

06184/22

I-6296/2022

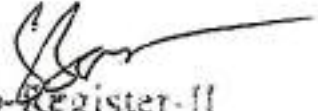


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 764530

11/5  
8-1347742

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

  
District Sub-Register-11  
Alipore, South 24-Parganas

17 MAY 2022

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made this the 11<sup>th</sup> day of  
May, 2022 (Two Thousand Twenty-Two) **BETWEEN**;

5 MAY 2022

5432

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

Name: Sun Shakti Realtor LLP

Address: 21/7 Aswini Dutta Rd. Kol-029

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

*[Handwritten signature]*

SUN SHAKTI REALTOR LLP

*[Handwritten signature]*

Authorised Signatory/Designated Partner



5670

11/5/22

SUN SHAKTI REALTOR LLP

*[Handwritten signature]*

Authorised Signatory/Designated Partner



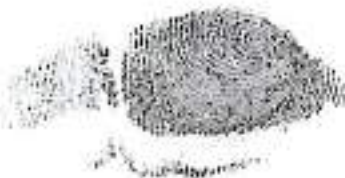
5672

- Rinjuna Chattopadhyay



5673

- P. Chakrabarti



5674

Partha Sana  
S/O Late R.M Sana  
Alipur police court  
col- 27,  
Dover under

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

:: 2 ::

(1) **SMT. RUMJHUM CHATTOPADHYAY**, having PAN : ACLPC9142Q, Aadhaar No.4807 9738 4203, daughter of Ashok Banerjee, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at "**SANTANU APARTMENT**", Flat No.201, 59A/4, Bose Pukur Road, Post Office : Kasba, Police Station : Kasba, Kolkata : 700042 and (2) **SMT. PIALI CHAKRABARTI**, having PAN : AHSPC0277G, Aadhaar No.3726 8729 2276, daughter of Ashok Banerjee, by creed : Hindu, Indian by National, by occupation : House-Wife, residing at "**SANTANU APARTMENT**", Flat No.202, 59A/4, Bose Pukur Road, Post Office : Kasba, Police Station : Kasba, Kolkata : 700042, hereinafter jointly called and referred to as "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective 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, 2<sup>nd</sup> Floor, Post



DISTRICT SUB REGISTRAR-II  
BANGALORE  
11 MAY 2022

:: 3 ::

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 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 :



DISTRICT SUB REGISTRAR-II  
BANGALORE  
11 MAY 2022

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 24<sup>th</sup> June 1927 in the Office of Sub-Registrar at Alipore Sadar and recorded in Book 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 22<sup>nd</sup> 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 1/5<sup>th</sup> 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



DISTRICT SUB REGISTRAR-II  
COORE  
11 MAY 2022



joint Owners thereof, said Chandi Prasad Banerjee, sold, transferred and conveyed his undivided 1/5<sup>th</sup> 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 15<sup>th</sup> December, 1971 in the Office of 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 2/5<sup>th</sup> share of the aforesaid property and while absolutely seized and possessed the same as joint Owners thereof, he died intestate on 13<sup>th</sup> 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 2/5<sup>th</sup> 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



DISTRICT SUB REGISTRAR-II  
BANGALORE  
11 MAY 2022

son Subrata Banerjee died intestate on 24<sup>th</sup> 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 Banerjee died intestate on 1<sup>st</sup> January, 1982 leaving behind him surviving his wife Smt. Annapurna Banerjee as his only legal heir and successor, who inherited the undivided 1/5<sup>th</sup> 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 1/5<sup>th</sup> 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 21<sup>st</sup> 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.



DISTRICT SUB REGISTRAR-II  
BANGALORE  
11 MAY 2022

**AND WHEREAS** thus Subrata Banerjee becomes the Owner of undivided 3/5<sup>th</sup> 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 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 2<sup>nd</sup> September, 2004 and prior to her death she had published her last Will and Testament dated 15<sup>th</sup> 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 1/5<sup>th</sup> share of the said property.



