

16887/2023

I-15682/23 I-14587/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL
12-26
16/10/23

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to
Registration. The Stamp, Seal and the
endorsement are the part of the Document

Additional Registrar
of Assurances II Kolkata

2/2607985/23 AP 783597

07 NOV 2023

16 OCT 2023

DEED OF CONVEYANCE

(of Lots 'A', 'D', 'E', 'F' and 'G')

at premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 008)

THIS INDENTURE OF SALE is made on this the 16th day of October, of the
year Two Thousand and Twenty-Three (2023) A.D.

BETWEEN

- SRI SUVRANGSHU KUMAR SEAL** (PAN AEGPS7789Q,
AADHAAR No. 394857133191), son of Late Shib Sankar Seal,
residing at Flat No. 408, Green Court Apartments, Nizampet Road,
Kokatpally, Hyderabad, Telengana, Police Station - Kukatpally

14 SEP 2023

10504

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KQI-27

ANIMESH SAMANTA
ADVOCATE
HIGH COURT, CALCUTTA



Identified by

Animesh Samanta
Advocate

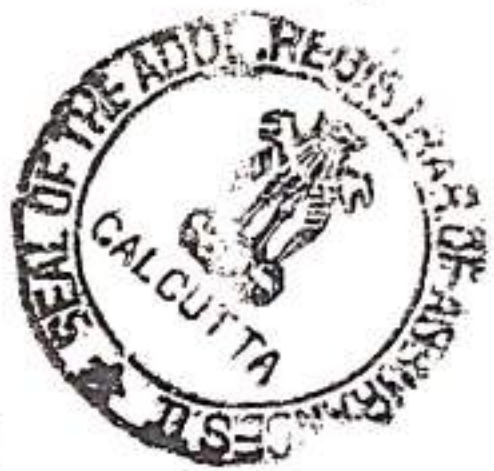
WB-362/2027

High Court, Calcutta

Housing Board (KPHB), Post Office - Jawaharlal Nehru Technology University (JNTU), PIN Code - 500 072,

2. **SMT. SUNITA SEAL** (PAN DICPS5862P, AADHAAR No. 316882446032), wife of Late Arunangshu Kumar Seal, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006,
3. **SRI ABHILASH SEAL** (PAN FPRPS84354G, AADHAAR No. 760159473045), son of Late Arunangshu Kumar Seal, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006,
4. **SMT. SREESTI SEAL** (PAN KNOPS9926L, AADHAAR No. 945847406965), daughter of Late Arunangshu Kumar Seal, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006,
5. **SRI CHANDRA SEKHAR SEAL** (PAN DPSPS5295P, AADHAAR No. 761821978301), son of Late Shib Sankar Seal, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700006,
6. **SMT. SANGEETA DATTA alias Sangeeta Dutta** (PAN BCAPD1524R, AADHAAR No. 683602242731), wife of Swapan Dutta and daughter of Late Shib Sankar Seal, residing at 10, Babu Ram Seal Lane, Police Station - Muchipara, Post Office - Bowbazar, Kolkata - 700 012,
7. **SMT. NILIMA SEAL** (PAN ELVPS5764K, AADHAAR No. 733888321438), wife of Late Rupendra Narayan Seal, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006,

GRN:
GRN:
BT



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023



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



192023240256848602

GRN Details

GRN:	192023240256848602	Payment Mode:	Counter Payment
GRN Date:	12/10/2023 13:45:27	Bank/Gateway:	BANK Of INDIA
BRN :	192023240256848602	BRN Date:	12/10/2023 00:00:00
GRIPS Payment ID:	121020232025684859	Payment Init. Date:	12/10/2023 13:45:27
Payment Status:	Successful	Payment Ref. No:	2002607985/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUDIPTA ROY
Address: 19A/28, SEAL LANE, KOLKATA-700015
Mobile: 8820668793
Email: INFO@QUALITYADVERTISING.IN
Period From (dd/mm/yyyy): 12/10/2023
Period To (dd/mm/yyyy): 12/10/2023
Payment Ref ID: 2002607985/3/2023
Dept Ref ID/DRN: 2002607985/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002607985/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	1904836
2	2002607985/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	455997
			Total	2360833

IN WORDS: TWENTY THREE LAKH SIXTY THOUSAND EIGHT HUNDRED THIRTY
THREE ONLY.

8. **SRI SOURAV SEAL** (PAN BIMPS3674M, AADHAAR No. 671414037753), son of Late Rupendra Narayan Seal, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata- 700 006,
9. **SMT. SARMISTHA KARMAKAR** (PAN CQVPK8975R, AADHAAR No. 887134148076), wife of Sri Sarmit Karmakar and daughter of Late Rupendra Narayan Seal, residing at 31/5, Moira Danga Road, Police Station and Post Office - Baranagar, Kolkata - 700 036,
10. **SMT. RANITA SEAL** (PAN CGTPS2088D, AADHAAR No. 220103708171), daughter of Late Mohan Lal Seal, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata- 700 006,
11. **SMT. KUYELI MONDAL** (PAN CBBPM7868L, AADHAAR No. 292620155623), wife of Samir Mondal and daughter of Late Mohan Lal Seal, residing at 162, B. B. Chatterjee Road Police Station and Post Office - Kasba, Kolkata - 700 042,

Nos. 1 to 11 above named all by Nationality - Indian, by Faith - Hindu and by Occupation - Landholder, hereinafter collectively called and referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

M/S QUALITY CONSTRUCTION (PAN AAAFQ8703A), a partnership firm, having its office at 19A/28, Seal Lane, Post Office - Seal Lane, Police



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2022

Station - Tangra, Kolkata - 700 015, consisting of partners namely (a) **SMT. ANUVA SAHA** (PAN. ALIPS9764N; AADHAAR NO. 3911 2264 9005), wife of Krishna Kanta Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 13A, Madanmohantala Street, Post Office - Hatkhola, Police Station - Shyampukur, Kolkata - 700006, (b) **SRI SUDIPTA ROY** (PAN AFKPR8433H; AADHAR No. 3404 2533 8253), son of Late Monoranjan Roy, by faith Hindu, by occupation Business, by nationality - Indian, residing at 19A/28, Seal Lane, Post Office - Seal Lane, Police Station - Tangra, Kolkata - 700 015, and (c) **QUALITY ADVERTISING PRIVATE LIMITED** (PAN AAACQ1383N; CIN U74300WB2006PTC108278) a company incorporated under the provisions of Companies Act, 1956, having its registered office at 19A/28, Seal Lane, Post Office - Seal Lane, Police Station - Tangra, Kolkata - 700015 and herein represented through one of its directors namely **SRI SUDIPTA ROY** (PAN AFKPR8433H; AADHAR No. 3404 2533 8253), son of Late Monoranjan Roy, by faith Hindu, by occupation Business, by nationality - Indian, residing at 19A/28, Seal Lane, Post Office - Seal Lane, Police Station - Tangra, Kolkata - 700 015, 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 successor-in-office, executors, administrators, authorized representatives and assigns) of the **SECOND PART..**

AND

1. **SRI CHANDAN SEAL** (PAN DZTPS5790G, AADHAAR No. 957943494603), son of Late Ram Gopal Seal, by Nationality - Indian, by Faith - Hindu and by Occupation - Landholder, residing at 12/2, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006,



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023

2. **HAPPY EUREKA DEVELOPERS LLP** [PAN AAFH7923F, LLP Identification No. (LLPIN)AAD-6996], a Limited Liability Partnership Firm incorporated under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 21, Camac Street, "Happy House", 7th Floor, Police Station - Shakespeare Sarani, Post Office - Park Street, Kolkata - 700016, represented by one of its Designated Partners namely **SRI RAJIV PODDAR** (PAN AFTPP1942E, AADHAAR 211714909576, Mobile No. 9831111111), son of Sri Sushil Poddar, by Nationality- Indian, by Religion- Hindu and by Occupation- Business, residing at 3, Alipore Road, Police Station and Post Office - Alipore, Kolkata - 700027,

Nos. 1 and 2 above hereinafter collectively called and referred to as the "**CONFIRMING PARTIES**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/its heirs, successors, successor-in-office, executors, administrators, authorized representatives, legal representatives and assigns) of the **THIRD PART**.

