

12502/22

I-12596/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 774300

16/9 12-30 pm
27.50735

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

District Sub-Register-II
Alipora, South 24-Parganas

16 SEP 2022

DEED OF CONVEYANCE

THIS INDENTURE made this 16th day of September 2022,
Two Thousand Twenty Two,

BETWEEN

42358

25 AUG 2022

GITOSREE PALIT
Advocate
Alipore Judges Court
Kolkata - 700027

No.....Rs. **100/-** = Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

[Handwritten signature]

[Faint handwritten text]



Identified by me:-
Rashmita Mitra
Advocate
D/o Gautam Mitra
Alipore Judges Court
Kol-27.

District Sub Registrar-II
Alipore, South 24 Parganas
16 SEP 2022

1. RUPENDRA NATH GANGULY @ RUPENDRA GANGOPADHYAY, (PAN : AHKPG1020F) (AADHAR 3287 1354 4131) son of Late ManindraNathGanguly, by faith Hindu, by Nationality Indian, by occupation Self employed, residing at 11, HaripadaDutta Lane, Indrani Park, VTC Tollygunge H.O, P. O. Tollygunge, P. S. Jadavpur, now Golf Green, Kolkata : 700033; District South 24-Parganas, West Bengal; 2. SMT. ILA BANERJEE @ ILA RANI BANERJEE, (PAN : ACZPB2607B) (AADHAR 733733267721) wife of Late Amal Kanti Banerjee, daughter of Late Manindra Nath Ganguly, by faith Hindu, by Nationality Indian, by occupation Retired, residing at C2/4, Brooklyn 4th floor, 365, Garagacha Main Road, P. O. Garia, P. S. Narendrapur, Kolkata : 700084; District South 24-Parganas, West Bengal; 3. RITA BHATTACHARJEE, (OCI No. A1294799) daughter of Late Rabindra Nath Ganguly, wife of Manas Bhattacharjee, by faith Hindu, by Nationality Indian, by occupation School Teacher, residing at 3207 Fantasia Trail Dayton, Ohio 1045449, United States of America, P. O. West Carrollton, P. S. Maimi Township, Montgomery, County, OH 45449, represented by her constituted attorney DIPANKAR GANGULY (PAN : AGFPG3857Q) (AADHAR 461453320489) son of Late RabindraNathGanguly, by faith Hindu, by Nationality Indian, by occupation Retired, residing at 27E/33, BaburamGhosh Road, Regent Park, P. O. Azadgarh, P. S. Regent Park, Kolkata : 700040; duly

appointed by a Power of Attorney dated 15/08/2022, before the Notary Public, State of OHIO, PHILLIP MARTIN, Notary Public, State of Ohio, being Commission No. 2020-RE-815204, 4. DIPANKAR GANGULY, (PAN :AGFPG3857Q) (AADHAR 461453320489) son of Late RabindraNathGanguly, by faith Hindu, by Nationality Indian, by occupation Retired, residing at 27E/33, BaburamGhosh Road, Regent Park, P. O. Azadgarh, P. S. Regent Park, , Kolkata : 700040; District South 24-Parganas, West Bengal; 5. JOYDIP GANGULY@JOYDIP GANGOPADHYAY, (PAN :ALLPG5380K) (AADHAR 346451463717) son of Late RabindraNathGanguly, by faith Hindu, by Nationality Indian, by occupation Self employed., residing at 27E/33, BaburamGhosh Road, Regent Park, P. O. Azadgarh, P. S. Regent Park, Kolkata : 700040; District South 24-Parganas, West Bengal; 6. SMT. SHILA GANGULY, (PAN :AKEPG5668G) (AADHAR 497992255363) wife of Late Ramendra Nath Ganguly, by faith Hindu, by Nationality Indian, by occupation Home maker, residing at 100, Moulana Azad Sarani City Centre, Durgapur-16, P. O. City Centre, P. S. Durgapur; District Barddhaman, West Bengal, Pin: 713216 represented by her constituted attorney SMT. JAYATREE GANGULY BHATTACHARYYA, (PAN :AIVPG8264D) (AADHAR 394451962417) wife of Vibekananda Bhattacharyya , by faith Hindu, by Nationality Indian, by occupation School Teacher, residing at Ward No. 2, Samanway Pally, Suri, Birbhum, P. O. Suri, P. S. Suri, West

Bengal, Pin : 731101; duly appointed by a registered Power of Attorney dated 28/07/2022, registered at the office of the D. S. R. Birbhum, and recorded in Book I, Volume 0301-2022 Pages from 212813 to 212825 being Deed No. 030110880 for the year 2022, 7. SMT. JAYATREE GANGULY BHATTACHARYYA, (PAN :AIVPG8264D)(AADHAR 394451962417)wife ofVibekananda Bhattacharyya ,by faith Hindu, by Nationality Indian, by occupationSchool Teacher, residing at Ward No. 2, Samanway Pally, Suri, Birbhum, P. O. Suri, P. S. Suri, West Bengal, Pin : 731101; District : Birbhum, hereinafter jointly called & referred to as the VENDORS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include theirheirs executors administrators legal representatives and assigns) of the ONE PART.

