

11081/2024

F-10808/2024

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AK 913205

01/10/2024

Q-2002521296/2024

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

Sub-Registrar IV  
Register U/S 7 (2) of  
Registration Act  
01 OCT 2024

## SALE DEED

THIS INDENTURE made this the 1<sup>st</sup> day of October, Two  
Thousand Twenty Four (2024) B E T W E E N (1) **RANJIT SINGH**  
(PAN-AKQPS6644E) (AADHAAR NO. 5860258362661), son of Late  
Ivan Singh, by caste- Christian, by occupation - Retired, by  
Nationality- Indian, residing at Premises no.17/1/A, Circus Avenue,  
P.O. - Circus Avenue, P.S. - Beniapukur, Kolkata - 700017 and

194313

WASIM AHMED  
ADVOCATE  
HIGH COURT, CALCUTTA

30 SEP 2024  
SURANJAN MUKHERJEE  
Licensed Stamp Vender  
C.C. Court  
2 & 3, K. S. Roy Road, Kal

30 SEP 2024  
30 SEP 2024



Ms. Anub  
62 Theatre Road  
Kal. 700017

11 OCT 2024



(2) **ABHIJIT SINGH (PAN-AJEPS1670F) (AADHAAR NO.868260228521)**, son of Late Ivan Singh, by caste- Christian, by occupation – Retired, by Nationality- Indian, residing at Premises no.17/1B, Circus Avenue, P.O. Circus Avenue, P.S. Beniapukur, Kolkata- 700017 hereinafter jointly called and referred to as “the **VENDORS**” (which term or expression shall unless repugnant to or excluded by the context mean and include their heirs, executors, legal representatives, administrators and assigns) of the **ONE PART.**

**AND**

**STANDARD COMMERCE PRIVATE LIMITED, (PAN- AALCS5945A)** a registered company under the Indian Companies Act, 1956 having its registered office at 62, Shakespeare Sarani, P.O. Circus Avenue, P.S. Beniapukur, Kolkata – 700017, duly represented by its Director & Authorized Signatory **MOHAMMAD TARIQUE (PAN-AKRPM7915R) (AADHAAR NO.547810784393)** son of Md. Ayub, by faith- Islam, by occupation- Business, by Nationality- Indian, residing at 62, Shakespeare Sarani, P.O. Circus Avenue, P.S. Beniapukur, Kolkata – 700017, authorized vide Board Resolution dated 16.05.2024, hereinafter called and referred to as the **PURCHASER**” (which term or expression shall unless repugnant to or excluded by the context mean and include its successor-in-office,



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executors, legal representatives, administrators and assigns) of the

**OTHER PART.**

**WHEREAS** by a registered Indenture dated 9<sup>th</sup> day of June, 1931 one Parimal Burge wife of Mr. T. Burge purchased **ALL THAT** piece and parcel of rent redeemed land containing an area of 3 cottah 3 chittaks 15 square feet be the same a little more or less lying and being part of Plot no.308 of the surplus land in Improvement Scheme No.VIIIA formed out of old Municipal Premises no.1/1, Karim Hossain Doctor Lane being a part of holding No.38 Sub-Division C, Division V in Dihi Panchannagram in the District of 24 Parganas together with a two storied building standing thereon and now known as Kolkata Municipal Premises no.17/1/A, Circus Avenue, P.S. Beniapukur, P.O. Circus Avenue, Kolkata- 700017 having Assessee no.110640600123 (hereinafter referred to as the "said property" morefully described in the Schedule hereunder written from Jogesh Chandra Gupta for a consideration amount mentioned therein. The said deed was registered at the office of Sub Registrar Sealdah, recorded in Book No.I, Volume No.15, Pages 201 to 205. Being No.923 for the year 1931.