WHEREAS by the execution of an Indenture dated 05th August, 1939 and registered at the office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 134, Pages from 70 to 72, Being No. 3802 for the year 1939, the Trustees for the Improvement of Calcutta granted, conveyed and transferred the Plot No. 61 (portion), admeasuring 08 (Eight) Cottah, 04 (Four) Chittaks and 24 (Twenty-four) Square Feet, of the surplus land in Improvement Scheme No. VII.H formed out of portion of old Municipal Premises Nos. 69, 69/1, 69/8, 69/9, 70 & 71, Beadon Street, Calcutta, particularly described in the schedule thereunder written unto one Charu Panna Seal, absolutely;



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
18 OCT 2002

AND WHEREAS the said Plot No. 61 (portion) was subsequently numbered as premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006.

AND WHEREAS the said Charu Panna Seal, who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law died on or about 15th January, 1967 after publishing his last Will and Testament dated 23rd April, 1964, whereby he appointed his two sons Shih Sankar Seal and Ram Gopal Seal to be executors and in the said Will the said Charu Panna Seal divided the said Premises No. 1, Jatindra Mohan Avenue, Calcutta into four lots as 'A', 'B', 'C' & 'D' which he bequeathed in favour of his four sons namely Shih Sankar Seal, Ram Gopal Seal, Rupendra Narayan Seal and Mohan Lal Seal respectively, and an Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' shall remain common use between his four sons;

AND WHEREAS the said Shih Sankar Seal and Ram Gopal Seal applied for grant of Probate of the said Will and Testament dated 23rd April, 1964, before the Hon'ble High Court at Calcutta in P.L.A. Case No. 21 of 1970 and the probate was granted on 02nd July, 1971 and issued on 17th July, 1972 to the executors;

AND WHEREAS by a Deed of Assent dated 15th December, 1973 and registered at the office of the Registrar of Assurances, Calcutta, and recorded in Book IV, Volume No. 101, Pages 102 to 103 Being No. 6529 for the year 1973, the executors Shih Sankar Seal and Ram Gopal Seal in terms of the Will dated 23rd April, 1964 transferred the rights, titles and interests of the properties left by the said Charu Panna Seal unto his four sons namely Shih Sankar Seal, Ram Gopal Seal, Rupendra Narayan Seal and Mohan Lal Seal absolutely;

AND WHEREAS thus the said Shih Sankar Seal, Ram Gopal Seal, Rupendra Narayan Seal and Mohan Lal Seal became the absolute owners



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023

of Premises No. 1, Jatindra Mohan Avenue, Kolkata, as per the respective Lots 'A', 'B', 'C' and 'D' described in the said Will and Testament dated 23rd April, 1964, and also became the absolute owners of the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' having therein respective undivided 1/4th equal shares.

AND WHEREAS the said Shri Sankar Seal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on or about 09th March, 2011, leaving him surviving his two sons Suvrangshu Kumar Seal and Chandra Sekhar Seal, only daughter Sangeeta Datta, one daughter-in-law Sunita Seal, one grandson Abhilash Seal and one granddaughter Sreesti Seal (being wife, son and daughter of his predeceased son Arunangshu Kumar Seal) and inter alia the entire Lot 'A' of Premises No. 1, Jatindra Mohan Avenue, Kolkata and undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata devolved as per the laws of succession amongst Dayabhaga Hindus unto the said heirs of Shri Sankar Seal each having their respective undivided shares in the property so devolved. The wife of said Shri Sankar Seal namely Renuka Seal predeceased to him;

AND WHEREAS the said Ram Gopal Seal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died on or about 13th December, 2011, after publishing his last Will and Testament dated 22nd September, 2003 which is registered at the office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No. III, Volume No. 18, Pages 181 to 186, Being No. 996 for the year 2006, whereby he appointed his son Chandan Seal as the executor of the said Will and bequeathed with a condition that after demise of his wife Sandhya Seal the entire the Lot 'B' and the undivided one equal fourth part or share in the



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023

Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata will vest upon his son Chandan Seal;

AND WHEREAS the said Sandhya Seal died on 03rd July, 2012, whereafter, the said Chandan Seal being the executor of the last aforesaid Will and Testament 22nd September, 2003 of Ram Gopal Seal, applied for probate before the City Civil Court at Calcutta being Probate Case No. 34 of 2014 and the said probate was granted on 10th February, 2016 and issued on 17th March, 2016.

AND WHEREAS thus the said Chandan Seal become the absolute owner of the entire Lot 'B' and the undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata.

AND WHEREAS the said Rupendra Narayan Seal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on or about 13th September, 2012 leaving him surviving his wife Nilima Seal and only son Sourav Seal and only daughter Sarmistha Karmakar and inter alia the entire Lot 'C' and the undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata, devolved upon the said heirs of Rupendra Narayan Seal as per the Law of Succession upon Dayabhaga Hindus, each of them inheriting in equal undivided shares;

AND WHEREAS the said Mohan Lal Seal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on or about 21st August, 2008 leaving him surviving his wife Mallicka Seal and two daughters Ranita Seal and Kuyell Mondal and inter alia the entire Lot 'A'



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023

and the undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata, devolved upon the said heirs of Mohan Lal Seal as per the Law of Succession upon Dayabhaga Hindus, each of them inheriting in equal undivided shares;

AND WHEREAS thus the party Nos. 1, 2, 3, 4, 5 and 6 of the First Part herein are the present joint owners having their respective undivided shares in the entire Lot 'A' of Premises No. 1, Jatindra Mohan Avenue, Kolkata and undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata AND the Confirming Party No. 1 of the Third Part is the present owner of the entire Lot 'B' and the undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata AND the party Nos. 7, 8 and 9 of the First Part herein are the present joint owners having their respective equal undivided shares in the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, Kolkata and undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata, AND the party Nos. 10 and 11 of the First Part herein are the present joint owners having their respective undivided shares in the entire Lot 'D' of Premises No. 1, Jatindra Mohan Avenue, Kolkata and undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata. The entire premises consisting of Lots 'A', 'B', 'C' and 'D' and the said Open Space/passage is morefully and particularly described in the **First Schedule** of this Deed of Conveyance.

AND WHEREAS the said Suvrangshu Kumar Seal (the party No. 1 of the First Part herein), said Rupendra Narayan Seal, since deceased (the



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023

predecessor-in-interest of Nilima Seal, Saurav Seal and Sarmistha Seal being the party No. 7, 8 and 9 of the First part herein) and Mallika Seal, since deceased, (the predecessor-in-interest of the party Nos. 10 and 11 of the First Part herein) executed and entered into an Agreement dated 24th February, 2012 with M/s Happy Eureka Mercantiles Private Limited (now known as Happy Eureka Developers LLP being the Confirming Party No. 2 of the Third Part herein) wherein it is agreed that the said Lots 'A', 'C' and 'D' and a portion of the said Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' all at Premises No. 1, Jatindra Mohan Avenue, Kolkata, shall be sold and conveyed to the said M/s Happy Eureka Mercantiles Private Limited (now known as Happy Eureka Developers LLP being the Confirming Party No. 2 of the Third Part herein) for a total consideration of Rs. 2,10,00,000/- only. A general power of Attorney dated 24th February, 2012 which is registered at the office of Additional Registrar of Assurances - III, Kolkata and recorded in Book No. IV, Volume No. 2, pages from 6453 to 6462 being No. 01240 for the year 2012, was also executed by the said Suvrangshu Kumar Seal (the party No. 1 of the First Part herein), said Rupendra Narayan Seal, since deceased (the predecessor-in-interest of Nilima Seal, Saurav Seal and Sarmistha Seal being the party No. 7, 8 and 9 of the First part herein) and Mallika Seal, since deceased, (the predecessor-in-interest of the party Nos. 10 and 11 of the First Part herein) in favour of one Rajiv Poddar, son of Sushil Poddar so as to facilitate the process of the sale and conveyance as agreed.

AND WHEREAS in performance of the aforesaid Agreement for Sale dated 24th February, 2012, the said M/s Happy Eureka Mercantiles Private Limited (now known as Happy Eureka Developers LLP being the Confirming Party No. 2 of the Third Part herein) has paid and/or expended an amount of Rs. 75,00,000/- (Rupees Seventy Five Lakh) only as part/advance consideration money, in favour of the said Suvrangshu Kumar Seal (the party No. 1 of the First Part herein), said Rupendra Narayan Seal, since deceased (the predecessor-in-interest of Nilima Seal, Saurav Seal and Sarmistha Seal being the party No. 7, 8 and 9 of the First part herein) and Mallika Seal, since



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

16 OCT 2022

deceased, (the predecessor-in-interest of the party Nos. 10 and 11 of the First Part herein) and towards various formalities with regard to the premises No. 1, Jatindra Mohan Avenue, Kolkata.