AND

NEEL BUILDER & DEVELOPER represented by its proprietor SRI PROSENJIT PAITH (PAN :AKYPP3748A) (AADHAR 845281526860) son of Sri Sudhir Kumar Paith, by faith Hindu, by Nationality Indian, by occupation Business, residing at 62/64, HaripadaDutta Lane, 3rd Floor, Flat- 3B, Tollygunge, P.S: Golfgreen, P.O: Tollygunge, Kolkata-700033, District: South 24 Parganas, West Bengalhereinafter called & referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed

to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS by virtue of a registered Indenture of Sale "Bengali Kobala" dated 17/09/1958, registered at the office of the S.R. of Alipore and recorded in Book No. 1, Volume No. 149, pages from 125 to 128 Being No. 8048 for the year 1958, one Manindra Nath Ganguly (since deceased) purchased in respect of ALL THAT piece and parcel of land measuring 02 Decimals comprised in R. S. Dag No. 951 appertaining to R.S Khatian No. 24, AND ALL THAT piece and parcel of land measuring 08 Decimals comprised in R. S. Dag No. 952 appertaining to R.S Khatian No. 72, Totalling an area of 10 Decimals equivalent to 06 Cottahs more or less including structure standing thereon of Mouza Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta lane, P.S. Tollygunge, District South 24 Parganas from the then previous owners namely 1. Rasid Uddin Ahmmad son of Late Esfauddin Ahmmad AND 2. Afsar Uddin Ahmmad son of Janab Oahid Uddin Ahmmad, both of Q 475, Santoshpur Road, P. S. Metiabruz, District South 24 Parganas, for the valuable consideration mentioned therein.

AND WHEREAS by virtue of a registered Rayati Settlement "BangaliPatta" dated 24/05/1963, registered at the office of the S.R. of Alipore and recorded in Book No. 1, Volume No. 112, pages from 96 to 101 Being No. 4462 for the year 1963, the said ManindraNathGanguly (since deceased) got allotted on certain terms and conditions mentioned therein in respect of ALL THAT piece and parcel of land measuring 01 Cotta 12 Chittacks 20 Sft. more or less comprised in R. S. Dag No. 951 appertaining to R.S Khatian No. 24, of Mouza- Chandpur, J. L. No. 41, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, P.S. Tollygunge, District South 24 Parganas from the then previous owner namely SubodhGopalBasu, son of Sarada Prasad Basu, of 5/2, Rammoy Road, P. S. Bhowanipur, Kolkata 700025.

AND WHEREAS by virtue of another registered Rayati Settlement "Bengali Patta" dated 24/05/1963, registered at the office of the S.R. of Alipore and recorded in Book No. 1, Volume No. 105, pages from 130 to 134 Being No. 4464 for the year 1963, the said ManindraNathGanguly (since deceased) got allotted on certain terms and conditions mentioned therein in respect of ALL THAT piece and parcel of land measuring 12 Chittacks 40 Sft. more or less comprised in R. S. Dag No. 951 appertaining to R.S Khatian No. 24, of Mouza- Chandpur, J. L. No. 41, under the then Calcutta Municipal

Corporation, presently being known as The Kolkata Municipal Corporation, P.S. Tollygunge, District South 24 Parganas from the then previous owner namely SubodhGopalBasu, son of Sarada Prasad Basu, of 5/2, Rammoy Road, P. S. Bhowanipur, Kolkata 700025.

AND WHEREAS thereafter the said Manindra Nath Ganguly for better usage and enjoyment of property amalgamated the three separate plots of land into a single holding and enjoyed the said property as absolute sixteen annas owner thereof.

AND WHEREAS in the manner recited above the said Manindra Nath Ganguly (since deceased) became the sole and absolute owner of the said property totalling an area measuring 08 Cottah 09 Chittaks 15 Square feet more or less comprising of R. S. Dag Nos. 951 & 952 appertaining to R.S Khatian Nos. 24 and 72, of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, HaripadaDutta lane, P.S. Tollygunge, District South 24 Parganas, and seized possessed of or otherwise well and sufficiently entitled to the same and was in enjoyment of the same free from all encumbrances causing construction of a two storied brick built building thereon.

AND WHEREAS thereafter while the said Manindra Nath Ganguly enjoyed the said property as absolute sixteen annas owner thereof he died intestate on 07.04.1979 leaving behind him surviving his wife namely Nalini Devi (since deceased) four sons namely 1. Rabindra Nath Ganguly, 2. Barendra Nath Ganguly, 3. Ramendra Nath Ganguly and 4. Rupendra Nath Ganguly @ Rupendra Gangopadhyay, and only daughter namely Ila Banerjee @ Ila Rani Gangulyas his sole body of heirs and legal representatives who became the joint owners in respect of the aforesaid property left by deceased ManindraNathGanguly having undivided 1/6th share each.

Subsequently after the death of the said Nalini Devi wife of Manindra Nath Ganguly on 20/02/1987 the aforesaid four sons namely 1. Rabindra Nath Ganguly, 2. Barendra Nath Ganguly, 3. Ramendra Nath Ganguly and 4. Rupendra Nath Ganguly @ Rupendra Gangopadhyay, and only daughter namely Ila Banerjee @ Ila Rani Banerjee became the joint owners in respect of the aforesaid property left by deceased Manindra Nath Ganguly and Nalini Devi having undivided 1/5th share each.

AND WHEREAS after becoming the absolute sixteen annas joint owners the said sons and daughter of deceased ManindraNathGanguly and Nalini Devi jointly mutated their names before The Kolkata Municipal Corporation, being Premises No. 11, HaripadaDutta Lane,

under Ward No. 94, being Assessee No. 21-094-05-0011-4, P. S. Tollygunge presently P. S. Golf Green, Kolkata 700033, District South 24 parganas.