DISTRICT SUB REGISTRAR #  
BANGALORE  
11 MAY 2022

**AND WHEREAS** while absolutely seized and possessed the aforesaid property as joint Owners thereof, said Ashok Banerjee died intestate on 9<sup>th</sup> November, 2005, leaving him surviving his wife Smt. Sipra Banerjee and two daughters viz. Smt. Rumjhum Chattopadhyay and Smt. Piali Chakrabarti, as his only legal heirs and successors, who jointly inherited the undivided 1/5<sup>th</sup> 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 7<sup>th</sup> 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 1/5<sup>th</sup> 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 1/5<sup>th</sup> share in the aforesaid property.

**AND WHEREAS** thus after such inheritance, said Subrata Banerjee, Tuhin Subhra Bhattacharyya, Smt. Rumjhum



DISTRICT SUB REGISTRAR-II  
ALIPORE  
11 MAY 2022



Chattopadhyay and Smt. Piali Chakrabarti 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 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, the Vendors herein, jointly will enjoy the entire Third Floor of the Building and Tuhin Subhra Bhattacharyya, will enjoy the Entire Second



DISTRICT SUB REGISTRAR-II  
BANGALORE  
11 MAY 2022

:: 10 ::

Floor 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.

**AND WHEREAS** as such the Vendors herein are enjoying the said Entire Third Floor of the Building by collecting rent from the Tenant, wherein their undivided 1/5<sup>th</sup> share in the aforesaid property i.e. undivided 1/5<sup>th</sup> 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 Vendors herein expressed their 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.37,00,000/- (Rupees Thirty-Seven Lac) only to any intending Purchaser or Purchasers.



DISTRICT SUB REGISTRAR-II  
MYSORE  
11 MAY 2022

AND WHEREAS having come to know the said intention of the Vendors, 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 Vendors and offered to purchase the said SCHEDULE - "B" property at a total consideration of Rs.37,00,000/- (Rupees Thirty-Seven Lac) 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 Vendors herein have 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.37,00,000/-



DISTRICT SUB REGISTRAR-II  
KOLKATA  
11 MAY 2022

:: 12 ::

(Rupees Thirty-Seven Lac) only paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do hereby admit and acknowledge and has received of and from the same and every part thereof as per Memo below, the Vendors herein do hereby release, acquit, exonerate and discharge the Purchaser the said **SCHEDULE - "B"** property hereby conveyed), the Vendors do hereby indefeasibly grant, sell, convey, transfer, assign and assure **ALL THAT** piece and parcel of undivided 1/5<sup>th</sup> 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 hereto before were/was situated, tenanted, butted & bounded,



DISTRICT SUB REGISTRAR-II  
PALAKKAD  
11 MAY 2022



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 Vendors unto and upon the said **SCHEDULE - "B"** property or any part thereof together with all rights and advantages of the Vendors 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. mentioned above unto and to the use of the Purchaser absolutely and forever and the Vendors do hereby covenant with



DISTRICT SUB REGISTRAR-II  
KOLKATA  
11 MAY 2022

the Purchaser **AND** the Vendors 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 Vendors or from or under any of their 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 VENDORS HEREIN DO HEREBY COVENANT WITH THE PURCHASER** as follows :-

1. **THAT** so far knowledge go to the Vendors that the said **SCHEDULE - "B"** property is not subject to any acquisition or requisition proceedings and the Vendors have no knowledge of the same and have not received any such notice from any authority or authorities to that effect.



DISTRICT SUB REGISTRAR-II  
BANGALORE  
11 MAY 2022

2. **THAT** so far their knowledge go that the right, title, interest of the Vendors 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 Vendors herein.

**THE PURCHASER HEREBY COVENANTS WITH THE VENDORS** 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 Vendors 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** - "B" property and being fully satisfied in regard to the right, title and interest in respect of the said **SCHEDULE** -



DISTRICT SUB REGISTRAR-II  
ALIPORE  
11 MAY 2022

"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 Vendors or from any person claiming under them.

