conveyed his undivided 1/5th share of the aforesaid property unto and in favour of said Gouri Prasad Banerjee by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered 15th December, 1971 in the Office of

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the Sub-Registrar at Alipore and recorded in Book No.I, Volume No.106, Pages from 32 to 41, Being No.4975 for the year 1971.

AND WHEREAS after such purchase, said Gouri Prasad Banerjee became the Owner of the undivided 2/5th share of the aforesaid property and while absolutely seized and possessed the same as joint Owners thereof, he died intestate on 13th December 1984 leaving behind surviving his wife Uma Banerjee and only son Subrata Banerjee as his only legal heir and successor, who inherited the undivided 2/5th share of the aforesaid property left by their predecessor-in-interest Gouri Prasad Banerjee, since deceased as per Hindu Succession Act, 1956.

AND WHEREAS Smt. Uma Banerjee, wife of Late Gouri Prasad Banerjee while enjoying her undivided share along with his only son Subrata Banerjee died intestate on 24th October, 1997 leaving behind her only son Subrata Banerjee, who inherited the undivided share in the aforesaid property left by his mother Uma Banerjee, since deceased, as per Hindu Succession Act 1956.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said Tara Prasad

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Banerjee died intestate on 1st January, 1982 leaving behind him surviving his wife Smt. Annapurna Banerjee as his only legal heir and successor, who inherited the undivided 1/5th share of the aforesaid property left by her husband as per Hindu Succession Act, 1956.

AND WHEREAS after such inheritance said Smt. Annapurna Banerjee became the Owner of the undivided 1/5th share of the aforesaid property and while absolutely seized and possessed the same as joint Owners thereof, she gifted away her property unto and in favour of Subrata Banerjee, by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 21st March, 1997 in the Office of the District Sub-Registrar at Alipore and recorded in Book No.I, Volume No 19, Pages from 437 to 445, Being No.649 for the year 1997.

AND WHEREAS thus Subrata Banerjee becomes the Owner of undivided 3/5th share in the aforesaid property.

AND WHEREAS in the manner stated above, said Subrata Banerjee, Ashok Banerjee and Smt. Swati Bhattacharjee became the joint Owners of the aforesaid property and duly mutated

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their names with the Office of the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.6, Parasar Road, Police Station : Charu Market, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87 and paying taxes thereto.

AND WHEREAS subsequently thereafter said Smt. Swati Bhattacharjee also died on 2nd September, 2004 and prior to her death she had published her last Will and Testament dated 15th June, 2004. After her demise the Executor of the aforesaid Will duly applied for probate of the Will before the Hon'ble High Court at Calcutta and the Hon'ble Court has been pleased to grant Probate of the said Will in P.L.A. No.345 of 2018 to the Executor. Accordingly in terms of the Probate of the said Will Mr. Tuhin Subhra Bhattacharjee became the Owner of the undivided 1/5th share of the said property.

AND WHEREAS while absolutely seized and possessed the aforesaid property as joint Owners thereof, said Ashok Banerjee died intestate on 9th November, 2005, leaving him surviving his wife Smt. Sipra Banerjee and two daughters viz. Smt. Rumjhum

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Chattopadhyay and Smt. Piali Chakrabarti, as his only legal heirs and successors, who jointly inherited the undivided 1/5th share of the aforesaid property left by their predecessors-in-interest Ashok Banerjee, since deceased, as per Hindu Succession Act, 1956.

AND WHEREAS thereafter said Smt. Sipra Banerjee also died intestate on 7th November, 2017 leaving behind surviving her two daughters viz. Smt. Rumjhum Chattopadhyay and Smt. Piali Chakrabarti as her only legal heirs and successors, who jointly inherited her undivided 1/5th share of the aforesaid property left by their mother, Sipra Banerjee, since deceased, as per Hindu Succession Act, 1956 and thus Smt. Rumjhum Chattopadhyay and Smt. Piali Chakrabarti become the Owner of undivided 1/5th share in the aforesaid property.