AND WHEREAS on the demise of the said Rupendra Narayan Seal (the predecessor-in-interest of Nilima Seal, Sourav Seal and Sarmistha Seal being the party No. 7, 8 and 9 of the First part herein) and Mallika Seal (the predecessor-in-interest of the party Nos. 10 and 11 of the First Part herein) on 13th September, 2012 and 20th April, 2023 respectively, the aforesaid General Power of Attorney dated 24th February, 2012, has become defunct by operation of Law in the absence of the Principals.

AND WHEREAS the parties herein of the First Part and the Confirming party No. 1 herein of the Third Part, with a view to separate in estate the said Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' all at Premises No. 1, Jatindra Mohan Avenue, have executed a Deed of Partition dated 09th October, 2023, which is registered at the office of the Additional Registrar of Assurances - III, and recorded in Book No. I, Volume No. 1903-2023, pages from 280228 to 280258, being No. 190307284 for the year 2023, whereby the parties to the said Deed of Partition have separated the said Open Space/passage measuring 10' X 70' (which is found on actual measurement to have an area of 676 square feet more or less) in four Lots being Lot 'E' allotted to Suvrangshu Kumar Seal, Smt. Sunita Seal, Abhilash Seal, Smt. Sreesthi Seal, Chandra Sekhar Seal, Smt. Sangeeta Dutta (being the Party Nos. 1, 2, 3, 4, 5 and 6 herein of the First Part), Lot 'F' allotted to Smt. Nilima Seal, Sourav Seal, Smt. Sarmistha Karmakar (being the party Nos. 7, 8 and 9 of the First Part herein), Lot 'G' allotted to Smt. Ranita Seal and Smt. Kuyeli Mondal (being the party Nos. 10 and 11 of the First Part herein) and Lot 'H' allotted to Chandan Seal (being the Confirming Party No. 1 of the Third Part herein). Each of Lots have an area of 169 square feet more or less as per actual measurement (and as per original records the respective Lots should have an area of 176 square feet more or less).



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2022

AND WHEREAS the Confirming Party No. 2 of the Third Part herein having expressed its intention to the Parties of the First Part herein, to cancel and opt out of the aforesaid Agreement for Sale dated 24th February, 2012 upon getting refund of the part/advance consideration money of Rs. 75,00,000/- (Rupees Seventy Five Lakh) only in its favour,, which it has paid and expended as aforesaid, the Party Nos. 1, 2, 3, 4, 5 and 6 of the First Part accepted the proposal from the Purchaser named herein to sell, convey and transfer ALL THAT the piece and parcel of the Lot 'A' property admeasuring 01 (One) Cottah, 14 (Fourteen) Chittaks 36 (Thirty-Six) Square Feet and the partitioned open space being Lot 'E' admeasuring 169 (One Hundred Sixty Nine) square feet AND the Party Nos. 10 and 11 of the First Part also accepted the proposal from the Purchaser named herein to sell, convey and transfer ALL THAT piece and parcel of the Lot 'D' property admeasuring 01 (One) Cottah, 04 (Four) Chittaks 42 (Forty-Two) Square Feet and the partitioned open space being Lot 'G' admeasuring 169 (One Hundred Sixty Nine) square feet AND the Party Nos. 6, 7 and 8 of the First Part also accepted the proposal from the Purchaser named herein to sell, convey and transfer ALL THAT piece and parcel of the partitioned open space being Lot 'F' admeasuring 169 (One Hundred Sixty Nine) square feet, all at Premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006, along with the **Tenanted portions** thereof in Lot 'A' and Lot 'D' as are morefully and particularly described in the **Fifth Schedule** of this Deed of Conveyance, at and for a total consideration amount of Rs. 2,54,00,000/- (Rupees Two Crore Fifty Four Lakh) only which includes the amount of Rs. 75,00,000/- (Rupees Seventy Five Lakh) only to be refunded to the Confirming Party No. 2 of the Third Part named herein in cancellation of the aforesaid Agreement for Sale dated 24th February, 2012 and in full satisfaction of all dues and payable to the Confirming Party No. 2 in terms of the said Agreement for Sale dated 24th February, 2012, since cancelled. The Confirming Party No. 1 herein has agreed to confirm the said conveyance without receiving any consideration from the Purchaser as he is the absolute owner of the Lot 'B' and 'H' at premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006.



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2023

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid proposal and acceptance thereof amongst the Owners and the Purchaser named herein which is duly confirmed by the Confirming Parties named herein AND in consideration of the said sum of Rs. Rs. 2,54,00,000/- (Rupees Two Crore Fifty Four Lakh) only, paid in full by the Purchaser in lawful monies of the Union of India, to the Owners and the Confirming Party No. 2 herein, the receipt whereof the Owners and the Confirming Party No. 2 doth hereby as also by the receipt and Memorandum of Consideration hereunder written, admit and acknowledge, the Owners being the Party Nos. 1, 2, 3, 4, 5 and 6 of the First Part named herein hereby sell, convey and transfer **ALL THAT** the piece and parcel of the **Lot 'A'** property admeasuring 01 (One) Cottah, 14 (Fourteen) Chittaks 36 (Thirty-Six) Square Feet with one storied structures standing thereon comprising of 08 (Eight) tenanted shop rooms, 01 (One) tenanted residential unit with 02 (Two) bedrooms, 01 (One) Kitchen and 01 (One) Toilet and two staircases with landings, all with cemented flooring, **ALONG WITH** the partitioned open space being **Lot 'E'** being Bastu Land with covered area admeasuring 169 (One Hundred Sixty Nine) square feet (to be found admeasuring 175 square feet in the Original Records), both Lots lying situated at Premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006, in total having Bastu Land covered area admeasuring 836 square feet, Commercial Land covered area admeasuring 724 square feet, Residential Structural covered area admeasuring 354 square feet and Commercial Structural covered area of 724 square feet, which is more fully and particularly described in the **Second Schedule** of this Deed of Conveyance and demarcated with **Red** colour border in the **Plan/Map** appended to this Deed of Conveyance; **AND** the Owners being the Party Nos. 10 and 11 of the First Part named herein hereby sell, convey and transfer **ALL THAT** the piece and parcel of the **Lot 'D'** property admeasuring 01 (One) Cottah, 04 (Four) Chittaks 42 (Forty-Two) Square Feet with one storied structures standing thereon comprising



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

1 8 OCT 2023

of 01 (One) tenanted shop room, 02 (Two) tenanted residential rooms with 01 (One) kitchen, 01 (One) Toilet, Lobbies and one staircase with landings, all with cemented flooring, ALONG WITH the partitioned open space being **Lot 'G'** Bastu land with covered area admeasuring 169 (One Hundred Sixty Nine) square feet (to be found admeasuring 175 square feet in the Original Records), both Lots lying situated at Premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006, in total having Bastu Land covered area admeasuring 917 square feet, Commercial Land covered area admeasuring 200 square feet, Residential Structural covered area admeasuring 402 square feet and Commercial Structural covered area of 200 square feet, which is more fully and particularly described in the **Third Schedule** of this Deed of Conveyance and demarcated with **Green** colour border in the **Plan/Map** appended to this Deed of Conveyance; **AND** the Owners being Party Nos. 6, 7 and 8 of the First part named herein hereby sell, convey and transfer **ALL THAT** the piece and parcel of the partitioned open space being **Lot 'F'** being Bastu Land with covered area admeasuring 169 (One Hundred Sixty Nine) square feet without any structure, at Premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006, which is more fully and particularly described in the **Fourth Schedule** of this Deed of Conveyance and demarcated with **Yellow** colour border in the **Plan/Map** appended to this Deed of Conveyance; all within the jurisdiction of Kolkata Municipal Corporation Ward No. 18, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006, **IN TOTAL** the land area admeasuring 03 (Three) Cottah, 15 (Fifteen) Chittak 18 (Eighteen) Square Feet, consisting of Bastu land area admeasuring 02 (Two) Cottah, 10 (Ten) Chittak 39 (Forty Nine) Square Feet and Commercial Land Area admeasuring 01 (One) Cottah, 04 (Four) Chittak 24 (Twenty Four) Square Feet, having residential structural area admeasuring 756 square feet and commercial structural area admeasuring 924 Square Feet, **TOGETHER WITH** the **Tenanted Portions** in Lot 'A' and Lot 'D' as are more fully and particularly described in the **Fifth Schedule** of this Deed of Conveyance,