**AND WHEREAS** the said Parimal Burge as owner of the aforesaid property, by a registered Deed of Settlement dated 31<sup>st</sup> day



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of July, 1948 made between Parimal Burge, therein called the Settlor of the One Part, Ivan Burge and Dolly Burge alias Dolly Singh therein collectively called the Trustees of the Second Part and duly registered with the office of the Sub-Registrar of Sealdah in Book No. I, Volume No. 33, Pages 145 to 148, Being No. 1475 for the year 1948, the said Settlor settled inter alia her said properties at (i) Premises No.17/1A, Circus Avenue, Calcutta India, morefully and particularly described in the part-(i) of the schedule thereunder written, in trust for the maintenance of herself, her husband, her son and daughter and other family members and directed thereby that after death of either the Settlor or her husband, the said property at premises No. 17/1A, Circus Avenue Calcutta, would vest absolutely in her son Ivan Burge and (ii) Premises No.17/1B, Circus Avenue Calcutta, India, morefully and particularly described in the part-(ii) of the schedule thereunder written, in trust for the maintenance of herself, her husband, her son and daughter and other family members and directed thereby that after death of either the Settlor or her husband, the property at premises No.17/1B Circus Avenue, Calcutta would be held by the Trustees for the benefit of her daughter Dolly Singh for her life and after death of the said Dolly Singh the said property would vest absolutely in her children and in the event of the said Dolly Singh dying without any issues, the said property would vest absolutely in the children of the Settlor's son Ivan Burge.

**AND WHEREAS** the said Parimal Burge, the Settlor died on 20.03.1959 and her husband Thomas Burge died on 28.08.1970.





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**AND WHEREAS** in terms of the said deed of settlement dated 31<sup>st</sup> day of July, 1948 the son of the Settlor Ivan Burge became the sole and absolute owner of the aforesaid property.

**AND WHEREAS** the said Ivan Burge alias Singh died intestate on 04.08.2000 leaving behind the Vendors herein as his legal heirs and successors.

**AND WHEREAS** the vendors herein duly mutated their names as owners of the said property in the records of the Kolkata Municipal Corporation and have been paying the rates and taxes of the said property accordingly.

**AND WHEREAS** the vendors herein are now the joint owners and absolutely seized and possessed of otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of rent redeemed land containing an area of 3 cottah 3 chittaks 15 square feet be the same a little more or less lying and being part of Plot no.308 of the surplus land in Improvement Scheme No.VIIIA formed out of old Municipal Premises no.1/1, Karim Hossain Doctor Lane being a part of holding No.38 Sub-Division C, Division V in Dihi Panchannagram in the District of 24 Parganas together with a two storied building standing thereon and now known as Kolkata Municipal Premises no.17/1/A, Circus Avenue, P.S. Beniapukur, P.O. Circus Avenue,



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Kolkata- 700017 having Assessee no. 110640600123, fully described in the schedule hereunder written.

**AND WHEREAS** the Purchaser herein has approached the Vendors herein to purchase the said property, fully described in the schedule hereunder written and whereas the vendors and the purchaser herein executed a sale agreement dated 27<sup>th</sup> day of May, 2024 for the sale purchase of the said property on the terms and conditions mentioned therein.

**AND WHEREAS** the vendors herein have agreed to sell the aforesaid property and the purchaser herein has agreed to purchase the said property, fully described in the Schedule hereunder written, for a total sale consideration of a sum of Rs.2,75,00,000/- (Rupees two Crore seventy five) only.

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said agreement and in consideration of a sum of Rs.2,75,00,000/- (Rupees two crore seventy five) only including TDS deduction @1% of the total consideration sum, paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the payment of the same and every part thereof does hereby acquit release and forever discharge the Purchaser as well as the property hereby intended to be conveyed) they the Vendors do hereby sell, transfer, convey



