

03645/2023

(L)

3580/23

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 896513

Certified that the document is admitted to Registration. The ... Sheet and the endorsement sheet ... to this document are the part of this document.



Additional Registrar
Assurances & Kolkatas

3 MAY 2023

DEED OF CONVEYANCE

(OUTRIGHT SALE OF PROPERTY)

THIS DEED OF CONVEYANCE is made on this 3rd day of May 2023.

BETWEEN

Handwritten notes:
Deed - 1910
2/288826/23

147537

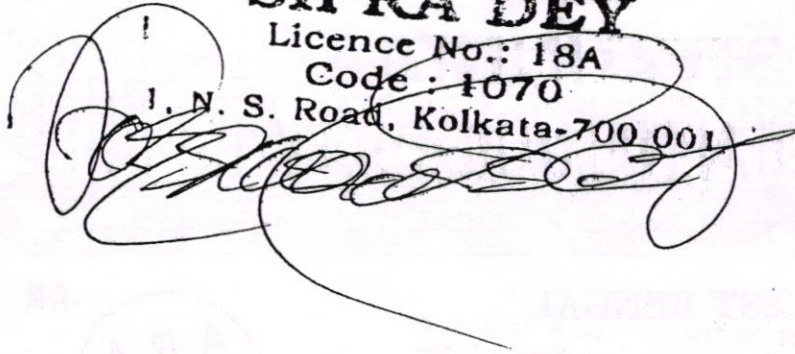
No..... Sold to R.C. Goswami (Adv)
Address..... High Court
Rs..... Car.
Date..... 20 DEC 2022

SIPRA DEY

Licence No.: 18A

Code : 1070

1, N. S. Road, Kolkata-700 001



Identified by
17/10/22
100/535/77

REGISTERED
OF ADV
KOLKATA
- 3 MAY 2023

1) SRI SANDIP CHANDRA MITRA (PAN: BEEPM5070H & Aadhaar No. 2723 0428 2589), son of Late Prodyot Kumar Mitra and
 2) SMT. ALPANA DUTT (PAN: AJAPD8408N & Aadhaar No. 8769 3699 2193),
 Daughter of Late Prodyot Kumar Mitra and wife of Saibal Kumar Dutt, both
 by Nationality-Indian, by Faith- Hindu, by Occupation- Business, presently
 Residing at Premises No. 13D, Dani Ghosh Sarani, (formerly Beadon Street),
 P.O.-Beadon Street P.S.- Burtolla, Kolkata-700006, Parties of the **FIRST PART**
 (Which terms or expression, shall unless excluded by or repugnant to the
 subject or context deed to mean and include their heirs, executors,
 administrators, successors legal representatives and assigns) hereinafter
 called and referred to as the **OWNERS/VENDORS**.

AND

SRI RATAN SHAW (PAN: ATEPS3004M & Aadhaar No. 7418 9963
 2649), son of Jai Prakash Shaw, by Nationality- Indian, by Faith- Hindu,
 carrying on proprietorship business of Development and Promoting works,
 under the trade name and style of M/S. SHAW PARIVAR having office and
 residence at 117, Aurobindo Sarani, P.O.- Beadon Street, P.S. Shyampukur,
 Kolkata-700006, party of the **SECOND PART** (which terms and expression
 unless repugnant to the subject or context, shall be deemed to mean and
 include his heirs, executors, administrators, legal representatives, successors
 in Office and assigns) hereinafter called and referred to as the **PURCHASER**.

WHEREAS one Amaresh Chandra Mitra, along with several
 properties, was seized and possessed of one land and ^{3 storey} building lying and
 situated at and being Premises No. 13D, Dani Ghosh Sarani, (formerly Beadon
 Street), P.O.-Beadon Street P.S.- Burtolla, Kolkata-700006, more fully and
 particularly described in the Schedule hereunder written, by virtue of an
 Award made and published on 14th August, 1940, in an amicable partition
 registered with the Registrar of Assurances, Calcutta and recorded in Book No.
 I, Volume No. 65, Pages from 156 to 195, Being No. 2650 for the year 1940.