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023

AND the Confirming Party Nos. 1 and 2, confirms this sale **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is or heretofore were or was situated, tenanted, butted bounded called known numbered described or distinguished **TOGETHER WITH** all due rents **AND TOGETHER WITH** the benefits of all and ancient and other rights, liberties easements, appendages, appurtenances and all estate right, title and interest whatsoever of the vendors in the said property free from all encumbrances and attachments whatsoever **AND TOGETHER WITH** all pits, areas, sewers, drains, ways, paths, passages, water, water courses, light all manner of rights, liberties easements and appurtenances whatsoever belong to the said property or in anywise appurtenant thereto or usually held occupied or enjoyed or adopted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto **AND ALL** reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate right, title, interest, claims and demands of any kind whatsoever accruing and/ or recoverable since / so far by and of the vendors in, to, upon or in connection of the said property or any part thereof **AND TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are in the possession power or control of the vendors or any other person or persons from whom the vendors can procure the same without any action or suit **TO HAVE AND TO HOLD** the said property hereby granted, transferred, sold, conveyed, assigned and assured or expressed so to be unto and to the use of the Purchaser in fee simple in possession free from all encumbrances and discharges forever and the vendors do hereby for their heirs, executors, administrators and assigns covenant with the Purchaser **AND THAT NOTWITHSTANDING** any act deed or thing by the vendors done or executed or knowingly suffered to the contrary he the vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred, sold, conveyed, assigned and assured or



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2023

expressed to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and will and at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction interruption hindrance disturbance claim or demand whatsoever from or by the vendors or any person or persons now or hereinafter lawfully and equitably claiming or to claim from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the vendors well and sufficiently saved defended kept harmless and indemnified from or against all former and other estate charges liens encumbrances attachments and executions whatsoever had made done executed occasioned or suffered by the vendors or any person or persons claiming from through under or in trust for the vendors as aforesaid **AND FURTHER** that the vendors and all or every person or persons having or claiming or who shall or may have claim any estate right title interest claim demand whatsoever in law or in equity into or upon the said property hereby granted so to be or any part thereof under or in trust for them the vendors shall and will from time to time and at all times hereafter at the request and the cost of the Purchaser made do acknowledge and executed or cause to be done or executed all such further and more effectually and satisfactorily granting or assuring the said property and every part or parcel thereof unto and to the use of the Purchaser in manner aforesaid as the Purchaser shall or may be reasonably required.

BE IT STATED that the Owners/Vendors shall support any application made by the Purchaser for mutation of its name in the office of the Concerned Authority in respect of the property hereby conveyed and will, at the cost of the Purchaser do all that may be required to do for that purpose.



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2022

The Owners/Vendors hereby state and declare that there has not been any Acquisition or Requisition of the "said Land" hereby sold, by any authority whatsoever. There is also no alignment by the Government or any Public Body at present in respect of any portion of the "said land" and all taxes and outgoings payable in respect thereof, if not paid already, the liability of such payment shall vest with the Owners/Vendors. The Purchaser will be liable for payment of such outgoings from the date of this presents.

BE IT ALSO STATED that if in the future any error or omission is detected in this presents, the same will be rectified by the Owners/Vendors by a proper Deed of Rectification and/or Declaration at the cost and expenses of the Purchaser.

THE FIRST SCHEDULE AS REFERRED TO ABOVE

(the entire property)

ALL THAT PIECE AND PARCEL of entire premises consisting of Lots 'A', 'B', 'C' and 'D' and one Open Space in between the Lots 'A', 'C', 'D' and Lot 'B', admeasuring an area of 08 (Eight) Cottah, 04 (Four) Chittaks and 24 (Twenty-four) Square Feet as per the Original Deed of Conveyance dated 5th August, 1939, consisting of Lots 'A', 'B', 'C' and 'D' with structures standing thereon aged about 60 years and an Open Space (without any structure) in between the Lots 'A', 'C', 'D' and Lot 'B' which is partitioned as Lots 'E', 'F' 'G' and 'H', lying situated at the premises No. 1, Jatindra Mohan Avenue, Kolkata Municipal Corporation Ward No. 18, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006, being butted and bounded as follows:

ON THE NORTH	: Premises No. 3, Jatindra Mohan Avenue
ON THE SOUTH	: Utpal Dutta Sarani (Beadon Street)
ON THE EAST	: Jatindra Mohan Avenue
ON THE WEST	: Premises No. 71 and 72, Beadon Street.



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2023

SECOND SCHEDULE AS REFERRED TO ABOVE

**(Property hereby sold and conveyed by the Owner/Vendor Nos. 1, 2,
3, 4, 5 and 6)**

ALL THAT the piece and parcel of the **Lot 'A'** property admeasuring 01 (One) Cottah, 14 (Fourteen) Chittaks 36 (Thirty-Six) Square Feet with a 01 (one) storied structure standing thereon comprising of 08 (Eight) tenanted shop rooms, 01 (One) tenanted residential unit with 02 (Two) bedrooms, 01 (One) Kitchen and 01 (One) Toilet and two staircases with landings, all with cemented flooring, and **ALL THAT** the partitioned open space without structures being **Lot 'E'** admeasuring 169 (One Hundred Sixty Nine) square feet which admeasure 175 square feet as per the Original records, lying situated at the premises No. 1, Jatindra Mohan Avenue, Kolkata Municipal Corporation Ward No. 18, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006, having covered area as follows :-

Bastu Land area	Commercial Land area	Residential Structure Area	Commercial Structure area
836 sq. ft. equivalent to 1 cottah 16 sq. ft.	724 sq. ft. equivalent to 1 cottah 04 sq. ft.	354 sq. ft.	724 sq. ft.

THIRD SCHEDULE AS ABOVE REFERRED TO

(Property hereby sold by the Owner/Vendor Nos. 10 and 11)

ALL THAT the piece and parcel of the **Lot 'D'** property admeasuring 01 (One) Cottah, 04 (Four) Chittaks 43 (Forty-Two) Square Feet with a 01 (one) storied structure standing thereon comprising of 01 (One) tenanted



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023

shop room, 02 (Two) tenanted residential rooms with 01 (One) kitchen, 01 (One) Toilet, Lobbies and one staircase with landings, all with cemented flooring, and **ALL THAT** the partitioned open space without structures being **Lot 'G'** admeasuring 169 (One Hundred Sixty Nine) square feet which admeasure 175 square feet as per the Original records, lying situated at the premises No. 1, Jatindra Mohan Avenue, Kolkata Municipal Corporation Ward No. 18, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006, having covered area as follows :-

Bastu Land area	Commercial Land area	Residential Structure Area	Commercial Structure area
917 sq. ft. equivalent to 1 cottah 4 chittak 17 sq. ft	200 sq. ft equivalent to 04 chittak 20 sq. ft	402 sq. ft.	200 sq. ft.

FOURTH SCHEDULE AS ABOVE REFERRED TO
(Property hereby sold by the Owner/Vendor Nos. 7, 8 and 9)

ALL THAT the piece and parcel of bastu land being the partitioned open space without structures being **Lot 'F'** admeasuring 169 (One Hundred Sixty Nine) square feet which admeasure 175 square feet as per the Original records, lying situated at the premises No. 1, Jatindra Mohan Avenue, Kolkata Municipal Corporation Ward No. 18, Police Station - Burtolla, Post Office - Beadon Street, Kolkata - 700 006.

THE SOLD PROPERTY i.e. Lot 'A', 'D', 'E', 'F' and 'G' combined, being butted and bounded by :

ON THE NORTH - Premises No. 3, Jatindra Mohan Avenue
ON THE SOUTH : Utpal Dutta Sarani (Beadon Street)



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2022

ON THE EAST : Partly Lot 'C' at premises No. 1, J. M. Avenue and partly
by J. M. Avenue

ON THE WEST : Lots 'H' and 'B' at premises No. 1, J. M. Avenue.