- C. That the Purchaser also keep the Vendors 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 Vendors.
- 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 Vendors in the event the Authorities charges any amount upon the Vendors for sale on any account whatsoever in nature.

IT is further agreed and accepted by the Purchaser that the said SCHEDULE - "B" property is being sold strictly on "AS IS WHERE



DISTRICT SUB REGISTRAR-II  
MYSORE  
11 MAY 2022



**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 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 1/5<sup>th</sup> 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.



DISTRICT SUB REGISTRAR-II  
BANGALORE  
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  
393 A, Rabindra,  
Sahani  
Kolkata-700005.

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




  
Signature of the **VENDOR**

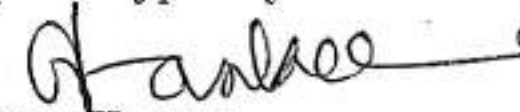
SDA SHAKTI REALTOR LLP

  
Authorized Signatory/Designated Partner

Signature of the **PURCHASER**

Drafted by me   
ADVOCATE  
Alipore Police Court  
No. 1/168/2014  
Advocate  
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

  
**DEBASISH NASKAR**  
Alipore Judges' Court, Kol : 27.



DISTRICT SUB REGISTRAR-II  
BANGALORE  
11 MAY 2022

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs. 37,00,000/- (Rupees Thirty-Seven 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. 063952, dated 11.05.2022,  
drawn on Federal Bank, B. B. D. Bagh Branch ... Rs.18,50,000/-
2. By Cheque No. 063953, dated 11.05.2022,  
drawn on Federal Bank, B. B. D. Bagh Branch... Rs.18,50,000/-