Sandip Chandra Mitra Ratan Shaw

AND WHEREAS, the said Amaresh Chandra Mitra died intestate on the 2nd. Day of June 1953, leaving behind him surviving two sons namely Rupendra Nath Mitra and Ranendra Nath Mitra those who jointly entitled to all the properties left by their father and they were living in joint mess and enjoyment of rents issues and profits of the said properties in equal share.

AND WHEREAS the said Rupendra Nath Mitra while in possession and enjoyment of the said properties, his wife Smt. Protima Sundari Mitra predeceased him on 8th.day of January'1932 and he executed a Trust Deed and registered the same, in the Office of the Registrar of Assurance, Calcutta on the 11th.day of May 1988 and recorded Book No.-I, Volume No.171, Pages from 274 to 284 , Being No. 5076, for the year 1988 bequeathing his said share and interest of his share and interest of his properties, in favour of his two sons namely Bidyut Kumar Mitra and Prodyot Kumar Mitra as his another son namely Dr. Sanat Kumar Mitra was established in USA and two married daughters namely Smt.Jyotsyna Sircar and Smt. Jharna Roy were living with their respective husbands being well placed in their respective life.

AND WHEREAS the said Ranendra Nath Mitra s/o. Late Amaresh Chandra Mitra died intestate without any child, on 1st day of June,1972 leaving behind him surviving only his wife Smt. Labanyalata Mitra as his sole heiress and legal representative who inherited the share and interest of the properties left by her said husband, free from all encumbrances.

AND WHEREAS subsequently the said Smt. Labanyalata Mitra wife of Late Ranendra Nath Mitra also executed a Trust Deed and registered the same, in the Office of the Registrar of Assurance, Calcutta on the 11th.day of May 1988 and recorded the same in Book No.-I, Volume No.171, Pages from 285 to 295 , Being No. 5077, for the year 1988 bequeathing her said share and interest of properties in favour of two sons of Rupendra Nath Mitra namely Bidyut Kumar Mitra and Prodyot Kumar Mitra as another son of the said Rupendra Nath Mitra, namely Dr. Sanat Kumar Mitra was established and settled in USA and two married daughters namely Smt.Jyotsna Sircar and

Smt. Jharna Roy were living with their respective husbands being well placed in their respective life.

AND WHEREAS in such manner since death of Rupendra Nath Mitra on the 19th day of September, 1991 and since death of Smt. Labanyalata Mitra, on 02nd. October' 1990 by virtue of their respective Trust Deed, the said Bidyut Kumar Mitra and Prodyot Kumar Mitra, both sons of Late Rupendra Nath Mitra along with other properties, became joint owners of the three storied brick built building within a land measuring 3(Three) Cottahas 1(One) Chhitaks 33 Sq.Ft. more or less lying and situated at and being Premises No. 13D, Dani Ghosh Sarani, (formerly Beadon Street), P.O.-Beadon Street, P.S:- Burtolla, Kolkata-700006 more fully and particularly mentioned and described in the Schedule hereunder written.

AND WHEREAS while in possession and enjoyment of the aforesaid properties, out of the aforesaid two sons of Rupendra Nath Mitra, Bidyut Kumar Mitra died intestate as bachelor on 5th. Day of April'1991 and the said Prodyot Kumar Mitra also died intestate on 5th. Day of May'1997, leaving behind him surviving his wife Smt. Manjari Mitra, one son namely Sandip Chandra Mitra and one married daughter namely Smt. Alpana Dutt and as joint owners and since acquiring the said property, they duly mutated their names in the assessment record of the Kolkata Municipal Corporation vide Assessee No.110260500375.