FIFTH SCHEDULE ABOVE REFERRED TO :

(Descriptions of the Tenanted Portions in Lot 'A' and Lot 'D')

<u>Lot</u>	<u>Tenant's Name</u>	<u>Area occupied (Sq.ft.)</u>	<u>Tenancy period in years</u>
D	Raj Kumar Murarka - Shop Room (Numbered as '1' in the Plan)	200	25
D	Debasis Bajaj - Residential. (Numbered as '13' in the Plan)	402	15
A	Shymalendu Mullick - Shop Room (Numbered as part of '3' in the Plan)	43	15
A	Khired Chandra Rath - Shop Room (Numbered as '5' in the Plan)	17	25
A	Sourav Seal - Shop Room(Numbered as '4' in the Plan)	105	12
A	Nemai Chand Ghosh - Shop Room(Numbered as '6' in the Plan)	82	25
A	Jagannath Halder - Shop Room(Numbered as '7' in the Plan)	17	25
A	Sumit Dutta - Shop Room (Numbered as '8' in the Plan)	115	20
A	Tapas Das - Shop Room (Numbered as '9' in the Plan)	115	20
A	Santanu Seth - Shop Room (Numbered as '10' in the Plan)	115	12
A	Samir Das - Shop Room (Numbered as '11' in the Plan)	115	15
A	Rajen Mullick - Residential (Numbered as '14' in the Plan)	354	12



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2023

IN WITNESSES WHEREOF the parties herein have set and subscribed their respective hands and seals on the day month and year first above written.

WITNESSES

1. *Abhijit Sarkar*
34/1 Shyamprakash Street
Kolkata - 700004

2. *Susankha Sahoo*
A1 B Canal East Rd.
Kolkata - 11

Suvrat Kumar Seal

Sunita Seal
Udit Seal

Sneeti Seal.

Chandra Lakshar Seal

Sangeeta Dutta

Nilima Seal.

Soumya Seal

Sarmista Karmakar.

Ranita Seal

Kuyeli Mondal

Signature of the OWNERS/ VENDORS

QUALITY CONSTRUCTION
Anura Saha
QUALITY ADVERTISING PVT. LTD.

Sudepta Roy.

Director

QUALITY CONSTRUCTION
Partner *Sudepta Roy.*
Partner

Signature of the PURCHASER

Chandan Seal (CHANDAN SEAL)

HAPPY EUREKA DEVELOPERS LLP

Rajiv Saha

Designated Partner

Signatures of the CONFIRMING PARTIES

Drafted and prepared by :

Dipankar Saha
Advocate High Court, Kolkata

WB BC Enrolment No. WB/801/2004



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2022

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser the within mentioned sum of **Rs. 2,54,00,000 /-** (Rupees Two Crore Fifty Four Lakh) only being the total consideration amount for the property hereby sold, conveyed and transferred in favour of the Purchaser, in the manner as per memo below:-

Recipient	Payment Description	Amount (Rs.)
Suvrangshu Kumar Seal	Bank of India Tangra Br. DD No. 038286 dt. 10.10.2023	8,00,000/-
Suvrangshu Kumar Seal	Bank of India Tangra Br. DD No. 038287 dt. 10.10.2023	9,00,000/-
Suvrangshu Kumar Seal	Bank of India Tangra Br. DD No. 038288 dt. 10.10.2023	9,00,000/-
Suvrangshu Kumar Seal	Bank of India Tangra Br. DD No. 038289 dt. 10.10.2023	9,00,000/-
Sunita Seal	Bank of India Tangra Br. DD No. 088481 dt. 10.10.2023	8,33,334/-
Abhilash Seal	Bank of India Tangra Br. DD No. 088482 dt. 10.10.2023	8,33,333/-
Sreesti Seal	Bank of India Tangra Br. DD No. 088483 dt. 10.10.2023	8,33,333/-
Chandra Sekhar Seal	Bank of India Tangra Br. DD No. 088484 dt. 10.10.2023	25,00,000/-
Sangeeta Dutta	Bank of India Tangra Br. DD No. 088485 dt. 10.10.2023	25,00,000/-
Nilima Seal	Bank of India Tangra Br. DD No. 088486 dt. 10.10.2023	3,00,000/-
Sourav Seal	Bank of India Tangra Br. DD No. 088487 dt. 10.10.2023	3,00,000/-
Sarnistha Karmakar	Bank of India Tangra Br. DD No. 088488 dt. 10.10.2023	3,00,000/-
Ranita Seal	Bank of India Tangra Br. DD No. 088489 dt. 10.10.2023	30,00,000/-
Kuyeli Mondal	Bank of India Tangra Br. DD No. 088489 dt. 10.10.2023	30,00,000/-
Happy Eureka Developers LLP	Bank of India Tangra Br. DD No. 088489 dt. 10.10.2023	78,00,000/-
TOTAL		2,54,00,000

Rupees Two Crore Fifty-Four Lakh only.

WITNESSES:

1. *Abhijit Sarkar*
34, Shyampur Street
KOLKATA - 700004
2. *Susankha Sahoo*
41B Canal East Rd.
Kolkata - 11

Suvrangshu Kumar Seal
Sunita Seal
Abhilash Seal
Sreesti Seal
Chandra Sekhar Seal
Sangeeta Dutta
Nilima Seal
Sourav Seal
Sarnistha Karmakar
Ranita Seal
Kuyeli Mondal

Signature of the OWNERS/ VENDORS

HAPPY EUREKA DEVELOPERS LLP

Nijiv Saha

Designated Partner

Signatures of the CONFIRMING PARTY No. 2



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2022

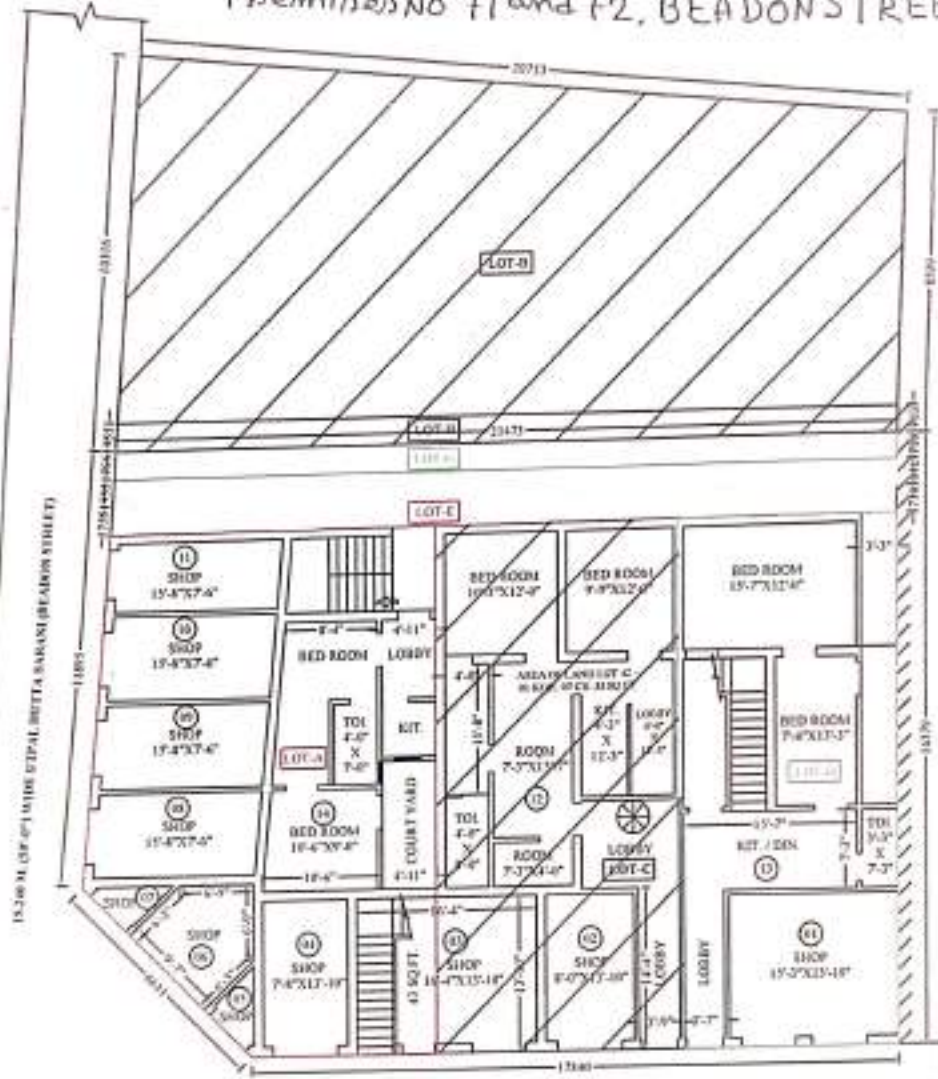
PLAN OF THE LAND WITH STRUCTURE OF LOT -A, D, E, F, G SITUATED AT PREMISES NO. 1, JATINDRA MOHAN AVENUE, KOLKATA- 7000 06, WARD NO. - 018, BOROUGH NO. - II, P.S. - BURTOLLA, UNDER THE KOLKATA MUNICIPAL CORPORATION