AND WHEREAS thereafter while the aforesaid sons and daughter of deceased ManindraNathGanguly and Nalini Devi jointly enjoyed the said property having their undivided 1/5th share each the said Ila Banerjee@ Ila Rani Banerjee by virtue of a registered Deed of Gift dated 23/09/1988, registered at the office of the D.R. of Alipore and recorded in Book No. 1, Volume No. 265, pages from 281 to 285 Being No. 11084 for the year 1988 gifted transferred and conveyed in respect of her undivided 1/5th share of the aforesaid property unto and in favour of her aforesaid four brothers namely 1. Rabindra Nath Ganguly, 2. Barendra Nath Ganguly, 3. Ramendra Nath Ganguly and 4. Rupendra Nath Ganguly @ Rupendra Gangopadhyay.

AND WHEREAS in the manner recited above the said 1. Rabindra Nath Ganguly, 2. Barendra Nath Ganguly, 3. Ramendra Nath Ganguly and 4. Rupendra Nath Ganguly @ Rupendra Gangopadhyay, became joint owner in respect of the aforesaid property i.e. ALL THAT piece and parcel of 08 Cottahs 09 Chittacks 15 Sft. more or less which is in physical measurement found as 07 Cottahs 14 Chittacks 19Sft. more or less comprised in R. S. Dag No. 951 and 952 appertaining to R.S Khatian No. 24 and 72, of Mouza- Chandpur,

J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas.

AND WHEREAS thereafter during the period of enjoyment the Barendra Nath Ganguly also died intestate on 12/12/2001, as bachelor leaving behind him surviving his aforesaid brother 1. Rupendra Nath Ganguly @ Rupendra Gangopadhyay, 2. Rabindra Nath Ganguly, 3. Ramendra Nath Ganguly and sister 4. Ila Banerjee @ Ila Rani Banerjee as his sole body of heirs and legal representatives who became the joint owners in respect of the aforesaid property left by deceased Barendra Nath Ganguly having their respective share.

AND WHEREAS thereafter during the period of enjoyment of the property Ramendra Nath Ganguly died intestate on 01.05.2012 leaving behind his wife Smt. Shila Ganguly and daughter Smt. Jayatree Ganguly Bhattacharyya as his only legal heirs.

AND WHEREAS thereafter during the period of enjoyment of the property Rabindra Nath Ganguly died intestate on 18.01.2018 leaving behind his wife Anima Ganguly, one daughter Rita Bhattacharjee and two sons namely Dipankar Ganguly and Joydip Ganguly @ Joydip Gangopadhyay as his only legal heirs.

AND WHEREAS thereafter Anima Ganguly died intestate on 22.03.2018 leaving behind one daughter Rita Bhattacharjee and two sons namely Dipankar Ganguly and Joydip Ganguly @ Joydip Gangopadhyay as her only legal heirs.

AND WHEREAS in the manner recited above the aforesaid vendors namely 1. RUPENDRA NATH GANGULY @ RUPENDRA GANGOPADHYAY, 2. SMT. ILA BANERJEE @ ILA RANI BANERJEE, 3. RITA BHATTACHARJEE, 4. DIPANKAR GANGULY, 5. JOYDIP GANGULY @ JOYDIP GANGOPADHYAY, 6. SMT. SHILA GANGULY, and 7. SMT. JAYATREE GANGULY BHATTACHARYYA (the Vendors herein) became the absolute and sixteen annas joint owners in respect of the aforesaid ALL THAT piece and parcel of land measuring 08 Cottahs 09 Chittacks 15 Sft. more or less which is in physical measurement found as 07 Cottahs 14 Chittacks 19 Sft. more or less comprised in R. S. Dag No. 951 and 952 appertaining to R.S Khatian No. 24 and 72, of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta lane, under Ward No. 94, Assessee No. 21-094-05-0011-4, Mailing Address at 11, Haripada Dutta lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas.

AND WHEREAS thereafter the aforesaid vendors namely 1. RUPENDRA NATH GANGULY @ RUPENDRA GANGOPADHYAY, 2. SMT. ILA BANERJEE @ ILA RANI BANERJEE, 3. RITA BHATTACHARJEE, 4. DIPANKAR GANGULY, 5. JOYDIP GANGULY @ JOYDIP GANGOPADHYAY, 6. SMT. SHILA GANGULY and 7. SMT. JAYATREE GANGULY BHATTACHARYYA (the Vendors herein) mutated their names in respect of the aforesaid ALL THAT piece and parcel of land measuring 08 Cottahs 09 Chittacks 15 Sft. more or less which is in physical measurement found as 07 Cottahs 14 Chittacks 19Sft. more or less along with the brick built structure standing thereon comprised in R. S. Dag No. 951 and 952 appertaining to R.S Khatian No. 24 and 72, of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, HaripadaDutta lane, under Ward No. 94, Assessee No. 21-094-05-0011-4, Mailing Address at 11, HaripadaDutta lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas; and jointly enjoyed the said property free from all encumbrances, liens, lispens attachments whatsoever or howsoever; morefully and particularly described in the Schedule hereunder written and lawfully seized and possessed of or otherwise well and sufficiently entitled to the said property

having unfettered right, title and interest thereto and free from all encumbrances morefully and particularly mentioned in the schedule below and delinated in the map or plan hereto annexed and thereon bordered red.