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assure and assigns unto the Purchaser **ALL THAT** piece and parcel of rent redeemed land containing an area of 3 cottah 3 chittaks 15 square feet be the same a little more or less lying and being part of Plot no.308 of the surplus land in Improvement Scheme No.VIIIA formed out of old Municipal Premises no.1/1, Karim Hossain Doctor Lane being a part of holding No.38 Sub-Division C, Division V in Dihi Panchannagram in the District of 24 Parganas together with a two storied building standing thereon and now known as Kolkata Municipal Premises no.17/1A, Circus Avenue, P.S. Beniapukur, P.O. Circus Avenue, Kolkata- 700017 having Assessee no. 110640600123, fully described in the schedule hereunder written and delineated in the plan attached hereto and coloured **RED** thereon **OR HOWSOEVER OTHERWISE** the said messuage tenement or dwelling house land and hereditaments and premises or any part thereof now are or is or at any time heretofore were or was situate tenanted described or distinguished **TOGETHER WITH** all erections, structures, edifices out-houses, garages, water courses pumps, electrical installations, water connections and application and all manner of former or other rights, lights, liberties, easements privileges, profits, appendages and appurtenances whatsoever to the said premises or in anywise appertaining thereto or with which the same or any of them or any part thereof now are or is at any of them



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or any part thereof now are or is at any time heretofore were had used, occupied or enjoyed or occupied deemed to be or known as part and parcel or member thereof or appertaining thereto **TOGETHER WITH** all easement **AND** all the estate right, title, interest, inheritance use, trust, possession property claim and demand whatsoever both at law or in equity of the Vendors of in and to the said property and every part or parcel thereof with the appurtenances and all deed pattahs, muniments writing and evidences of title which in anywise relating to the said property or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom they can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said property or interest in the said property hereby granted or expressed so to be unto the PURCHASER absolutely and forever free **AND** the Vendors do hereby covenant with PURCHASER in the manner following that is to say that notwithstanding any act, deed, matter thing by the Vendors made done or executed or known or suffered to the contrary he the Vendors now have good right, full power and absolute authority to grant transfer and convey, assign and assure the said property hereby granted or expressed so to be unto the PURCHASER in manner aforesaid **AND** the PURCHASER shall and



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may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents and profits thereof notwithstanding any claim by any person or persons lawfully or equitably claiming through under or in trust from the Vendors AND that free and clear and freely, clearly and absolutely acquitted exonerated and discharged from or by the Vendors who will keep the PURCHASER sufficiently saved, defended kept harmless and indemnified from and against all and all manner or former or other rights, title, interest or interests, charges attachment encumbrances wheresoever created made done occurred or suffered by the Vendors or any person or persons rightfully claiming through under or in trust for the Vendors and that there is no impediment under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure the said property in favour of the PURCHASER in manner aforesaid AND further that the said Vendors and all persons having lawfully or equitably claiming any estate right, title interest use property claim and demand whatsoever of into upon or out of the said property from under or in trust for them shall and will from time to time hereafter upon very reasonable request and at the costs and expenses of the PURCHASER make do execute and perfect or cause to be made done executed and perfected all such further or other



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assurances acts deeds matters and things for further better and most perfectly assuring, conveying and confirming the said property and every part thereof unto and to the use of and benefit of the PURCHASER forever in the manner aforesaid as shall or may be reasonably required.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of rent redeemed bastu land containing an area of 3 cottah 3 chittaks 15 square feet be the same a little more or less lying and being part of Plot no.308 of the surplus land in Improvement Scheme No.VIIIA formed out of old Municipal Premises no.1/1, Karim Hossain Doctor Lane being a part of holding No.38 Sub-Division C, Division V in Dihi Panchannagram in the District of 24 Parganas together with a 77 years old, two storied building standing thereon having a covered area of about 2000 sq.ft. more or less and now known as Kolkata Municipal Premises no.17/1A, Circus Avenue, P.S. Beniapukur, P.O. Circus Avenue, Kolkata- 700017 having Assessee no.110640600123 together with all the easement and quasi easement rights of the premises butted and bounded in the manner as follows:

**ON THE NORTH:** Premises no.2/3/A, Meher Ali Road;  
**ON THE SOUTH:** KMC reserved space;  
**ON THE EAST:** Premises no.17/1B, Circus Avenue;  
**ON THE WEST:** Premises no.1, Meher Ali Road



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**IN WITNESS WHEREOF** the Vendors and the Purchaser hereto have put their respective hands and seals on this the day, month and year first above written.