- STATEMENT -**
- LAND LOT -A = 01 KOH. 14 CH. 36 SQ.FT. OR 1385 SQ.FT (MKD. RED)
 - LAND LOT -D = 01 KOH. 04 CH. 42 SQ.FT. OR 942 SQ.FT (MKD. GREEN)
 - OF OPEN SPACE LOT -E = 00 KOH. 03 CH. 34 SQ.FT. OR 169 SQ.FT (MKD. RED)
 - OF OPEN SPACE LOT -F = 00 KOH. 03 CH. 34 SQ.FT. OR 169 SQ.FT (MKD. YELLOW)
 - OF OPEN SPACE LOT -G = 00 KOH. 03 CH. 34 SQ.FT. OR 169 SQ.FT (MKD. GREEN)
 - TOTAL AREA OF LAND = 03 KOH. 15 CH. 00 SQ.FT. OR 2835 SQ.FT.

STRUCTURE:-
 RESIDENTIAL USE - 756 SQ.FT.
 COMMERCIAL USE - 924 SQ.FT.

MKD	NAME	COVERED AREA
01	RAJ KUMAR MURDHA	280 SQ.FT
02	SUDHAKAR MULLICK	11274 - 41 SQ.FT
03	SOUMYA SEAL	100 SQ.FT
04	RAJENDU CHANDRA PATR	12522
05	NIHAI CHAND GUPTA	8152
06	ANGANATH BILDER	11557
07	SUMIT GUPTA	21150
08	DEBIPAL	11150
09	SANJAY SETH	11150
10	SANJAY SETH	11150
11	SANJAY SETH	11150
12	DEBIPAL	11150
13	DEBIPAL	11150
14	RAJENDU MULLICK	11150

Premises No 71 and 72, BEADON STREET



Premises NO 3, J.M. AVENUE
 Samar Seal
 Sarmista Karmakar
 Nilima Seal
 Kujeli Mondal
 Parita Seal

HAPPY EUREKA DEVELOPERS LLP
 14.80 M. (109'-0") WIDE JATINDRA MOHAN AVENUE
 (CENTRAL AVENUE)

Rajiv Saha
 Designated Partner

SITE PLAN
 SCALE - 1:100

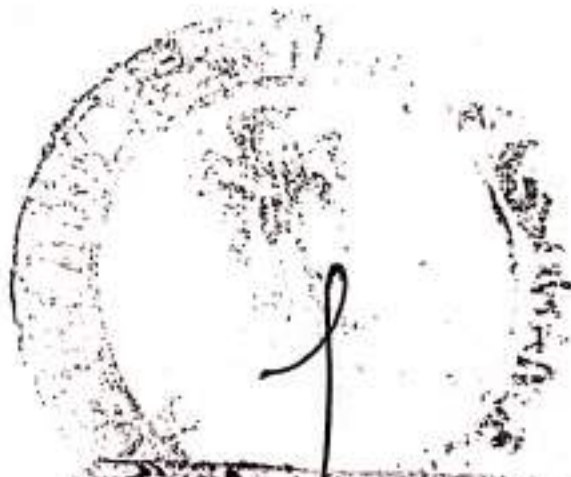
Chandan Seal
 (CHANDAN SEAL)

Surajyash Kumar Seal
Sunifa Seal
Sneesti Seal
Chandana Sekhar Seal
Sangeeta Dutta

QUALITY CONSTRUCTION
Aranya Saha
Seedipta Roy
 Partners
QUALITY ADVERTISING PVT. LTD.
Seedipta Roy

JOYDIP
JOYDIP BILAS THAKUR
 Licenced Building Surveyor
 The Kolkata Municipal Corporation
 Licence No. 1136 Class 1

SIGNATURE OF THE VENDORS SIGNATURE OF THE PURCHASERS SIGNATURE OF THE DIRECTOR SIGNATURE OF THE LICENSING PARTIES SIGNATURE OF THE L.B.S



ADDITIONAL REGISTERED
OF ASSURANCE

1 6037

SPECIMEN FORM FOR TEN FINGERPRINTS



Suryanshu Kumar Saini

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



Sunita Seal

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



Abhishek

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



Sneeti Seal.










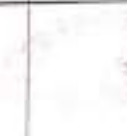

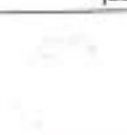







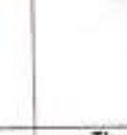







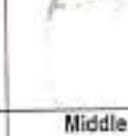
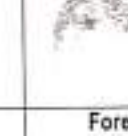
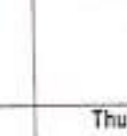

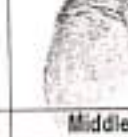

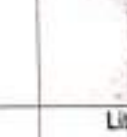


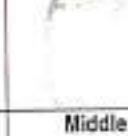
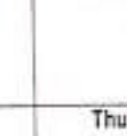

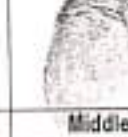

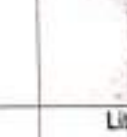
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

16 OCT 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Chandra Sekhar Seal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
 Thumb	 Fore	 Middle	 Ring	 Little		
(RIGHT HAND)						
	<i>Sangesta Dutta</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
 Thumb	 Fore	 Middle	 Ring	 Little		
(RIGHT HAND)						
	<i>Nilima Sen</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
 Thumb	 Fore	 Middle	 Ring	 Little		
(RIGHT HAND)						
	<i>Sourav Seal</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(LEFT HAND)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(RIGHT HAND)				

























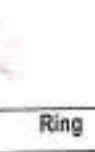

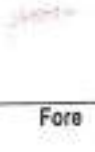
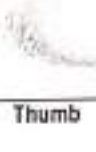
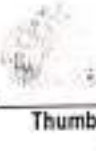
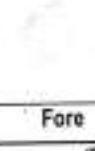

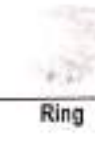
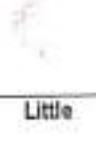





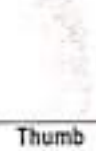









**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2002

SPECIMEN FORM FOR TEN FINGERPRINTS

	Sarmita Karmakar						
		(LEFT HAND)					
							
		(RIGHT HAND)					
	Ranita Seal						
		(LEFT HAND)					
							
		(RIGHT HAND)					
	Kuyeli Mondal						
		(LEFT HAND)					
							
		(RIGHT HAND)					
	Anura Saha						
		(LEFT HAND)					
							
		(RIGHT HAND)					

✓



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

18 OCT 2007

SPECIMEN FORM FOR TEN FINGERPRINTS



Sudeipta Roy

Little	Ring	Middle	Fore	Thumb	
(LEFT HAND)					
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					



Anand

Little	Ring	Middle	Fore	Thumb	
(LEFT HAND)					
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					



Rajiv

Little	Ring	Middle	Fore	Thumb	
(LEFT HAND)					
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					

PHOTO

Little	Ring	Middle	Fore	Thumb	
(LEFT HAND)					
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