AND WHEREAS presently the Vendors herein being in urgent need of money jointly expressed their desire for absolute sale in respect of their aforesaid property i.e. ALL THAT piece and parcel of land measuring 07 Cottahs 14 Chittacks 19Sft. more or less comprised in R. S. Dag No. 951 and 952 appertaining to R.S Khatian No. 24 and 72, of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta lane, under Ward No. 94, Assessee No. 21-094-05-0011-4, Mailing Address at 11, Haripada Dutta lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas, morefully and particularly described in the schedule hereunder written free from all encumbrances at a fixed price and or consideration of Rs. 2,00,00,000/- (Rupees: Two Crores) only and the purchasers herein has agreed to purchase the said property at the said consideration.

NOW THIS INDENTURE WITNESSTH that in pursuance of the verbal agreement and in consideration of the said sum of

Rs. 2,00,00,000/- (Rupees: Two Crores) only well and truly paid by the purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge as per Memo hereunder written and acquit, release and forever discharge the purchasers as well the land and hereditaments hereby sold) the Vendors do hereby grant, transfer, convey, sell, assure and assign unto the Purchasers ALL THAT piece and parcel of land measuring 07 Cottahs 14 Chittacks 19Sft. more or less comprised in R. S. Dag No. 951 and 952 appertaining to R.S Khatian No. 24 and 72, of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, Haripada Dutta lane, under Ward No. 94, Assessee No. 21-094-05-0011-4, Mailing Address at 11, Haripada Dutta lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas, more fully and particularly described in the Schedule hereunder written and the said land is delineated in the plan annexed hereto and shown by Red border lines OR HOWSOEVER otherwise the said land and hereditaments now is or are or heretofore was or were situated butted bounded called known numbered described or distinguished TOGETHER WITH all paths passages ways for ingress outgress sewerage connection along with sewers drains hedges water

watercourses and water connections Electric line and electric connections and all other former and ancient/previous rights liberties benefits privileges advantage easements appurtenances whatsoever to the said land and hereditaments belonging to or in anywise appertaining thereto or usually hold used enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or reminders and the rents issues and profits thereof AND all the estate right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors into or upon the said land and hereditaments and every part thereof AND all the deeds pattahs, muniments, writings evidences of title whatsoever which exclusively relates to the said land and hereditaments or every part thereof which now are or hereafter may be in the custody power, control or possession of the Vendors or any person or persons from whom the Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so to be unto the purchasers absolutely forever free from all encumbrances.

THE VENDOR DOETH HEREBY FURTHER COVENANT WITH THE PURCHASERS ARE AS FOLLOWS:-

That notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to

grant, transfer convey the said land and hereditaments hereby sold or expressed or intended so to be unto and to the use of the purchasers in the manner aforesaid.

a) That the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, debutters whatsoever and howsoever and there is no defect in the title of the vendors and the vendors have good, clear and marketable title in respect of the said property and every part or parts thereof. If however it is found that any KMC tax is due, the same is payable by the purchaser but if any other government tax and dues are found unpaid then those amount to be paid by all Land Owners immediately.

b) The purchaser shall and any at all times hereafter peaceably and quietly hold possess and enjoy the said land or every part thereof and pay the rents and taxes to the Appropriate Authorities upon getting his name mutated in the office of the B. L. & L. R. O. and Kolkata Municipal Corporation and Vendors will co-operate and do all acts and deeds necessary for mutation purpose and receive the rents issues and profits thereof without any lawful eviction interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessor-in-title and that free and clear and freely and clearly and

absolutely exonerated discharged saved harmless and keep the purchasers indemnified from or against all charges, encumbrances made or suffered by the Vendors if any third party claim appears the Vendor will settle those claims in whatsoever nature at their own cost or any person or any persons lawfully or equitably claiming as aforesaid.

c) That there is no legal impediments or bar on the part of the vendors to sell, convey, assign or transfer the said property or any part or parts thereof to and in favour of the present purchasers.

d) The Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said land and hereditaments or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts deeds things and matters whatsoever for further better and more perfectly assuring and conveying the said land and hereditaments to the Purchasers as shall or any be reasonably required.

e) The Vendors also declare that the property hereby sold has not previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispensens or any attachment by them or any of his predecessor-in-interest, predecessor-in-title by deposit of Title Deeds or otherwise over and in respect of the said property or any part or

portions thereof. There is no case suit or proceeding pending before any Court of law. The Vendors sold the said property while having khas possession and delivered khas possession of the said land to the Purchaser herein.