AND WHEREAS on 15th day of February'2009, the aforesaid Manjari Mitra, w/o Late Prodyot Kumar Mitra, died intestate leaving behind her said son namely Sri Sandip Chandra Mitra and one married Daughter namely Smt. Alpana Dutta and in such manner the parties of the First herein are presently joint owners of the said property being three storied brick built dwelling house within an area of 3(Three) Cottahas 1(One) Chhitaks 33 Sq.Ft. more or less lying and situated at and being Premises No. 13D, Dani Ghosh Sarani, (formerly Beadon Street), P.O.-Beadon Street P.S.- Burtolla, Kolkata- 700006, free from all encumbrances, charges, liens, lispensens,

claims, demands, liabilities, acquisitions, requisitions, alignments, attachment and trust whatsoever.

AND WHEREAS due to need of lawful money and on account of personal inconveniences, the parties of the First part, the Owners/Vendors herein have decided and announced their desire to sell the said property in 'as is where it is' basis. **ALL THAT** the said piece and parcel of land along with more than 100 years old three storied residential building with cement flooring, and without lift facility having old structure measuring on the Ground floor measuring 1900 Sft. , on the First floor measuring 1400 Sft. and on the Second floor measuring 795 Sft. . that is total structure measuring 4095 Sft. more or less, with right of user of all common amenities and facilities and all common spaces, entrance stair, roof etc. of the Premises within an area of land measuring 3(Three) Cottahas 1(One) Chhitaks 33 Sq.Ft. more or less lying and situated at and being Premises No. 13D, Dani Ghosh Sarani,(formerly Beadon Street), P.O.-Beadon Street P.S.- Burtolla, Kolkata-700006, within the Kolkata Municipal Corporation Ward No. 26, to any intending purchaser or purchasers at or for a consideration of Rs. 1.36.00.000/- (Rupees One Crore Thirty Six Lac) only and having learnt such intention of the said First Party/Owners, the Second Party/Purchaser herein, after necessary searches and relying upon the statement and declaration of the said Owners/ Vendors, in respect of the title of the said property more fully and particularly described in the Schedule hereunder written, has agreed to purchase the same, at the said offered price and or consideration money and the said second party has already paid the full amount of consideration money from time to time as per Money receipt/Memo of Consideration hereunder written.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said amount of Rs 1.36.00.000/- (Rupees One Crore Thirty Six Lac) only, paid by the Purchaser to the Vendors, on or before execution of these presents, towards the price and or consideration of the said property as described in the Memo of Consideration hereinafter written (the receipt whereof the Vendors, doth hereby and by

hereby and by execution of these presents, admit and acknowledge) and of and from the same and every part thereof doth hereby acquit, release and forever discharge the purchaser and also hereby grant, convey, sell, transfer, assign and assure the said Property, free from all encumbrances, lien, charges, lispendences, claims, demands, liabilities, acquisitions, requisitions, alignments, attachment and trust whatsoever, **ALL THAT** the said property in 'as is where it is basis' being more than 100 years old three storied building comprising within an area of land measuring 3(Three) Cottahas 1(One) Chhitaks 33 Sq.Ft. more or less lying and situated at and being Premises No. 13D, Dani Ghosh Sarani,(formerly Beadon Street),P.O.- Beadon Street, P.S. - Burtolla Kolkata-700006 within the limits of the Kolkata Municipal Corporation in Ward No. 026, **AND THE OWNERS/VENDORS FURTHER** declare that they have not ever entered into any agreement for Sell, transfer, convey or lease out any portion of the said property to anybody which property by this present being sold, transferred, conveyed to the purchaser herein free from all encumbrances, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, alignments, attachment and trust whatsoever **AND** the Purchaser will be entitled to the said property together with all fences, hedges, ditches, ways, water, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said Premises, belonging or in any way appertaining or usually hold or occupied therewith or reputed to belong or appurtenant thereto and the Purchaser by virtue of this present Deed, will enjoy and lawfully be entitled to all the rights, title and interest of the said property of the Owners/Vendors, which they have acquired, by virtue of law along with **ALL** the estate, right, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof in Law and equity of the Vendors usually hold, used and occupied or enjoyed or to be appurtenant thereto or known as part and parcel of the number thereof and the reversion or reversions, remainder or remainders and all the Deeds, Documents, Papers and Writings relating to the said Property, hereditaments or every part thereof which is now in the possession, power and control of the Vendors or such owner or owners shall hereafter may