AND WHEREAS thus after such inheritance, said Subrata Banerjee, Tuhin Subhra Bhattacharyya, Smt. Rumjhum Chattopadhyay and Smt. Piali Chakrabarty became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 6 (Six) Chittacks more or less together with brick built structure having

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an area of 2330 (Two Thousand Three Hundred Thirty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.6, Parasar Roads, Police Station : Charu Market, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87, Additional District Sub-Registry Office at Alipore, morefully described in the **SCHEDULE** – "**A**" hereunder written and hereinafter called and referred to as "the **SAID PROPERTY**" and since then have been possessing the same uninterruptedly by doing all acts of ownership and paying taxes thereto, having their respective undivided share therein.

AND WHEREAS it has been amicably settled among the Owners i.e. Subrata Banerjee, Tuhin Subhra Bhattacharyya, Smt. Rumjhum Chattopadhyay and Piali Chakrabarti that said Smt. Rumjhum Chattopadhyay and Piali Chakrabarti jointly will enjoy the entire Second Floor of the Building and Tuhin Subhra Bhattacharyya, the Vendor herein, will enjoy the Ground Floor (Western side) of the Building and the remaining portion will be enjoyed by the said Subrata Banerjee and this amicable settlement will continue till the Partition Deed is not executed between them in respect of their respective shares.

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AND WHEREAS as such the Vendor herein is enjoying the said Ground Floor (Western side) of the Building by collecting rent from the Tenant, wherein his undivided 1/5th share in the aforesaid property i.e. undivided 1/5th share of land, which comes to 486 (Four Hundred Eighty-Six) Square Feet more or less together with undivided share in the Building, which comes to 466 (Four Hundred Sixty-Six) Square Feet more or less lying and situated at Municipal Premises No.6, Parasar Road, Police Station : Charu Market, Kolkata : 700029, Ward No.87, within the limits of Kolkata Municipal Corporation, which is morefully described in **SCHEDULE** – **"B"** herein and hereinafter referred to as "the **SAID PORTION**".

AND WHEREAS the Vendor herein expressed his intention to sell the said **SCHEDULE** – **"B"** property under **"AS IS WHERE IS BASIS AND AS IT WHAT IS BASIS"** at a total consideration price of Rs.20,00,000/- (Rupees Twenty Lakh) only to any intending Purchaser or Purchasers.

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AND WHEREAS having come to know the said intention of the Vendor, the Purchaser herein being desirous for purchasing the said **SCHEDULE** – "**B**" property under "**AS IS WHERE IS BASIS AND AS IT WHAT IS BASIS**" approached to the Vendor and offered to purchase the said **SCHEDULE** – "**B**" property at a total consideration of Rs.20,00,000/- (Rupees Twenty Lakh) only under "**AS IS WHERE IS BASIS AND AS IT WHAT IS BASIS**" and received all the papers and documents and writings in relation to the said **SCHEDULE** – "**A**" property and made searches in relevant Court of Law and in all relevant concerned Authority and being satisfied is willing to purchase the said **SCHEDULE** – "**B**" property.

AND WHEREAS after receiving the full consideration money as agreed upon, the Vendor herein has this day execute and register the final Deed of Conveyance in respect of the said **SCHEDULE** – "**B**" property under "**AS IS WHERE IS BASIS AND AS IT WHAT IS BASIS**" in favour of the Purchaser herein.

NOW THIS INDENTURE WITNESSETH in pursuance of the said Agreement and in consideration of a sum of Rs.20,00,000/-

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(Rupees Twenty Lakh) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor does hereby admit and acknowledge and has received of and from the same and every part thereof as per Memo below, the Vendor herein does hereby release, acquit, exonerate and discharge the Purchaser the said **SCHEDULE** – **"B"** property hereby conveyed), the Vendor does hereby indefeasibly grant, sell, convey, transfer, assign and assure **ALL THAT** piece and parcel of undivided 1/5th share of said property i.e. land area comes to undivided 486 (Four Hundred Eighty-Six) Square Feet more or less together with undivided share in structure, which comes to 466 (Four Hundred Sixty-Six) Square Feet more or less fully occupied by Tenant and lying at Municipal Premises No.6, Parasar Road, Police Station : Charu Market, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under Ward No.87 i.e. the said **SCHEDULE** – **"B"** property under **"AS IS WHERE IS BASIS AND AS IT WHAT IS BASIS"** **OR HOWSOEVER OTHERWISE** the Said **SCHEDULE** – **"B"** property or any part thereof now are or is or