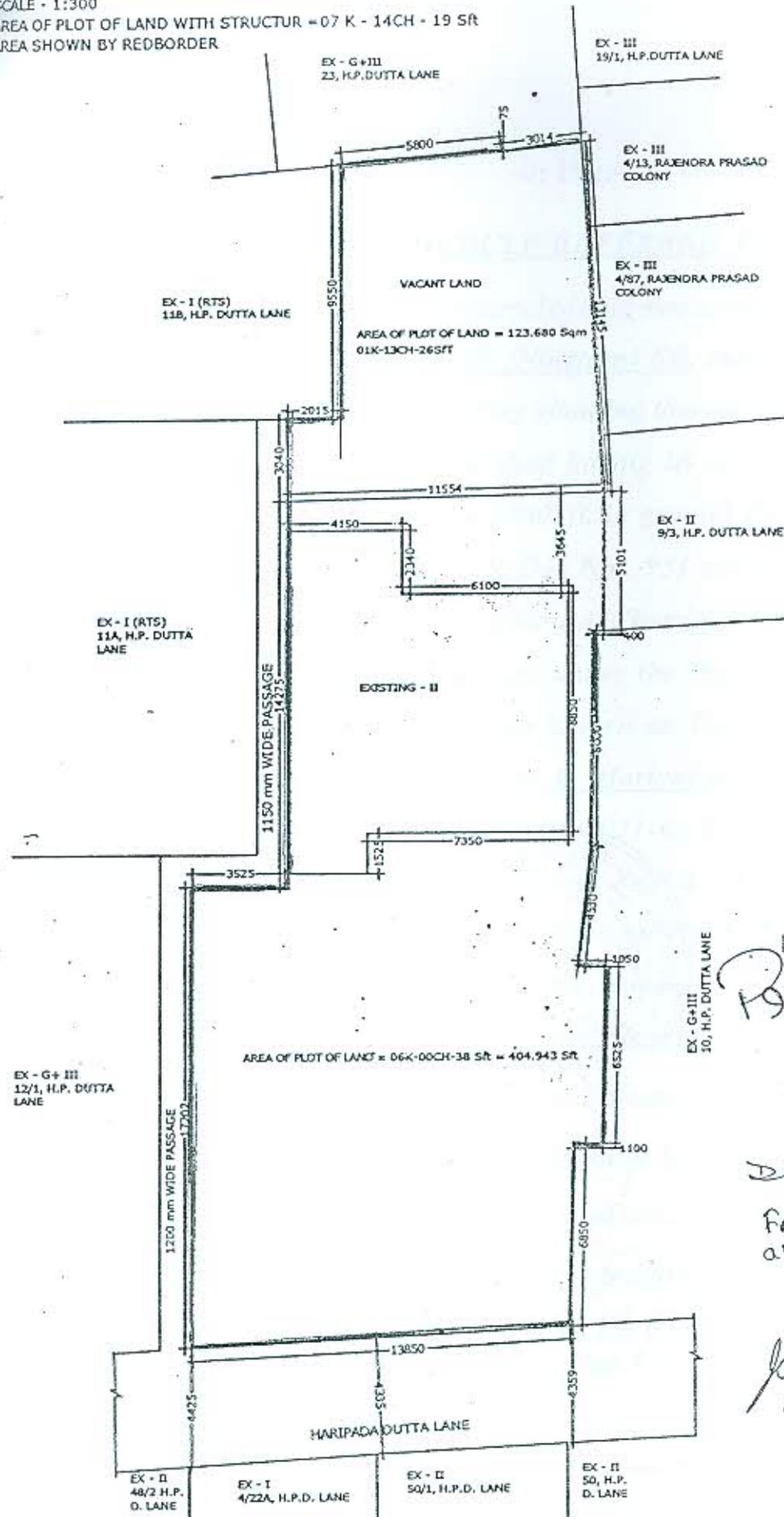
f) That the said property is not subject matter to any acquisition or requisition proceedings and Urban Land Ceiling and the vendors has no knowledge of and has not received any notice to that effect from any authority or authorities.

g) That either the vendors or any of his agent/assignee/attorney has not entered into any Agreement for Sale, assign, transfer or any other agreement whatsoever in respect of the said property or any part or portions thereof with any other person or persons whatsoever and/or created any Third Party's interest in respect of the said property or any part or parts thereof, other than the present purchaser herein.

h) If any of the statement or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected by the Vendors shall be liable for the same. If any error or omission is transpired in this Deed in future Vendors shall at the cost and request of the Purchaser execute and register any Supplementary Deed or Deeds of Rectification/Declaration in favour of the Purchasers.

SITE PLAN AT PREMISS NO - 11, HARI PADA DUTTA LANE KOLKATA - 700033, UNDER
 M.C. WARD NO - 94, BOROUGH - X, P.S. - JADAVPUR, DIST - 24 PARGANAS SOUTH

ALL DIMENSIONS ARE IN MILLIMETRE
 SCALE - 1:300
 AREA OF PLOT OF LAND WITH STRUCTUR = 07 K - 14CH - 19 SF
 AREA SHOWN BY RED BORDER



Jaystee Ganguly (Bhattacharya)
 for self and as constituted
 attorney on behalf
 of SMT. SHILA GANGULY

NEEL BUILDER & DEVELOPER
Prasjit Pasra
 Proprietor

SIGNATURE OF PURCHASER
Dipankar Ganguly
 for self and as constituted
 attorney on behalf of Smt. Rita
 Bhattacharya charged
 Ja Banerjee
Joydip Gangopadhyay
Rhanguy.

SIGNATURE OF OWNER

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 07 (Seven) Cottahs 14 (Fourteen) Chittacks 19 (Nineteen) Sft. more or less including two storied residential building standing thereon made of Brick wall, marble floor and concrete shed having its covered area 1200 Sft, more or less (out of which 1000Sft. in ground floor and 200 sft in first floor) comprised in R. S. Dag Nos. 951 and 952 appertaining to R.S.Khatian No. 24 and 72, of Mouza- Chandpur, J. L. No. 41, formerly under Tollygunge Municipality, under the then Calcutta Municipal Corporation, presently being known as The Kolkata Municipal Corporation, being Premises No. 11, HaripadaDutta lane, under Ward No. 94, Assessee No. 21-094-05-0011-4, Mailing Address at 11, HaripadaDutta lane, P.S. Tollygunge, Kolkata 700033, District South 24 Parganas; together with all easement rights thereto and the said property is delineated in the Map or Plan annexed hereto and depicted by Red Border lines, being butted and bounded by :—

On the North: 23, HaripadaDutta Lane, Kolkata-700033

On the South : HaripadaDutta Lane, Kolkata- 700033

On the East : 10, HaripadaDutta Lane, Kolkata- 700033

On the West : 12/1, HaripadaDutta Lane, Kolkata- 700033

Proportionate rent payable to the Collector, 24 Parganas South for the State of West Bengal.