procure the same without action of any suit **TO ENTER UPON AND TO HAVE HOLD OWN** and posses the said property unto and to the use of the **PURCHASER**, his heirs, executors, administrators, legal representatives and assigns, absolutely and forever together with the title, deeds, writings, and other evidences of title **AND THE OWNERS/VENDORS** do hereby covenant with the **PURCHASER**, his heirs, executors, administrators, legal representatives and assigns, that **NOT WITHSTANDING** to get all benefits, privileges, easement and upon whatsoever in the said Property as described in the **SCHEDULE** hereunder written and the peaceful possession of which property hereby hand over to the Purchaser, **TO HAVE AND TO HOLD, OWN** and **POSSESES** the same unto the land and building to the use of the purchaser **NOT WITHSTANDING** any act deed or thing hereto before been executed or knowingly suffered to the contrary the **VENDOR** is now lawfully seized and possessed of the said Property free from all encumbrances, attachment or defect in the title whatsoever and that the said **VENDORS** have full power and absolute authority to sell the said Property in the manner as aforesaid and the **PURCHASER** shall at all times hereafter peaceably and quietly possess and enjoy the said property, as an absolute Owner without any claim or demand whatsoever from the Vendors or any person or persons claiming through or under the Vendors **AND FURTHER THAT** the Vendors, their heirs, executors, administrators, legal representatives and assigns, shall save harmless, indemnify or keep indemnified the Purchaser his heirs, executors, administrators, legal representatives and assigns, from or against all encumbrances, loss, charges and equities whatsoever **AND FURTHER** covenant that the Vendors, their heirs, executors, administrators, legal representatives shall do and execute or cause to be done or executed all such further act deeds or things whatsoever as may reasonably be required for further and more perfectly conveying and assuring the said Property and every part thereof in manner aforesaid according to the true intent and meanings of this present DEED OF CONVEYANCE.

Be it specifically stated that Sri Sandip Mitra and Smt. Alpna Dutt are the only joint owners of the property, free from all encumbrances, lien, charges and lispendences, claims, demands, liabilities, acquisitions, requisitions, alignments, attachment and trust whatsoever, and they declare that they have the right to transfer the schedule mentioned property and the said property is not situated within the Notified area, cantonment area, leasehold property, and or thika Tenancy Property and no embargo/restriction have been imposed by any competent Authority/ Government Authority or any Honorable Court and there exist no litigation over the said property.

SCHEDULE ABOVE REFERRED TO
(Description of the Property/Premises)

ALL THAT piece and parcel of more than hundred years old three storied brick built dwelling house, with cement floor and without provision of Lift, within a ^{Bantu} land measuring 3(Three) Cottahas 1(One) Chhitaks 33 Sq.Ft. more or less having old structure on the Ground floor measuring 1900 Sft., on the First floor measuring 1400 Sft. and on the Second floor measuring 795 Sft. that is total structure measuring 4095 Sft. more or less, lying and situated at and being Premises No. 13D, Dani Ghosh Sarani, (formerly Beadon Street), P.O.- Beadon Street, P.S. -Burtolla Kolkata-700006, within the limits of the Kolkata Municipal Corporation in Ward No. 026, having Assessee No.110260500375. which property/Premises is butted and bounded by as follows:-

- ON THE NORTH:- Dani Ghosh Sarani, (formerly Beadon Street) -
- ON THE SOUTH:- 9, RajKrishna Lane. ✓
- ON THE EAST:- Municipal Lane, ✓
- ON THE WEST:- 13C, Dani Ghosh Sarani. ✓

(The attached site Plan is a part of this Indenture) ✓

Alpna Dutt
Sandip Chandra Mitra

Ratan Shaw

IN WITNESS WHEREOF the Parties have and hereunto set and subscribed their respective hand and seal at Kolkata on the day, month and year first above written.