16 OCT 2022

Major Information of the Deed

Deed No :	I-1902-15682/2023	Date of Registration	07/11/2023
Query No / Year	1902-2002607985/2023	Office where deed is registered	
Query Date	11/10/2023 2:31:50 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A Samanta High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9331089699, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 75,00,000/-]		
Set Forth value	Market Value		
Rs. 2,54,00,000/-	Rs. 3,80,98,300/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 19,04,936/- (Article:23)	Rs. 4,55,997/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assment slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jatindra Mohan Avenue, Road Zone : (Girish Park – Beadon Street Crossing On Road) , , Premises No: 1 , , Ward No: 018 Pin Code : 700006



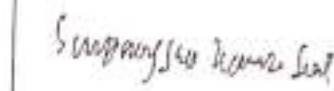






Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 10 Chatak 39 Sq Ft	1,80,36,150/-	1,80,36,150/-	Property is on Road Adjacent to Metal Road,
L2	(RS :-)		Commercial use	1 Katha 4 Chatak 24 Sq Ft	63,09,146/-	1,90,06,680/-	Property is on Road Adjacent to Metal Road,
TOTAL :				6.5381Dec	243,45,296 /-	370,42,830 /-	
Grand Total :				6.5381Dec	243,45,296 /-	370,42,830 /-	



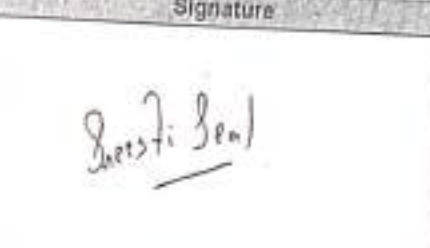


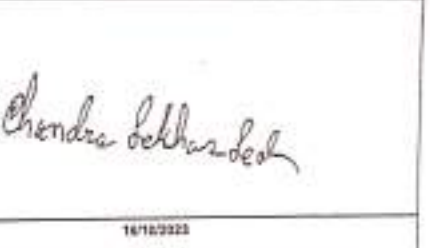


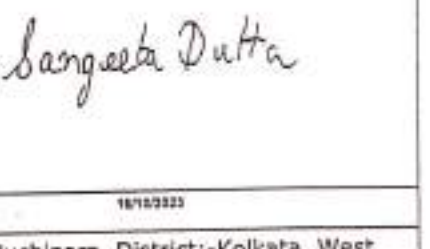
Structure Details :



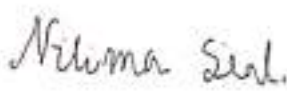
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	756 Sq Ft.	2,60,064/-	2,60,253/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 756 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	924 Sq Ft.	7,94,640/-	7,95,217/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 924 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1680 sq ft	10,54,704 /-	10,55,470 /-	

Order Details :



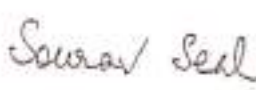
Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Shri Suvrangshu Kumar Seal Son of Late Shib Sankar Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
408, Green Court Apartments, Nizampet Road, Kokatpally, City:- Not Specified, P.O:- JNTU, P.S:- C.C.S HYDERABAD, District:-Hyderabad, Andhra Pradesh, India, PIN:- 500072 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx9Q, Aadhaar No: 39xxxxxxxx3191, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				
2	Smt Sunita Seal Wife of Late Arunangshu Kumar Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
8 , Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: D1xxxxxx2P, Aadhaar No: 31xxxxxxxx6032, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				
3	Shri Abhilash Seal Son of Late Arunangshu Kumar Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
8, Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: FPxxxxxx5G, Aadhaar No: 76xxxxxxxx3045, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				



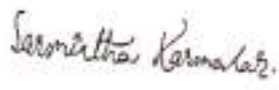
Name	Photo	Finger Print	Signature
Smt Sreesti Seal Daughter of Late Arunangshu Kumar Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
8, Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: KNxxxxxx6L, Aadhaar No: 94xxxxxxxx6965, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
5 Shri Chandra Sekhar Seal Son of Late Shib Sankar Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
8, Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DPxxxxxx5P, Aadhaar No: 76xxxxxxxx8301, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
6 Smt Sangeeta Datta, (Alias: Smt Sangeeta Datta) Wife of Mr Swapan Dutta Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 LTI 16/10/2023 Captured	 16/10/2023
10, Babu Ram Seal Lane, City:- Kolkata, P.O:- Bowbazar, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BCxxxxxx4R, Aadhaar No: 68xxxxxxxx4273, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
Smt Nilima Seal Wife of Late Rupendra Narayan Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023



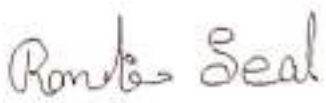
8, Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ELxxxxxx4K, Aadhaar No: 73xxxxxxxx1438, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Sourav Seal Son of Late Rupendra Narayan Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

8, Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: B1xxxxxx4M, Aadhaar No: 67xxxxxxxx7753, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Sarmistha Karmakar Wife of Shri Sarmit Karmakar Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023




31/5, Moira Danga Road, City:- Not Specified, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CQxxxxxx5R, Aadhaar No: 88xxxxxxxx8076, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Ranita Seal Daughter of Late Mohan Lal Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

11, Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CGxxxxxx8D, Aadhaar No: 22xxxxxxxx8171, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023
 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Kuyeli Mondal Wife of Samir Mondal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office		 Captured	
16/10/2023	LTI 16/10/2023	16/10/2023	

162, B.B.Chatterjee Road, City:- Not Specified, P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CBxxxxxx8L, Aadhaar No: 29xxxxxxxx5623, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023
 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Chandan Seal Son of Late Ram Gopal Seal Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office		 Captured	
16/10/2023	LTI 16/10/2023	16/10/2023	

12/2, Umesh Dutta Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DZxxxxxx0G, Aadhaar No: 95xxxxxxxx4603, Status :Confirming Party, Executed by: Self, Date of Execution: 16/10/2023
 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office









13	Happy Eureka Developers LLP 21, Camac Street, Happy House, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx3F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
----	---

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	QUALITY CONSTRUCTION 19A/28, Seal Lane, City:- Not Specified, P.O:- Seal Lane, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.:: AAxxxxxx3A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative
2	QUALITY ADVERTISING PRIVATE LIMITED 19A/28, Seal Lane, City:- Not Specified, P.O:- Seal Lane, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.:: AAxxxxxx4N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	Smt Anuva Saha (Presentant) Wife of Shri Krishna Kanta Saha Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 <small>Oct 16 2023 7:02PM</small>	 LTI <small>16/10/2023</small> Captured	Anuva Saha <small>16/10/2023</small>
13A, Madanmohantala Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: ALxxxxxx4N, Aadhaar No: 39xxxxxxxx9005 Status : Representative, Representative of : QUALITY CONSTRUCTION (as Partner)				
2	Shri Sudipta Roy Son of Late Monoranjan Roy Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 <small>Oct 16 2023 7:03PM</small>	 LTI <small>16/10/2023</small> Captured	Sudipta Roy <small>16/10/2023</small>
19A/28, Seal Lane, City:- Not Specified, P.O:- Seal Lane, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AFxxxxxx3H, Aadhaar No: 34xxxxxxxx8253 Status : Representative, Representative of : QUALITY CONSTRUCTION (as Partner)				
3	Shri Sudipta Roy Son of Late Monoranjan Roy Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 <small>Oct 16 2023 7:03PM</small>	 LTI <small>16/10/2023</small> Captured	Sudipta Roy <small>16/10/2023</small>
19A/28, Seal Lane, City:- Not Specified, P.O:- Seal Lane, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AFxxxxxx3H, Aadhaar No: 34xxxxxxxx8253 Status : Representative, Representative of : QUALITY ADVERTISING PRIVATE LIMITED (as Director)				
4	Shri Rajiv Poddar Son of Shri Sushil Poddar Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 <small>Oct 16 2023 7:05PM</small>	 LTI <small>16/10/2023</small> Captured	Rajiv Poddar <small>16/10/2023</small>

Alipore Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx2E, Aadhaar No: 21xxxxxxxx9576 Status : Representative, Representative of : Happy Eureka Developers LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Animesh Samanta Son of Mr Akumar Samanta 12/1,Old Post Office Street, City:- Kolkata, P.O:- GPO, P.S.-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	16/10/2023	16/10/2023	16/10/2023