IN WITNESS WHEREOF the Vendors have set and subscribed their hands and seal the day month and year first above written.

In presence of:

1) Girdassree Palit
ADV.
Alipore Judges Court
2) Rashmita Mitra
Advocate
Alipore Judges Court
Kol-27

Drafted by me:

Girdassree Palit
#624/2018.

ADVOCATE

Alipore Judges' Court

Alipore, Kolkata-27.

Compared by me Anand Chatterjee
Typed by: Advocate A. Wipani

Sahmed
Maheshtala, Dakghar, Kol-141.

J. Ganguly,

Sha Banerjee

Joydip Gangopadhyay

Jayotree Ganguly (Bhattacharya)

For self and as Constituted
attorney on behalf of
SMT. SHILA GANGULY

Shankar Ganguly

For self and as Constituted
attorney on behalf of
SMT. RITA BHATTACHARJEE

VENDORS

NEEL BUILDER & DEVELOPER

Neelanjana Panigrahi
Proprietor

PURCHASER

MEMO OF CONSIDERATION

RECEIVED from the Purchaser a sum of Rs. 2,00,000,00/-

(Rupees: Crores) only being the full consideration money in the manner hereunder written.

1)	16.09.2022	000007	Bank of Baroda	Rs. 57,75,000/-
2)		T.D.S.		Rs. 58,334/-
3)	16.09.2022	517903	Bank of Baroda	Rs. 19,25,000/-
4)		T.D.S.		Rs. 19,444/-
5)	16.09.2022	517902	Bank of Baroda	Rs. 19,25,000/-
6)		T.D.S.		Rs. 19,444/-
7)	16.09.2022	517904	Bank of Baroda	Rs. 24,75,000/-
8)		T.D.S.		Rs. 25,000/-
9)	16.09.2022	517905	Bank of Baroda	Rs. 19,25,000/-
10)		T.D.S.		Rs. 19,444/-
11)	15.09.2022	062354	Bank of Baroda	Rs. 9,62,500/-
12)	15.09.2022	062353	Bank of Baroda	Rs. 9,62,500/-
13)	15.09.2022	062358	Bank of Baroda	Rs. 9,62,500/-
14)		T.D.S.		Rs. 29,168/-
15)	15.09.2022	062357	Bank of Baroda	Rs. 9,62,500/-
16)	15.09.2022	062356	Bank of Baroda	Rs. 9,62,500/-
17)	15.09.2022	062355	Bank of Baroda	Rs. 9,62,500/-
18)		T.D.S.		Rs. 29,168/-

TOTAL = Rs. 2,00,00,000/-

(Rupees: Two Crores) only.

Witness :

1) Gitanjali Palit
2) Rashmita Mitra

Joydip Gangopadhyay
Shilabanerjee
Ganguly,

Vendor.

Jayatri Ganguly (Bhattacharyya)
FOR SHILA GANGULY AND SELF

Dipankar Ganguly

for self and for smt. Rita Bhattacharyya



	Thumb	First	Middle	Ring	Little
Left hand					
Right Hand					

Signature *Rupendra. Ganguly.*

Name: RUPENDRA NATH GANGULY @ RUPENDRA GANGOPADHYAY



	Thumb	First	Middle	Ring	Little
Left hand					
Right Hand					

Signature *Ila Banerjee*

Name: ILA BANERJEE @ ILA RANI BANERJEE



	Thumb	First	Middle	Ring	Little
Left hand					
Right Hand					

Signature: *Dipankar Ganguly*

Name: DIPANKAR GANGULY



Left hand					
Right Hand					

Signature: *Joydip Gangopadhyay*

Name: JOYDIP GANGULY @ JOYDIP GANGOPADHYAY



Left hand					
Right Hand					

Signature: *Jayatree Ganguly (Bhattacharyya)*

Name: JAYATREE GANGULY BHATTACHARYYA



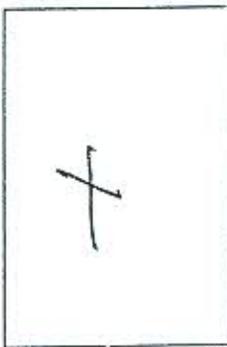
Left hand

Right Hand

	Thumb	First	Middle	Ring	Little
Left hand					
Right Hand					

Signature *Prosenit Paitha*

Name: *PROSENIT PAITHA*



Left hand

Right Hand

	Thumb	First	Middle	Ring	Little
Left hand					
Right Hand					

Signature

Name:



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

GRN Details

GRN: 192022230122424618 • Payment Mode: Online Payment (SBI Epay)
GRN Date: 15/09/2022 14:24:58 Bank/Gateway: SBICPay Payment Gateway
BRN : 4566967373239 BRN Date: 15/09/2022 14:26:21
Gateway Ref ID: 907084151 Method: Axis Bank-Retail NB
Payment Status: Successful Payment Ref. No: 2002750735/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: DEBRAJ PATWARY
Address: ALIPORE
Mobile: 8013111881
Depositor Status: Advocate
Query No: 2002750735
Applicant's Name: Mr RASHMITA MITRA
Identification No: 2002750735/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002750735/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	99920
2	2002750735/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	200014
			Total	1199934