Signed, Sealed & Delivered
at Kolkata in presence of :-

1. Sandeep Shao
117, Anandabinda Sarmā
KOL-700006

Sandip Chandra Mitra
Alpana Dutt

(Sandip Chandra Mitra & Alpana Dutt)
FIRST PARTY(OWNERS/VENDORS)

2. Sachin Kumar Dutt
181, Ramen Dutt Street
Kolkata - 700006

Ratan Shaw

(Ratan-Shaw).
(SIGNATURE OF THE PURCHASER)

Drafted by:
R. C. Goswami, Advocate
High Court, Calcutta.
(En.No. WB/545/77)

MONEY RECEIPT

RECEIVED from the within named Purchaser the within mentioned amount of Rs. 1,36,00,000/- (Rupees One Crore Thirty Six Lac) only being full value of the agreed consideration for the above mentioned schedule property as per Memo below :-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No & Bank</u>	<u>Amount in (Rs.)</u>
01-07-2022	By Cheque No. 383052 on Indian Bank	Rs. 10,00,000/-
17-08-2022	By Cheque No. 383053 on Indian Bank	Rs. 10,00,000/-
16-11-2022	By Cheque No. 865683 on Indian Bank	Rs. 10,00,000/-
06-04-2023	By Cheque No. 865718 on Indian Bank	Rs. 25,00,000/-
12-04-2023	By Cheque No.865717 on Indian Bank	Rs. 25,00,000/-
24-04-2023	By Cheque No.865725 on Indian Bank	Rs. 32,32,000/-
24-04-2023	By TDS	Rs. 1,36,000/-
26-04-2023	By Cheque No. 865724 on Indian Bank	Rs. 22,32,000/-

TOTAL(Rupees One Crore Thirty six Lac)

Rs.1,36,00,000/-

WITNESSES :-

1) *Sandeep Shrivastava*

2) *Saikh Kumer Dutt*

Sandip Chandra Mitra
Alpana Dutt

(Sandip Chandra Mitra & Alpana Dutta)
(SIGNATURE OF THE OWNERS/ VENDORS)

SITE PLAN OF PREMISES NO. 13D, DANI GHOSH SARANI, FORMERLY BEADON STREET, P.O. BEADON STREET, P.S.- BURTALLA, KOLKATA-700006, WITH THREE STORIED OLD BUILDING WITHIN A LAND MEASURING 3(THREE) COTTAHAS 1(ONE) CHHITAKS 33(THIRTY-THREE) SQ.FT. MORE OR LESS WITHIN KOLKATA MUNICIPAL CORPORATION HAVING ASSESSEE NO. 110260500375.

Structure on Ground Floor 1900 Sqft.

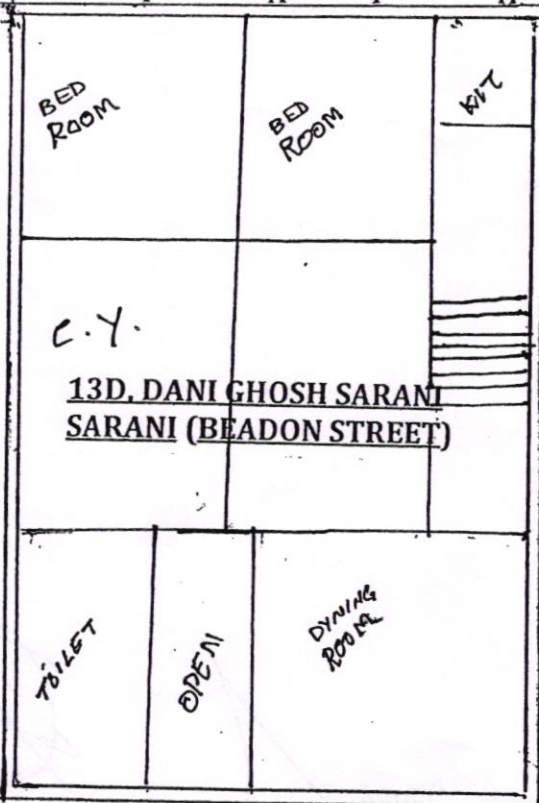


DANI GHOSH SARANI (BEADON STREET)