**TOTAL** ..... Rs.37,00,000/-

**(RUPEES THIRTY-SEVEN LAC) ONLY**

**WITNESSES :-**

1. Mrinmay Naskah,  
393A, Rabindra  
Sadani,  
Kolkata-700005.

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

Rupin Kumar Chatteropadhyay  
P. Chakrabarti

Signature of the **VENDORS**

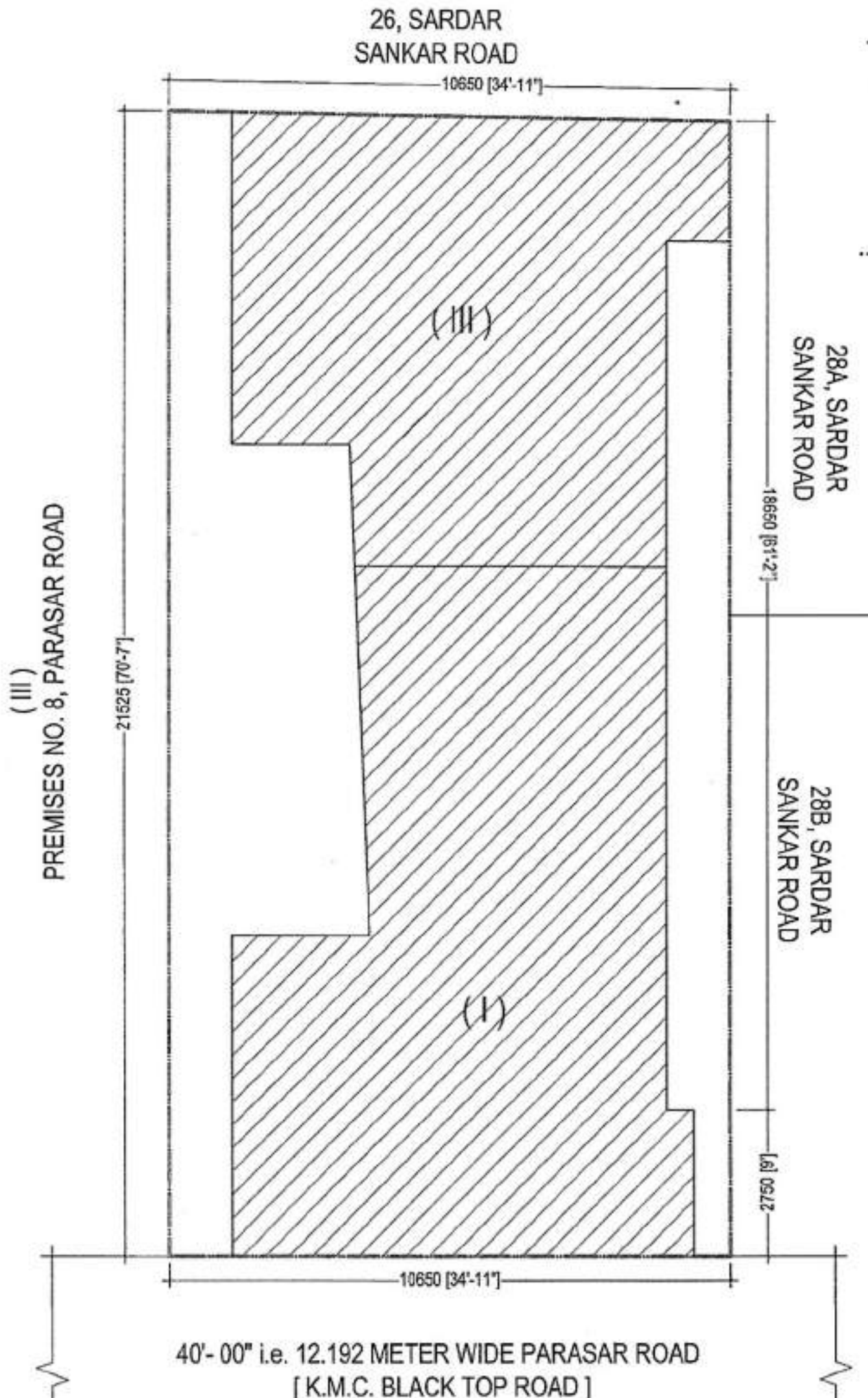


DISTRICT SUB REGISTRAR-II  
ALIPORE  
11 MAY 2022



**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.**



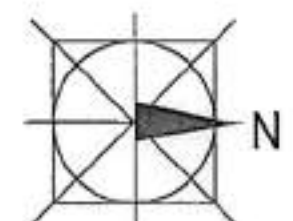
*Rajghans Chatterjee*  
*P. Chakravarti*

SIGNATURE OF VENDOR

SUN SHAKTI REALTOR LLP

*J. K. ...*  
Authorised Signatory/Designated Partner

SIGNATURE OF PURCHASER



DATE : 10.05.2022...



DISTRICT SUB REGISTRAR-II  
ALIPORE  
11 MAY 2022












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas




Signature / LTI Sheet of Query No/Year 16022001347742/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt RUMJHUM CHATTOPADHYAY 59A/4 BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042	Seller			
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 ]			
3	Smt PIALI CHAKRABARTI 59A/4 BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042	Seller			



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PARGANAS  
11 MAY 2022

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	Smt RUMJHUM CHATTOPADHYAY, Mr JAY S KAMDAR, Smt PIALI CHAKRABARTI			

(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  
SOUTH 24 PARGANAS  
11 MAY 2022



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

GRN Details

GRN:	192022230023172848	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	10/05/2022 16:02:07	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6472898059018	BRN Date:	10/05/2022 16:05:01
Gateway Ref ID:	97379139	Method:	Federal Bank,NB
Payment Status:	Successful	Payment Ref. No:	2001347742/2/2022
			[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:	2001347742
Applicant's Name:	Mr PARTHA SANA
Identification No:	2001347742/2/2022
Remarks:	Sale, Sale Document











Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001347742/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	158620
2	2001347742/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	39664
			<b>Total</b>	<b>198284</b>

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














	Thumb	1 <sup>st</sup> Finger	middle finger	ring finger	small finger
Left hand					
Right hand					