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hereto before were/was situated, tenanted, butted & bounded, called, known, numbered, described or distinguished together with said **SCHEDULE** – **"B"** property and also to have all common rights of easements for water, taps, pipes of water connections, electric coil, cables, telephones, gas and other usual right to entire upon under and along the said **SCHEDULE** – **"B"** property and all other benefits and amenities provided and/or may be provided in future and the paths, passages, sewers, drains, water, water courses, light and/or rights, liberties, privileges, easements and appurtenances whatsoever to the said **SCHEDULE** – **"B"** property belonging or enjoyed therewith or reputed to belong or appurtenant thereto and all the estate right, title and interest claim or demands whatsoever both at law or in equity of the Vendor unto and upon the said **SCHEDULE** – **"B"** property or any part thereof together with all rights and advantages of the Vendor and **TO HAVE AND TO HOLD** the said **SCHEDULE** – **"B"** property **"AS IS WHERE IS BASIS AND AS IT WHAT IS BASIS"** hereby granted, conveyed, transferred and assured expressed so to be including the rights of way etc.

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...ORE

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mentioned above unto and to the use of the Purchaser absolutely and forever and the Vendor does hereby covenant with the Purchaser **AND** the Vendor and all persons have or equitably claiming any estate or interest in the said **SCHEDULE** – **"B"** property or any part thereof from under or in trust for the Vendor or from or under any of his successors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute to cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said **SCHEDULE** – **"B"** property and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or reasonably required.

THE VENDOR HEREIN DOTH HEREBY COVENANTS WITH THE PURCHASER as follows :-

1. **THAT** so far knowledge go to the Vendor that the said **SCHEDULE** – **"B"** property is not subject to any acquisition or requisition proceedings and the Vendor has

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no knowledge of the same and have not received any such notice from any authority or authorities to that effect.

2. **THAT** so far their knowledge go that the right, title, interest of the Vendor in the said **SCHEDULE** – **"B"** property is free from all encumbrances.

3. **THAT** the said property or any part thereof as well as the said **SCHEDULE** property is not mortgaged with any Banks or any Financial Institutions etc. by the Vendor herein.

THE PURCHASER HEREBY COVENANTS WITH THE VENDOR as follows :-

A. **THAT** the Purchaser shall bear and pay all outstanding rates, taxes, and other outgoings in respect of the said **SCHEDULE** – **"B"** property being transferred and shall keep the Vendor safe, harmless and indemnified in this regard.

B. **THAT** the Purchaser has also received all the papers documents and writings in regard to the said **SCHEDULE**

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– **"B"** property and being fully satisfied in regard to the right, title and interest in respect of the said **SCHEDULE** – **"B"** property agreed to purchase the said **SCHEDULE** – **"B"** property under "**AS IS WHERE IS BASIS AND AS IT WHAT IS BASIS**" and shall not claim any further documents and writings in regard to the said **SCHEDULE** – **"A"** property in future from the Vendor or from any person claiming under them.

C. That the Purchaser also keep the Vendor safe, harmless and indemnified against any Third Party claim relating to the said **SCHEDULE** – **"A"** property for any reason whatsoever and will meet the claim of the Third Party or Parties out of their own without any financial liability or any liability whatsoever in nature upon the Vendor.

D. **THAT** the Purchaser also covenants that the Purchaser shall be bound to pay any Government imposition arising out of this sale as well as reimburse to the Vendor in the event the Authorities charges any amount upon the Vendor for sale on any account whatsoever in nature.

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IT is further agreed and accepted by the Purchaser that the said **SCHEDULE** – "B" property is being sold strictly on "**As Is Where Is Basis And As It What Is Basis**" basis with all known and unknown encumbrances. Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the said property and if payable in law/attachable to the said property/sale proceeds by reason of the sale of the said property, shall be sole responsibility of and to the account of the Purchaser.