**SIGNED SEALED AND DELIVERED** in the presence of :-

1. Mr. Ayub.  
62 Theatre Road.  
Kul. 700014

*Rajesh Singh*

*Abhinav Singh*

**SIGNATURE OF THE VENDORS**

**STANDARD COMMERCE PVT. LTD.**

2. *Ayub*  
62, Shearman & Sterling  
Kul. 700017

*Director*  
*Parique* - (MOHAMMAD PARIQUE)

**SIGNATURE OF THE PURCHASER**

Drafted by :

*Has in hand*

Advocate,

High Court, Calcutta .

WB-2172/02



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**MEMO OF CONSIDERATION**

**RECEIVED** from the within named PURCHASER the sum of Rs.2,75,00,000/- (Rupees two crore seventy five lakh) only in consideration for Sale of the within mentioned property in the following manner :

<u>Date</u>	<u>D.D. No. / Online</u>	<u>Drawn on</u>	<u>Amount (in Rs.)</u>	<u>In Favour</u>
24.05.2024	RTGS vide cheque no.00002	HDFC Bank, Kolkata	49,50,000	Ranjit Singh
28.08.2024	RTGS vide cheque no.00008	HDFC Bank, Kolkata	49,50,000	Ranjit Singh
23.09.2024	RTGS vide Cheque no.00013	HDFC Bank, Kolkata	24,75,000	Ranjit Singh
30.09.2024	Pay Order no.010060	HDFC Bank. Kolkata	12,37,500	Ranjit Singh
	TDS deducted @1%.		1,37,500	
24.05.2024	RTGS vide cheque no.00003	HDFC Bank, Kolkata	49,50,000	Abhijit Singh
28.08.2024	RTGS vide Cheque no.00007	HDFC Bank, Kolkata	49,50,000	Abhijit Singh
07.09.2024	RTGS vide Cheque no.00012	HDFC Bank, Kolkata	24,75,000	Abhijit Singh



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30.09.2024	Pay Order no.010058	HDFC Bank, Kolkata	12,37,500	Abhijit Singh
	TDS deducted @1%		1,37,500	
		<b>TOTAL</b>	<b>2,75,00,000</b>	

(Rupees two crore seventy five lakh) only

**WITNESSES :-**

1. *rd. dyub.*

1. *Abhijit Singh*

2. *Abhijit Singh*

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**SIGNATURE OF THE VENDORS**

2. *Abhijit Singh*



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# SPECIMEN FORM FOR TEN FINGERPRINTS



*Rajesh Singh*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Abhinav Singh*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Rajeev*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