Identifier Of Shri Suvrangshu Kumar Seal, Smt Sunita Seal, Shri Abhilash Seal, Smt Sreesti Seal, Shri Chandra Sekhar Seal, Smt Sangeeta Datta, Smt Nilima Seal, Shri Sourav Seal, Smt Sarmistha Karmakar, Smt Ranita Seal, Smt Kuyeli Mondal, Smt Anuva Saha, Shri Sudipta Roy, Shri Sudipta Roy, Shri Chandan Seal, Shri Rajiv Poddar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Suvrangshu Kumar Seal	QUALITY CONSTRUCTION-0.232083 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.232083 Dec
2	Smt Sunita Seal	QUALITY CONSTRUCTION-0.0773609 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.0773609 Dec
3	Shri Abhilash Seal	QUALITY CONSTRUCTION-0.0773609 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.0773609 Dec
4	Smt Sreesti Seal	QUALITY CONSTRUCTION-0.0773609 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.0773609 Dec
5	Shri Chandra Sekhar Seal	QUALITY CONSTRUCTION-0.232083 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.232083 Dec
6	Smt Sangeeta Datta	QUALITY CONSTRUCTION-0.232083 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.232083 Dec
7	Smt Nilima Seal	QUALITY CONSTRUCTION-0.103001 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.103001 Dec
8	Shri Sourav Seal	QUALITY CONSTRUCTION-0.103001 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.103001 Dec
9	Smt Sarmistha Karmakar	QUALITY CONSTRUCTION-0.103443 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.103443 Dec
10	Smt Ranita Seal	QUALITY CONSTRUCTION-0.486269 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.486269 Dec
11	Smt Kuyeli Mondal	QUALITY CONSTRUCTION-0.486269 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.486269 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Suvrangshu Kumar Seal	QUALITY CONSTRUCTION-0.207409 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.207409 Dec
2	Smt Sunita Seal	QUALITY CONSTRUCTION-0.0691364 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.0691364 Dec

5	Shri Abhilash Seal	QUALITY CONSTRUCTION-0.0691364 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.0691364 Dec
6	Smt Sreesti Seal	QUALITY CONSTRUCTION-0.0691364 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.0691364 Dec
7	Shri Chandra Sekhar Seal	QUALITY CONSTRUCTION-0.207409 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.207409 Dec
8	Smt Sangeeta Datta	QUALITY CONSTRUCTION-0.207409 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.207409 Dec
9	Smt Ranita Seal	QUALITY CONSTRUCTION-0.114557 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.114557 Dec
10	Smt Kuyeli Mondal	QUALITY CONSTRUCTION-0.114557 Dec,QUALITY ADVERTISING PRIVATE LIMITED-0.114557 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Suvrangshu Kumar Seal	QUALITY CONSTRUCTION-44.41500000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-44.41500000 Sq Ft
2	Smt Sunita Seal	QUALITY CONSTRUCTION-14.81760000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-14.81760000 Sq Ft
3	Shri Abhilash Seal	QUALITY CONSTRUCTION-14.81760000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-14.81760000 Sq Ft
4	Smt Sreesti Seal	QUALITY CONSTRUCTION-14.77980000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-14.77980000 Sq Ft
5	Shri Chandra Sekhar Seal	QUALITY CONSTRUCTION-44.41500000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-44.41500000 Sq Ft
6	Smt Sangeeta Datta	QUALITY CONSTRUCTION-44.41500000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-44.41500000 Sq Ft
7	Smt Ranita Seal	QUALITY CONSTRUCTION-100.17000000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-100.17000000 Sq Ft
8	Smt Kuyeli Mondal	QUALITY CONSTRUCTION-100.17000000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-100.17000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Shri Suvrangshu Kumar Seal	QUALITY CONSTRUCTION-90.50580000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-90.50580000 Sq Ft
2	Smt Sunita Seal	QUALITY CONSTRUCTION-30.16860000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-30.16860000 Sq Ft
3	Shri Abhilash Seal	QUALITY CONSTRUCTION-30.16860000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-30.16860000 Sq Ft
4	Smt Sreesti Seal	QUALITY CONSTRUCTION-30.16860000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-30.16860000 Sq Ft
5	Shri Chandra Sekhar Seal	QUALITY CONSTRUCTION-90.50580000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-90.50580000 Sq Ft
6	Smt Sangeeta Datta	QUALITY CONSTRUCTION-90.50580000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-90.50580000 Sq Ft
7	Smt Ranita Seal	QUALITY CONSTRUCTION-49.98840000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-49.98840000 Sq Ft
8	Smt Kuyeli Mondal	QUALITY CONSTRUCTION-49.98840000 Sq Ft,QUALITY ADVERTISING PRIVATE LIMITED-49.98840000 Sq Ft

Endorsement For Deed Number : I - 190215682 / 2023

16-10-2023

Presented for registration at 12:26 hrs on 16-10-2023, at the Office of the A.R.A. - II KOLKATA by Smt Anuva Saha ..

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 3,80,98,300/-

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

Execution is admitted on 16/10/2023 by 1. Shri Suvrangshu Kumar Seal, Son of Late Shib Sankar Seal, 408, Green Court Apartments, Nizampet Road, Kokatpally, P.O: JNTU, Thana: C.C.S HYDERABAD, , Hyderabad, ANDHRA PRADESH, India, PIN - 500072, by caste Hindu, by Profession Others, 2. Smt Sunita Seal, Wife of Late Arunangshu Kumar Seal, 8 ,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 3. Shri Abhilash Seal, Son of Late Arunangshu Kumar Seal, 8,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 4. Smt Sreesti Seal, Daughter of Late Arunangshu Kumar Seal, 8,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 5. Shri Chandra Sekhar Seal, Son of Late Shib Sankar Seal, 8,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 6. Smt Sangeeta Datta, Alias Smt Sangeeta Dutta, Wife of Mr Swapan Dutta, 10,Babu Ram Seal Lane, P.O: Bowbazar, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Others, 7. Smt Nilima Seal, Wife of Late Rupendra Narayan Seal, 8,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 8. Shri Sourav Seal, Son of Late Rupendra Narayan Seal, 8,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 9. Smt Sarmistha Karmakar, Wife of Shri Sarmit Karmakar, 31/5,Maira Danga Road, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Others, 10. Smt Ranita Seal, Daughter of Late Mohan Lal Seal, 8,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 11. Smt Kuyell Mondal, Wife of Samir Mondal, 162,B.B.Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others, 12. Shri Chandan Seal, Son of Late Ram Gopal Seal, 12/2,Umesh Dutta Lane, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others

Indetified by Mr Animesh Samanta, . . Son of Mr Akumar Samanta, 12/1,Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-10-2023 by Smt Anuva Saha, Partner, QUALITY CONSTRUCTION (Partnership Firm), 19A/28,Seal Lane, City:- Not Specified, P.O:- Seal Lane, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by Mr Animesh Samanta, . . Son of Mr Akumar Samanta, 12/1,Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-10-2023 by Shri Sudipta Roy, Partner, QUALITY CONSTRUCTION (Partnership Firm), 19A/28,Seal Lane, City:- Not Specified, P.O:- Seal Lane, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by Mr Animesh Samanta, . . Son of Mr Akumar Samanta, 12/1,Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-10-2023 by Shri Sudipta Roy, Director, QUALITY ADVERTISING PRIVATE LIMITED (Private Limited Company), 19A/28,Seal Lane, City:- Not Specified, P.O:- Seal Lane, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by Mr Animesh Samanta, . . Son of Mr Akumar Samanta, 12/1,Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 16-10-2023 by Shri Rajiv Poddar, Partner, Happy Eureka Developers LLP (LLP), 21, Camac Street, Happy House, City:- Kolkata, P.O:- Park Street, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr Animesh Samanta, , Son of Mr Akumar Samanta, 12/1, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,55,997.00/- (A(1) = Rs 3,80,983.00/- ,B = Rs 75,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,55,997/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/10/2023 12:00AM with Govt. Ref. No: 192023240256848602 on 12-10-2023, Amount Rs: 4,55,997/-,
Bank: BANK OF INDIA (BKID0004000), Ref. No. 192023240256848602 on 12-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,04,936/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,04,836/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10504, Amount: Rs.100.00/-, Date of Purchase: 14/09/2023, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/10/2023 12:00AM with Govt. Ref. No: 192023240256848602 on 12-10-2023, Amount Rs: 19,04,836/-,
Bank: BANK OF INDIA (BKID0004000), Ref. No. 192023240256848602 on 12-10-2023, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 07-11-2023

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

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

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 534450 to 534490
being No 190215682 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.11.08 16:46:50 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 08/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.