THE SCHEDULE – "A" ABOVE REFERRED TO

(Description Of The Said Property)

ALL THAT piece and parcel of land measuring an area of 3 (Three) Cottahs 6 (Six) Chittacks be the same a little more or less together with partly 1 (One) storied and partly 3 (Three) storied Building having an area of 2330 (Two Thousand Three Hundred Thirty) Square Feet more or less standing thereon, being known and numbered as Municipal Premises No.6, Parasar Road, Police Station : Charu Market, Kolkata : 700029, within the limits of the Kolkata Municipal Corporation, under

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Ward No.87, Additional District Sub-Registry Office at Alipore, together with all right, title, interest and right of easements attached thereto and the same is butted & bounded by :-

ON THE NORTH BY	:	28A & 28B, Sardar Sankar Road ;
ON THE SOUTH BY	:	8, Parasar Road ;
ON THE EAST BY	:	42' wide Parasar Road ;
ON THE WEST BY	:	26, Sardar Sankar Road.

THE SCHEDULE – "B" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PORTION)

ALL THAT piece and parcel of undivided 1/5th share of said **SCHEDULE** – "A" property i.e. land area comes to undivided 486 (Four Hundred Eighty-Six) Square Feet more or less together with undivided structure area comes to 466 (Four Hundred Sixty-Six) Square Feet more or less under "**AS IS WHERE IS BASIS AND AS IT WHAT IS BASIS**", situate and lying at Municipal Premises No.6, Parasar Roads, Police Station : Charu Market, Kolkata : 700029, under Ward No.87, within the limits of the Kolkata Municipal Corporation.

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ORE

11 MAY 2022

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

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Mrinmay Naskar
   393A, Rabindra Sarani
   Kolkata-700005.

2. Ballari Pal.
   35/1, BALARAM BOSE GHAT ROAD,
   KOLKATA-700025

Signature of the ***VENDORS***

SUN SHAKTI REALTOR LLP

Authorised Signatory/Designated Partner

Signature of the ***PURCHASER***

Arijit Kumar Bose
Drafted by me
Alipore Police Court
No.- F/1168/2014
Advocate
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.

District Sub-Registrar-II, Alipore
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11 MAY 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 20,00,000/- (Rupees Twenty Lac) only being the consideration in full towards sale of the said portion, as mentioned in the **SCHEDULE** – **"B"** hereinabove written, as per Memo below :-