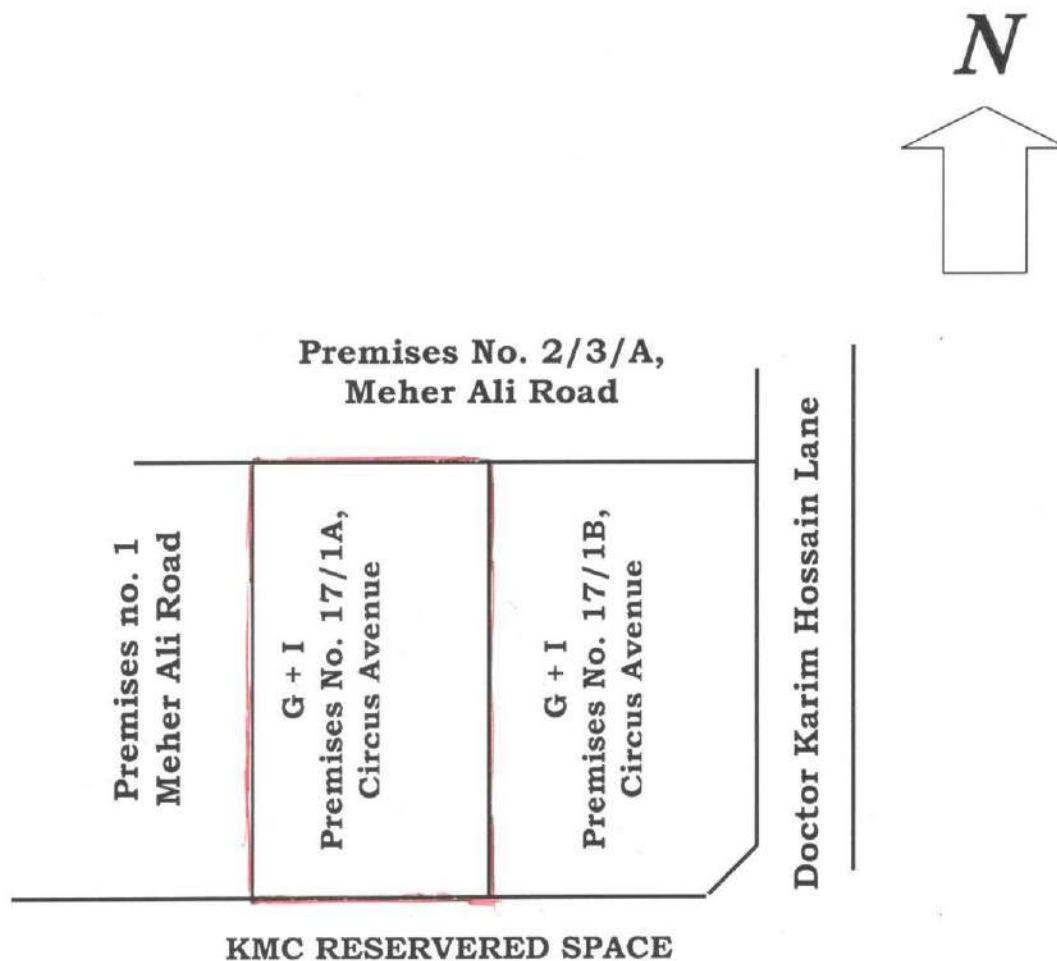
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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PIECE AND PARCEL OF RENT REDEEMED BASTU LAND CONTAINING AN AREA OF 3 COTTAH 3 CHITTAKS 15 SQUARE FEET BE THE SAME A LITTLE MORE OR LESS LYING AND BEING PART OF PLOT NO.308 OF THE SURPLUS LAND IN IMPROVEMENT SCHEME NO.VIIIA FORMED OUT OF OLD MUNICIPAL PREMISES NO.1/1, KARIM HOSSAIN DOCTOR LANE BEING A PART OF HOLDING NO.38 SUB-DIVISION C, DIVISION V IN DIHI PANCHANNAGRAM IN THE DISTRICT OF 24 PARGANAS TOGETHER WITH A 77 YEARS OLD, TWO STORIED BUILDING STANDING THEREON HAVING A COVERED AREA OF ABOUT 2000 SQ.FT. MORE OR LESS AND NOW KNOWN AS KOLKATA MUNICIPAL PREMISES NO.17/1A, CIRCUS AVENUE, P.S. BENIAPUKUR, P.O. CIRCUS AVENUE, KOLKATA- 700017



*Ranjit Singh*  
*Abhinav Singh*

SIGNATURE OF THE VENDOR

STANDARD COMMERCE PVT. LTD.