Name RUMJHUM CHATTOPADHYAY











Signature Rumjhum Chattopadhyay

	Thumb	1 <sup>st</sup> Finger	middle finger	ring finger	small finger
Left hand					
Right hand					



Name PIALI CHAKRABARTI

Signature P. Chakrabarti

	Thumb	1 <sup>st</sup> Finger	middle finger	ring finger	small finger
Left hand					
Right hand					



Name JAY S. KANDAR

Signature J. Kandar



DISTRICT SUB REGISTRAR-II  
ALIPORE  
11 MAY 2022

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JAY S KAMDAR  
SHARD H KAMDAR  
19/06/1982

Permanent Account Number  
AKWPK2270L

*J. Kamdar*  
Signature

3  
8491



*J. Kamdar*

 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,  
Bangalore-560 001



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

20122020

निगमन / गठन की तारीख  
Date of incorporation / formation  
14/12/2020

SUN SHAKTI REALTOR LLP

Authorised Signatory/Designated Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACLPC9142Q



नाम /NAME

RUMJHUM CHATTOPADHYAY

पिता का नाम /FATHER'S NAME

ASHOK BANERJEE

जन्म तिथि /DATE OF BIRTH

28-09-1962

हस्ताक्षर /SIGNATURE

*Rumjhum Chattopadhyay*



आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Rumjhum Chattopadhyay*

*Rumjhum Chattopadhyay*



~~সংসদ~~  
~~সংসদ~~



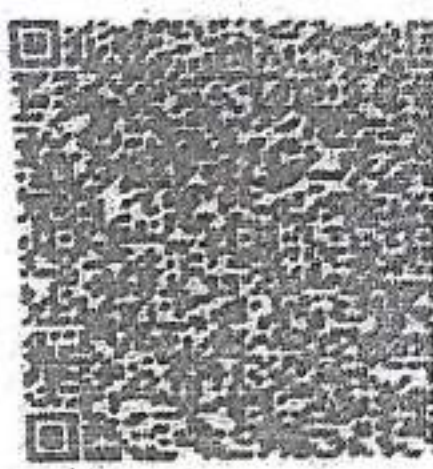
রুমঝুম চট্টোপাধ্যায়

Rumjhum Chattopadhyay

জন্মতারিখ/ DOB: 28/09/1962

মহিলা / FEMALE

*Rumjhum Chattopadhyay*



**4807 9738 4203**

# Aadhaar-Aam Admi ka Adhikar

~~সংসদ~~  
~~সংসদ~~  
~~সংসদ~~



**ঠিকানা:**

৩ এ/৪ বোস পুকুর রোড  
ফ্লট ২০১, সান্তানু বাড়ি, রাশ  
হারী কানেক্টার, কসবা,  
কলকাতা,  
পশ্চিম বঙ্গ - ৭০০০৪২

**Address**

C/O,, 59 A/4 Bose Pukur  
Road Flat 201, Santanu  
Apartment, Rash Behari  
Connector, Kasba,  
Kolkata,  
West Bengal - 700042





Issue Date: 07/03/2012



पियाली चक्रवर्ती

Piali Chakrabarti

जन्म तिथि / DOB: 15/11/1965

महिला / Female

3726 8729 2276

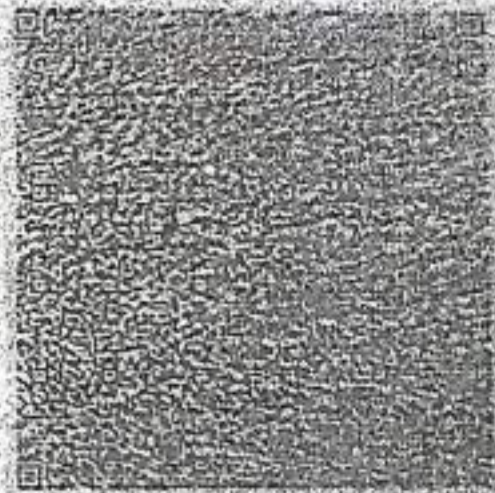
मेरा आधार, मेरी पहचान

*P. Chakrabarti*

Issue Date: 26/11/2012

पियाली चक्रवर्ती, फ्लैट 202 सांतनु अपार्टमेंट्स, 59ए 4  
बोसेपुकुर रोड, कसबा, कोल्कता, वेस्ट बंगाल, 700042