IN WORDS: ELEVEN LAKH NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1602-12596/2022	Date of Registration	16/09/2022
Query No / Year	1602-2002750735/2022	Office where deed is registered	
Query Date	14/09/2022 12:21:05 AM	D.S.R. - I SOUTH 24-PARGANAS. District: South 24-Parganas	
Applicant Name, Address & Other Details	RASHMITA MITRA ALIPORE JUDGES COURT,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 8981729810, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,00,000/-	Rs. 2,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,00,020/- (Article:23)	Rs. 2,00,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

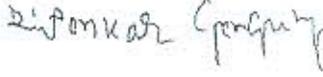
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Haripada Datta Lane, , Premises No: 11, , Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		1,70,00,000/-	1,70,00,000/-	Property is on Road
Grand Total :					13.0373Dec	170,00,000 /-	170,00,000 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1200 sq ft	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Rupendra Gangopadhyay, (Alias: Mr Rupendra Nath Ganguly) Son of Late Manindra Nath Ganguly Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office	 16/09/2022	 LTI 16/09/2022	 16/09/2022
	11 Haripada Dutta Lane, Indrani Park, VTC Tollygunge H.O, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxxx0f, Aadhaar No: 32xxxxxxxx4131, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			
2	Name Mrs Ila Banerjee, (Alias: Mrs Ila Rani Ganguly) Wife of Late Amal Kanti Banerjee Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office	 16/09/2022	 LTI 16/09/2022	 16/09/2022
	C2/4, Brooklyn 4th Floor, 365, Garagacha Main Road, City:- Not Specified, P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx7b, Aadhaar No: 73xxxxxxxx7721, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			
3	Mrs Rita Bhattacharjee Wife of Mr Manas Bhattacharjee 3207 Fantasia Trail Dayton, City:- , P.O:- West Carrollton, Ohio, United States. PIN:- 45449 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
4	Name Mr Dipankar Ganguly Son of Late Rabindra Nath Ganguly Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office	 16/09/2022	 LTI 16/09/2022	 16/09/2022

27E/33, Baburam Ghosh Road, Regent Park, City:- Not Specified, P.O:- Azadgarh, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: agxxxxxx7q, Aadhaar No: 46xxxxxxxx0489, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mr Joydip Gangopadhyay, (Alias: Mr Joydip Ganguly) Son of Late Rabindra Nath Ganguly Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			
	16/09/2022	LTI 16/09/2022	16/09/2022	

27E/33, Baburam Ghosh Road, Regent Park, City:- Not Specified, P.O:- Azadgarh, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: alxxxxxx0k, Aadhaar No: 34xxxxxxxx3717, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office

6	Mrs Shila Ganguly Wife of Late Ramendra Nath Ganguly 100, Moulana Azad Sarani City Centre, Durgapur 16, City:- Not Specified, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxxx8g, Aadhaar No: 49xxxxxxxx5363. Status :Individual, Executed by: Attorney, Executed by: Attorney
---	---

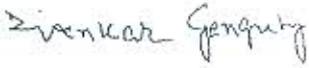
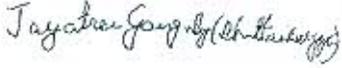
7	Name	Photo	Finger Print	Signature
	Mrs Jayatree Ganguly Bhattacharyya Wife of Mr Vibekananda Bhattacharyya Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			
	16/09/2022	LTI 16/09/2022	16/09/2022	

Ward No. 2, Samanway Pally, Suri, Birbhum, City:- Not Specified, P.O:- Suri, P.S:-Suri, District:- Birbhum, West Bengal, India, PIN:- 731101 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aixxxxxx4d, Aadhaar No: 39xxxxxxxx2417, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office

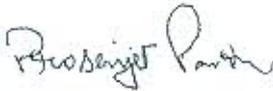
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Neel Builder And Developer 62/64, Haripada Dutta Lane, 3rd Floor, Flat 3B, Tollygunge, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: akxxxxxx8a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dipankar Ganguly Son of Late Rabindra Nath Ganguly Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office			
	Sep 16 2022 1:13PM	LTI 16/09/2022	16/09/2022	
27E/33, Baburam Ghosh Road, Regent Park, City:- Not Specified, P.O:- Azadgarh, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: agxxxxx7q, Aadhaar No: 46xxxxxxxx0489 Status : Attorney, Attorney of : Mrs Rita Bhattacharjee				
2	Name Mrs Jayatree Ganguly Bhattacharyya Wife of Mr Vibekananda Bhattacharyya Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office			
	Sep 16 2022 1:17PM	LTI 16/09/2022	16/09/2022	
Ward No.2, Samanway Pally, Suri, Birbhum, City:- Not Specified, P.O:- Suri, P.S:-Suri, District:-Birbhum, West Bengal, India, PIN:- 731101, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: aixxxxx4d, Aadhaar No: 39xxxxxxxx2417 Status : Attorney, Attorney of : Mrs Shila Ganguly				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Prosenjit Paith (Presentant) Son of Mr Sudhir Kumar Paith Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office			
	Sep 16 2022 1:18PM	LTI 16/09/2022	16/09/2022	
62/64, Haripada Dutta Lane, 3rd Floor, Flat 3b, Tollygunge, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxx8a, Aadhaar No: 84xxxxxxxx6860 Status : Representative, Representative of : Neel Builder And Developer (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Rashmita Mitra Daughter of Mr Gautam Mitra City:- Not Specified, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	16/09/2022	16/09/2022	16/09/2022