*[Signature]* Director

SIGNATURE OF THE PURCHASER





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# THE KOLKATA MUNICIPAL CORPORATION

## MUNICIPAL ASSESSMENT BOOK (Portal Copy)

### LANDS AND BUILDINGS

### ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
7	064	06	17/1A	CIRCUS AVENUE	NO	NO	110640600123	0000

No of Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Mt.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
	D H											1/2017		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asstt. making correction (2)
Owner : ABHIJIT SINGH, RANJIT SINGH..... Address : 17/1A, CIRCUS AVENUE, KOLKATA- 17,.....	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
5000		18.3	17/12/2002	2000-10-01 00:00:00.0	228.75	0	228.75
5500		19.2	01/03/2016	2006-10-01 00:00:00.0	264	0	264
9500		25.8	28/02/2022	2016-04-01 00:00:00.0	612.75	0	612.75
118700		20	02/03/2022	2017-04-01 00:00:00.0	750	0	750

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alternations(21)	Remarks (22)
6.25			50	0	235	11.75	223				ARV
6.88			50	0	271	13.55	257				ARV
11.88			50	0	625	31.25	594				ARV
148.38			0	0	750	37.5	712.5				UAA

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Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.



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



192024250234340748

GRN Details

GRN:	192024250234340748	Payment Mode:	SBI Epay
GRN Date:	30/09/2024 16:36:18	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6316983856313	BRN Date:	30/09/2024 16:37:06
Gateway Ref ID:	242741589209	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	300920242023434073	Payment Init. Date:	30/09/2024 16:36:18
Payment Status:	Successful	Payment Ref. No:	2002521296/9/2024

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr Wasim Ahmed
Address:	1A, Circus Row, Kolkata- 700017
Mobile:	9831138626
Email:	wasym2000@hotmail.com
Period From (dd/mm/yyyy):	30/09/2024
Period To (dd/mm/yyyy):	30/09/2024
Payment Ref ID:	2002521296/9/2024
Dept Ref ID/DRN:	2002521296/9/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002521296/9/2024	Property Registration- Stamp duty	0030-02-103-003-02	1971968
2	2002521296/9/2024	Property Registration- Registration Fees	0030-03-104-001-16	281715
Total				2253683

IN WORDS: TWENTY TWO LAKH FIFTY THREE THOUSAND SIX HUNDRED EIGHTY THREE ONLY.



DATED THIS 1<sup>st</sup> DAY OF October, 2024

**B E T W E E N**

RANJIT SINGH & ANR

.....VENDORS

AND

STANDARD COMMERCE PRIVATE  
LIMITED

.....PURCHASER

**SALE DEED**

**WASIM AHMED**

Advocate

High Court, Calcutta



### Major Information of the Deed

Deed No :	I-1604-10808/2024	Date of Registration	01/10/2024
Query No / Year	1604-2002521296/2024	Office where deed is registered	
Query Date	23/09/2024 9:41:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Wasim Ahmed High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831138626, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 0]	
Set Forth value		Market Value	
Rs. 2,75,00,000/-		Rs. 2,81,70,833/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 19,72,018/- (Article:23)		Rs. 2,81,747/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



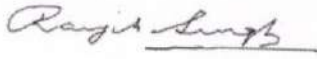


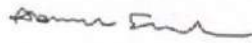
District: South 24-Parganas, P.S:- Beniapukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Circus Avenue (Park Circus Avenue), Road Zone : (On Road -- On Road) , , Premises No: 17/1A, , Ward No: 064 Pin Code : 700017

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		3 Katha 3 Chatak 15 Sq Ft	2,70,00,000/-	2,72,70,833/-	Width of Approach Road: 8 Ft.,
Grand Total :					5.2938Dec	270,00,000 /-	272,70,833 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	5,00,000/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 77 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 77 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	5,00,000 /-	9,00,000 /-	