MEMO

1. By Cheque No. 063954, dated 10.05.2022,

   drawn on Federal Bank, B. B. D. Bagh Branch...Rs.20,00,000/-

TOTAL ..... Rs. 20,00,000/-

(RUPEES TWENTY LAC) ONLY

WITNESSES :-

1. Mrinmay Naskar,
   393A, Rabindra
   Sarani,
   Kolkata-700005,

2. Ballari Pal
   35/1, BALARAM BOSE
   GHAT ROAD
   KOLKATA-700025.

Indira Lakshmi Bhattacharjee

Signature of the ***VENDOR***

District Sub-Registrar-II, Alipore
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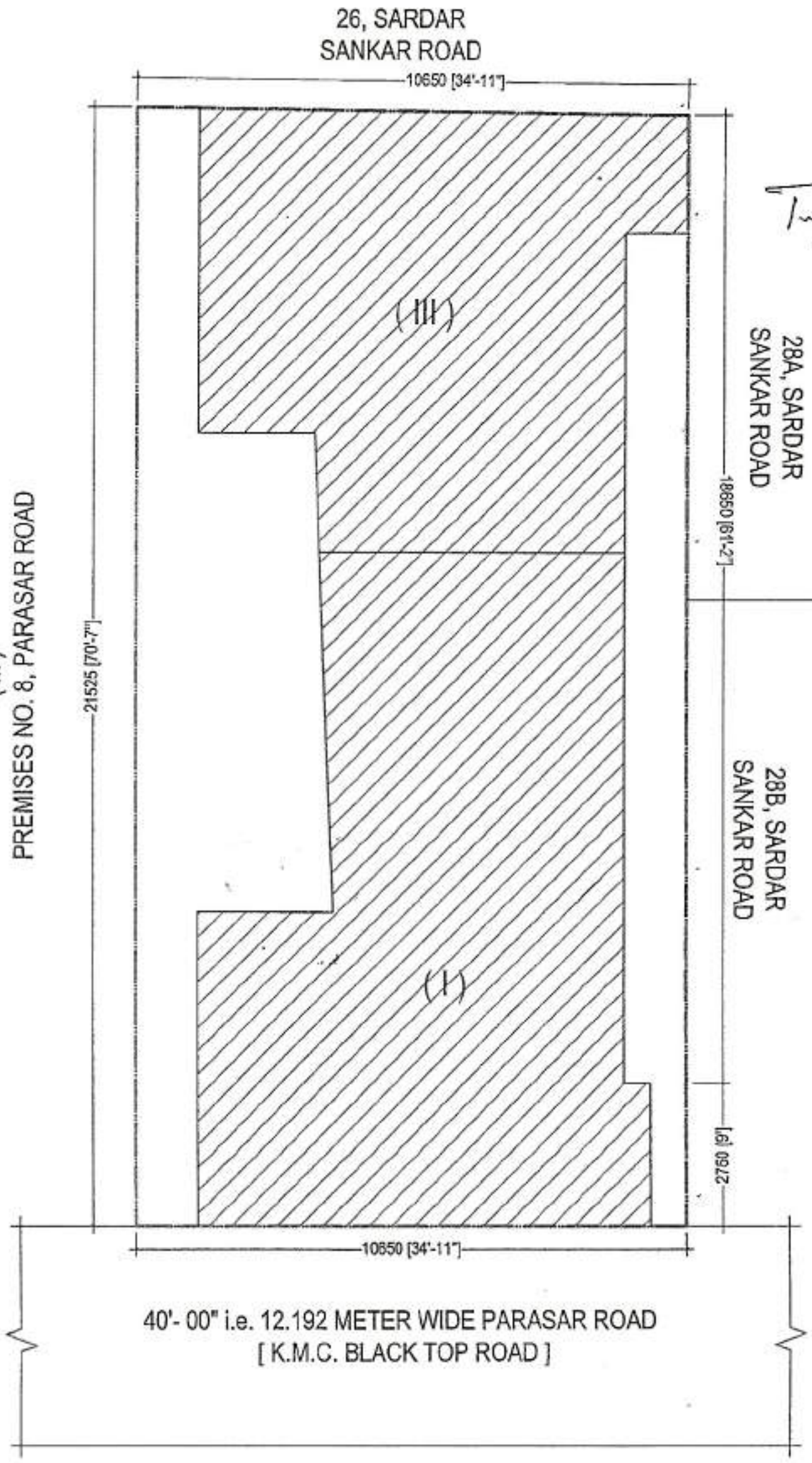
SITE PLAN AT PREMISES NO. 6, PARASAR ROAD, P. S. CHARU MARKET, WARD NO. 087, KOLKATA 700 029 UNDER BOROUGH VIII (EIGHT) [K. M. C.]

TOTAL AREA OF LAND : 03 KATHA - 06 CH. - 00 SQ.FT,UNDIVIDED 1 / 5 TH SHARE OF LAND 486 SQ.FT.,TOTAL AREA OF STRUCTURE 2330 SQ.FT,UNDIVIDED STRUCTURE 466 SQ.FT.



SIGNATURE OF VENDOR

SUN SHAKTI REALTOR LLP

Authorised Signatory/Designated Partner

SIGNATURE OF PURCHASER

DATE : 10.05.2022...

SCALE : 1 : 125

ALL DIMENSIONS ARE IN MM.
UNLESS OTHERWISE MENTIONED

District Sub-Registrar-II, Alipore
South 24 Parganas

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	Thumb	1st Finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name TUHIN SUBHRA BHATTACHARYYA

Signature Tuhin Subhra Bhattacharyya.