Address: C/O Tanya Chakrabarti, Flat 202  
Santanu Apartments, 59A 4 Bosepukur  
Road, Kasba, Kolkata, West Bengal, 700042



3726 8729 2276



RAJ CHAKRABARTI  
ASHOK BANERJEE

1971-1975

Member's Account Number

AHSPC0277G

*P. Chakrabarti*

## Major Information of the Deed

Deed No :	I-1602-06296/2022	Date of Registration	17/05/2022
Query No / Year	1602-2001347742/2022	Office where deed is registered	
Query Date	09/05/2022 10:07:50 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 : South 24-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. 37,00,000/-	Rs. 39,65,005/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,58,720/- (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 ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	486 Sq Ft	33,80,000/-	36,45,005/-	Property is on Road
<b>Grand Total :</b>				<b>1.1138Dec</b>	<b>33,80,000 /-</b>	<b>36,45,005 /-</b>	

### 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					
<b>Total :</b>		<b>466 sq ft</b>	<b>3,20,000 /-</b>	<b>3,20,000 /-</b>	



**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt RUMJHUM CHATTOPADHYAY</b>            Daughter of ASHOK BANERJEE 59A/4 BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx2Q, Aadhaar No: 48xxxxxxxx4203, 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</p>
2	<p><b>Smt PIALI CHAKRABARTI</b>            Daughter of ASHOK BANNERJEE 59A/4 BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx7G, Aadhaar No: 37xxxxxxxx2276, 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</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>SUN SHAKTI REALTOR LLP</b>            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</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr JAY S KAMDAR (Presentant )</b>            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)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr PARTHA SANA</b>            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</p>			

Identifier Of Smt RUMJHUM CHATTOPADHYAY, Mr JAY S KAMDAR, Smt PIALI CHAKRABARTI



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RUMJHUM CHATTOPADHYAY	SUN SHAKTI REALTOR LLP-0.556876 Dec
2	Smt PIALI CHAKRABARTI	SUN SHAKTI REALTOR LLP-0.556876 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt RUMJHUM CHATTOPADHYAY	SUN SHAKTI REALTOR LLP-233.00000000 Sq Ft
2	Smt PIALI CHAKRABARTI	SUN SHAKTI REALTOR LLP-233.00000000 Sq Ft





Endorsement For Deed Number : I - 160206296 / 2022

On 11-05-2022

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

Presented for registration at 16:35 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 1. Smt RUMJHUM CHATTOPADHYAY, Daughter of ASHOK BANERJEE, 59A/4 BOSE PUKUR ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Smt PIALI CHAKRABARTI, Daughter of ASHOK BANERJEE, 59A/4 BOSE PUKUR ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife

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 (LLP), 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. -II 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 4:05PM with Govt. Ref. No: 192022230023172848 on 10-05-2022, Amount Rs: 39,664/-, Bank: SBI EPay ( SBlePay), Ref. No. 6472898059018 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 4:05PM with Govt. Ref. No: 192022230023172848 on 10-05-2022, Amount Rs: 1,58,620/-, Bank: SBI EPay ( SBlePay), Ref. No. 6472898059018 on 10-05-2022, Head of Account 0030-02-103-003-02

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



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.

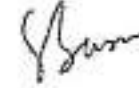
**Payment of Fees**

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 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 764530, Amount: Rs.100/-, Date of Purchase: 05/05/2022, Vendor name: Subhankar Das



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 238634 to 238666  
being No 160206296 for the year 2022.



Digitally signed by SUMAN BASU  
Date: 2022.05.19 15:57:42 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2022/05/19 03:57:42 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)