**Seller Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr RANJIT SINGH</b> Son of Late IVAN SINGH Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 01/10/2024 ,Place : Office	<b>Photo</b>  01/10/2024	<b>Finger Print</b>  Captured LTI 01/10/2024	<b>Signature</b>  01/10/2024
17/1A, CIRCUS AVENUE, KOLKATA, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AKxxxxxx4E, Aadhaar No: 58xxxxxxxx6266, Status :Individual, Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 01/10/2024 ,Place : Office				
2	<b>Name</b> <b>Mr ABHIJIT SINGH (Presentant)</b> Son of Late IVAN SINGH Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 01/10/2024 ,Place : Office	<b>Photo</b>  01/10/2024	<b>Finger Print</b>  Captured LTI 01/10/2024	<b>Signature</b>  01/10/2024
17/1B, CIRCUS AVENUE, KOLKATA, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AJxxxxxx0F, Aadhaar No: 86xxxxxxxx8521, Status :Individual, Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 01/10/2024 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>STANDARD COMMERCE PRIVATE LIMITED</b> 62, SHAKESPEARE SARANI, KOLKATA, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx5A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr MOHAMMED TARIQUE</b> Son of Mr MD AYUB Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 01/10/2024, Place of Admission of Execution: Office	<b>Photo</b>  Oct 1 2024 1:03PM	<b>Finger Print</b>  Captured LTI 01/10/2024	<b>Signature</b>  01/10/2024
62, SHAKEPEARE SARANI, KOLKATA, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AKxxxxxx5R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : STANDARD COMMERCE PRIVATE LIMITED (as DIRECTOR)				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr MD AYUB</b> Son of Mr MD NAYEEM 62, SHAKESPEARE SARANI, KOLKATA, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700017	 01/10/2024	 Captured 01/10/2024	 01/10/2024
Identifier Of Mr RANJIT SINGH, Mr ABHIJIT SINGH, Mr MOHAMMED TARIQUE			

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT SINGH	STANDARD COMMERCE PRIVATE LIMITED-2.64687 Dec
2	Mr ABHIJIT SINGH	STANDARD COMMERCE PRIVATE LIMITED-2.64687 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT SINGH	STANDARD COMMERCE PRIVATE LIMITED-1000.00000000 Sq Ft
2	Mr ABHIJIT SINGH	STANDARD COMMERCE PRIVATE LIMITED-1000.00000000 Sq Ft

**Endorsement For Deed Number : I - 160410808 / 2024**

**On 01-10-2024**

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

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

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

Presented for registration at 13:00 hrs on 01-10-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ABHIJIT SINGH , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,81,70,833/-

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

Execution is admitted on 01/10/2024 by 1. Mr RANJIT SINGH, Son of Late IVAN SINGH, 17/1/A, CIRCUS AVENUE, KOLKATA, P.O: CIRCUS AVENUE, Thana: Beniapukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Christian, by Profession Retired Person, 2. Mr ABHIJIT SINGH, Son of Late IVAN SINGH, 17/1B, CIRCUS AVENUE, KOLKATA, P.O: CIRCUS AVENUE, Thana: Beniapukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Christian, by Profession Retired Person

Indetified by Mr MD AYUB, , , Son of Mr MD NAYEEM, 62, SHAKESPEARE SARANI, KOLKATA, P.O: CIRCUS AVENUE, Thana: Beniapukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by profession Business

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

Execution is admitted on 01-10-2024 by Mr MOHAMMED TARIQUE, DIRECTOR, STANDARD COMMERCE PRIVATE LIMITED (Private Limited Company), 62, SHAKESPEARE SARANI, KOLKATA, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indetified by Mr MD AYUB, , , Son of Mr MD NAYEEM, 62, SHAKESPEARE SARANI, KOLKATA, P.O: CIRCUS AVENUE, Thana: Beniapukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,81,747.00/- ( A(1) = Rs 2,81,708.00/- ,E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,81,715/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2024 4:37PM with Govt. Ref. No: 192024250234340748 on 30-09-2024, Amount Rs: 2,81,715/-, Bank: SBI EPay ( SBlePay), Ref. No. 6316983856313 on 30-09-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 19,71,968/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 19,71,968/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 194314, Amount: Rs.50.00/-, Date of Purchase: 30/09/2024, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2024 4:37PM with Govt. Ref. No: 192024250234340748 on 30-09-2024, Amount Rs: 19,71,968/-, Bank: SBI EPay ( SBlePay), Ref. No. 6316983856313 on 30-09-2024, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 310155 to 310177  
being No 160410808 for the year 2024.



Digitally signed by Anupam Halder  
Date: 2024.10.03 11:22:14 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 03/10/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.