	Thumb	1st Finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name JAY S. KAMDAR

Signature J. Kamdar

		Thumb	1st Finger	middle finger	ring finger	small finger
Photo	Left hand					
	Right hand					

Name.....

Signature.....

District Sub-Registrar-II, Alipore
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ALIPORE
11 MAY 2022

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022001347788/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr TUHIN SUBHRA BHATTACHARYYA 47 SOUTHEND PARK, GOLPARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	Seller			

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr JAY S KAMDAR 38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Representative of Buyer [SUN SHAKTI REALTOR LLP]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr TUHIN SUBHRA BHATTACHARYYA, Mr JAY S KAMDAR			

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DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
11 MAY 2022

(Suman Basu)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

District Sub-Registrar-II, Alipore
South 24 Parganas

DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
11 MAY 2022

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

GRN Details

GRN:	192022230023164518	**Payment Mode:**	Online Payment (SBI Epay)
GRN Date:	10/05/2022 15:55:26	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	6174939641826	**BRN Date:**	10/05/2022 15:58:29
Gateway Ref ID:	97378584	**Method:**	Federal Bank NB
Payment Status:	Successful	**Payment Ref. No:**	2001347788/1/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	SUN SHAKTI REALTOR LLP
Address:	21/7, ASWINI DUTTA ROAD
Mobile:	9830718888
EMail:	sunshakti2020@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2001347788
Applicant's Name:	Mr PARTHA SANA
Identification No:	2001347788/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001347788/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	158620
2	2001347788/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	39664
			Total	**198284**

IN WORDS: **ONE LAKH NINETY EIGHT THOUSAND TWO HUNDRED EIGHTY FOUR ONLY.**

Sub-Registrar-II, Alipore
24 Parganas

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADMPB2153J

नाम /NAME

TUHIN SUBHRA BHATTACHARYYA

पिता का नाम /FATHER'S NAME

SAKTI PADA BHATTACHARYA

जन्म तिथि /DATE OF BIRTH

06-06-1948

हस्ताक्षर /SIGNATURE

Tuhin Subhra Bhattacharyya

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME TAX, W.B. - XI

Tuhin Subhra Bhattacharyya

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

16500176

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪৭, সাউথ এন্ড পার্ক, গোলপার্ক,
শরৎ বোস রোড, কোলকাতা,
পশ্চিমবঙ্গ, 700029

Address:
47, SOUTH END PARK,
GOLPARK, Sarat Bose Road
S.O, Sarat Bose Road,
Kolkata, West Bengal,
700029

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Tuhin Subhra Bhattacharyya

भारत सरकार

आधार

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19959/00035

03/11/2012

To
তুহিন শুভ্র ভট্টাচার্য্য
Tuhin Subhra Bhattacharyya
47 SOUTH END PARK
GOLPARK Sarat Bose Road S.O
Sarat Bose Road Kolkata
West Bengal 700029

16500176

MN165001762DF

আপনার আধার সংখ্যা/ Your Aadhaar No. :

3411 1222 8621

আধার - সাধারণ মানুষের অধিকার

भारत सरकार
GOVERNMENT OF INDIA

তুহিন শুভ্র ভট্টাচার্য্য
Tuhin Subhra Bhattacharyya
পিতা : শক্তি পদ ভট্টাচার্য্য
Father : SAKTI PADA BHATTACHARYYA
জন্ম সাল / Year of Birth : 1948
পুরুষ / Male

3411 1222 8621

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEHFS9308G

नाम/Name
SUN SHAKTI REALTOR LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
14/12/2020

20/12/2020

SUN SHAKTI REALTOR LLP

Authorised Signatory/Designated Partner


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JAY S KAMDAR
SHARD H KAMDAR
12/06/1982
Permanent Account Number
AKWPK2270L
Signature

भारत सरकार
GOVERNMENT OF INDIA

Jay. S. Kamdar

DOB: 12/06/1982
MALE

7074 3050 7318

मेरा आधार, मेरी पहचान

J. Kamdar

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O Late Sharad H Kamdar, 38A/26,
JYOTISH ROY ROAD, New Alipore,
Kolkata,
West Bengal - 700053