Identifier Of Mr Rupendra Gangopadhyay, Mrs Ila Banerjee, Mr Dipankar Ganguly, Mr Joydip Gangopadhyay, Mrs Jayatree Ganguly Bhattacharyya, Mr Dipankar Ganguly, Mrs Jayatree Ganguly Bhattacharyya, Mr Prosenjit Paith

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Rupendra Gangopadhyay	Neel Builder And Developer-1.86247 Dec
2	Mrs Ila Banerjee	Neel Builder And Developer-1.86247 Dec
3	Mrs Rita Bhattacharjee	Neel Builder And Developer-1.86247 Dec
4	Mr Dipankar Ganguly	Neel Builder And Developer-1.86247 Dec
5	Mr Joydip Gangopadhyay	Neel Builder And Developer-1.86247 Dec
6	Mrs Shila Ganguly	Neel Builder And Developer-1.86247 Dec
7	Mrs Jayatree Ganguly Bhattacharyya	Neel Builder And Developer-1.86247 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Rupendra Gangopadhyay	Neel Builder And Developer-171.42857100 Sq Ft
2	Mrs Ila Banerjee	Neel Builder And Developer-171.42857100 Sq Ft
3	Mrs Rita Bhattacharjee	Neel Builder And Developer-171.42857100 Sq Ft
4	Mr Dipankar Ganguly	Neel Builder And Developer-171.42857100 Sq Ft
5	Mr Joydip Gangopadhyay	Neel Builder And Developer-171.42857100 Sq Ft
6	Mrs Shila Ganguly	Neel Builder And Developer-171.42857100 Sq Ft
7	Mrs Jayatree Ganguly Bhattacharyya	Neel Builder And Developer-171.42857100 Sq Ft

On 16-09-2022

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

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

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

Presented for registration at 12:30 hrs on 16-09-2022, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Prosenjit Paith .

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 2,00,00,000/-

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

Execution is admitted on 16/09/2022 by 1. Mr Rupendra Gangopadhyay, Alias Mr Rupendra Nath Ganguly, Son of Late Manindra Nath Ganguly, 11 Haripada Dutta Lane, Indrani Park, VTC Tollygunge H.O, P.O: Tollygunge, Thana: Jadavpu , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Others, 2. Mrs Ila Banerjee, Alias Mrs Ila Rani Ganguly, Wife of Late Amal Kanti Banerjee, C2/4, Brooklyn 4th Floor, 365, Garagacha Main Road, P.O: Garia, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 3. Mr Dipankar Ganguly, Son of Late Rabindra Nath Ganguly, 27E/33, Baburam Ghosh Road, Regent Park, P.O: Azadgarh, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 4. Mr Joydip Gangopadhyay, Alias Mr Joydip Ganguly, Son of Late Rabindra Nath Ganguly, 27E/33, Baburam Ghosh Road, Regent Park, P.O: Azadgarh, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Others, 5. Mrs Jayatree Ganguly Bhattacharyya, Wife of Mr Vibekananda Bhattacharyya, Ward No. 2, Samanway Pally, Suri, Birbhum, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by Profession Service

Identified by Miss Rashmita Mitra, , , Daughter of Mr Gautam Mitra, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-09-2022 by Mr Prosenjit Paith, proprietor, Neel Builder And Developer (Sole Proprietorship), 62/64, Haripada Dutta Lane, 3rd Floor, Flat 3B, Tollygunge, City:- Not Specified, P.O:- Tollygunge, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Miss Rashmita Mitra, , , Daughter of Mr Gautam Mitra, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

1. Execution by Mr Dipankar Ganguly, , Son of Late Rabindra Nath Ganguly, 27E/33, Baburam Ghosh Road, Regent Park, P.O: Azadgarh, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by profession Retired Person as constituted attorney for Mrs Rita Bhattacharjee 3207 Fantasia Trail Dayton, P.O: West Carrollton, Ohio, United States, PIN - 45449 is admitted by him

Identified by Miss Rashmita Mitra, , , Daughter of Mr Gautam Mitra, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

2. Execution by Mrs Jayatree Ganguly Bhattacharyya, , Wife of Mr Vibekananda Bhattacharyya, Ward No.2, Samanway Pally, Suri, Birbhum, P.O: Suri, Thana: Suri, , Birbhum, WEST BENGAL, India, PIN - 731101, by caste Hindu, by profession Service as constituted attorney for Mrs Shila Ganguly 100, Moulana Azad Sarani City Centre, Durgapur 16, P.O: City Centre, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216 is admitted by him

Identified by Miss Rashmita Mitra, , , Daughter of Mr Gautam Mitra, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,00,046/- (A(1) = Rs 2,00,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,00,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2022 2:26PM with Govt. Ref. No: 192022230122424618 on 15-09-2022, Amount Rs: 2,00,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 4566967373239 on 15-09-2022, Head of Account 0030-03-104-001-16

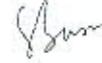
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,00,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,99,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 774300, Amount: Rs.100/-, Date of Purchase: 25/08/2022, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2022 2:26PM with Govt. Ref. No: 192022230122424618 on 15-09-2022, Amount Rs: 9,99,920/-, Bank: SBI EPay (SBlePay), Ref. No. 4566967373239 on 15-09-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 458422 to 458459

being No 160212596 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.09.26 12:33:40 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/09/26 12:33:40 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)