7074 3050 7318

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560001

Major Information of the Deed

Deed No :	I-1602-06295/2022	Date of Registration	17/05/2022
Query No / Year	1602-2001347788/2022	Office where deed is registered	
Query Date	09/05/2022 10:13:29 AM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT,Thana : Alipore, District : South24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 20,00,000/-		Rs. 39,65,005/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,58,620/- (Article:23)		Rs. 39,696/- (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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parasar Road, , Premises No: 6, , Ward No: 087 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		486 Sq Ft	16,80,000/-	36,45,005/-	Property is on Road
	Grand Total :				1.1138Dec	16,80,000 /-	36,45,005 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	466 Sq Ft.	3,20,000/-	3,20,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 466 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	466 sq ft	3,20,000 /-	3,20,000 /-	

District Sub-Registrar-II, Alipore
South 24 Parganas

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr TUHIN SUBHRA BHATTACHARYYA** Son of Late SHAKTI PARA BHATTACHARYYA47 SOUTHEND PARK, GOLPARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx3J, Aadhaar No: 34xxxxxxxx8621, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SUN SHAKTI REALTOR LLP** 21/7 ASWINI DUTTA ROAD, City:- , P.O:- SARAT BANERJEE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AExxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr JAY S KAMDAR (Presentant)** Son of Late SHARAD H KAMDAR 38A/26 JYOTISH ROY ROAD, City:- , P.O:- NEW ALIPORE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0L, Aadhaar No: 70xxxxxxxx7318 Status : Representative, Representative of : SUN SHAKTI REALTOR LLP (as DESIGNATED PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SANA Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Mr TUHIN SUBHRA BHATTACHARYYA, Mr JAY S KAMDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TUHIN SUBHRA BHATTACHARYYA	SUN SHAKTI REALTOR LLP-1.11375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TUHIN SUBHRA BHATTACHARYYA	SUN SHAKTI REALTOR LLP-466.00000000 Sq Ft

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II, Alipore
South 24 Parganas

Endorsement For Deed Number : I - 160206295 / 2022

On 11-05-2022

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

Presented for registration at 16:30 hrs on 11-05-2022, at the Private residence by Mr JAY S KAMDAR ,.

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 39,65,005/-

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

Execution is admitted on 11/05/2022 by Mr TUHIN SUBHRA BHATTACHARYYA, Son of Late SHAKTI PARA BHATTACHARYYA, 47 SOUTHEND PARK, GOLPARK, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 11-05-2022 by Mr JAY S KAMDAR, DESIGNATED PARTNER, SUN SHAKTI REALTOR LLP (Partnership Firm), 21/7 ASWINI DUTTA ROAD, City:- , P.O:- SARAT BANERJEE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr PARTHA SANA, , , Son of Late R N SANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 12-05-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,696/- (A(1) = Rs 39,650/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 39,664/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2022 3:58PM with Govt. Ref. No: 192022230023164518 on 10-05-2022, Amount Rs: 39,664/-, Bank: SBI EPay (SBIePay), Ref. No. 6174939641826 on 10-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,58,620/- and Stamp Duty paid by by online = Rs 1,58,620/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2022 3:58PM with Govt. Ref. No: 192022230023164518 on 10-05-2022, Amount Rs: 1,58,620/-, Bank: SBI EPay (SBIePay), Ref. No. 6174939641826 on 10-05-2022, Head of Account 0030-02-103-003-02

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

District Sub-Registrar-II, Alipore

On 17-05-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39,696/- (A(1) = Rs 39,650/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,58,620/- and Stamp Duty paid by Stamp Rs 0/-

Suman Basu

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

District Sub-Registrar-II, Alipore
South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 238700 to 238732

being No 160206295 for the year 2022.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by SUMAN BASU
Date: 2022.05.19 16:06:32 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/05/19 04:06:32 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

District Sub-Registrar-II, Alipore, South 24 Parganas

(This document is digitally signed.)