F O O T P A T H

13C, DANI GHOSH SARANI (BEADON STREET)

*Sandip Chandra Mitra
Ratan Shaw*



9, RAJ KRISHNA LANE.

*Sandip Chandra Mitra
Alpana Dutt*
(SANDIP CHANDRA MITRA
& ALPANA DUTT.)
VENDORS

Ratan Shaw
(RATAN SHAW)
PURCHASER

SITE PLAN OF PREMISES NO. 13D, DANI GHOSH SARANI, FORMERLY BEADON STREET, P.O. BEADON STREET, P.S.- BURTALLA, KOLKATA-700006, WITH THREE STORED OLD BUILDING WITHIN A LAND MEASURING 3(THREE) COTTAHAS 1(ONE) CHHITAKS 33(THIRTY-THREE) SQ.FT. MORE OR LESS WITHIN KOLKATA MUNICIPAL CORPORATION HAVING ASSESSEE NO. 110260500375.

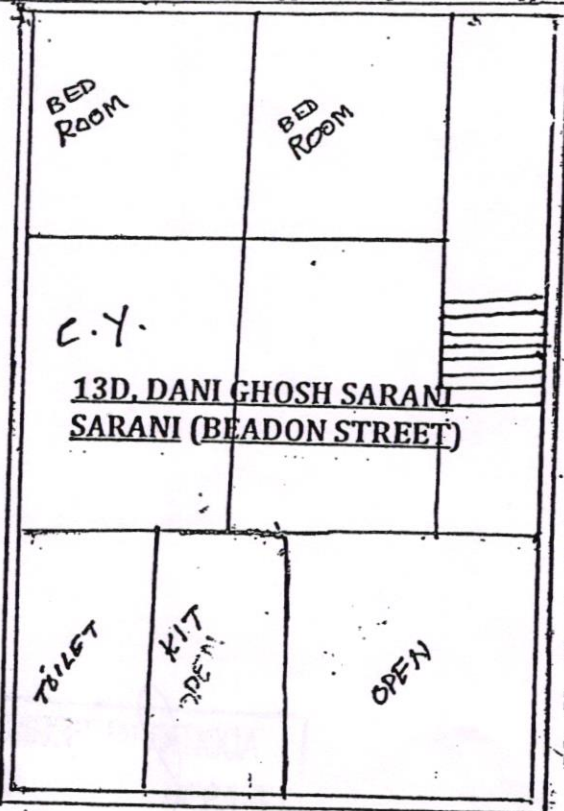
Structure on 1st floor 1400 Sft.



DANI GHOSH SARANI (BEADON STREET)

F O O T P A T H

13C, DANI GHOSH SARANI (BEADON STREET)



MUNICIPAL LANE

9, RAJ KRISHNA LANE.

Sandip Chandra Mitra

Alpana Dutt

(SANDIP CHANDRA MITRA
& ALPANA DUTT.)
VENDORS

Ratan Shaw

(RATAN SHAW)
PURCHASER

SITE PLAN OF PREMISES NO. 13D, DANI GHOSH SARANI, FORMERLY BEADON STREET, P.O. BEADON STREET, P.S.- BURTALLA, KOLKATA-700006, WITH THREE STORIED OLD BUILDING WITHIN A LAND MEASURING 3(THREE) COTTAHAS 1(ONE) CHHITAKS 33(THIRTY-THREE) SQ.FT. MORE OR LESS WITHIN KOLKATA MUNICIPAL CORPORATION HAVING ASSESSEE NO. 110260500375.

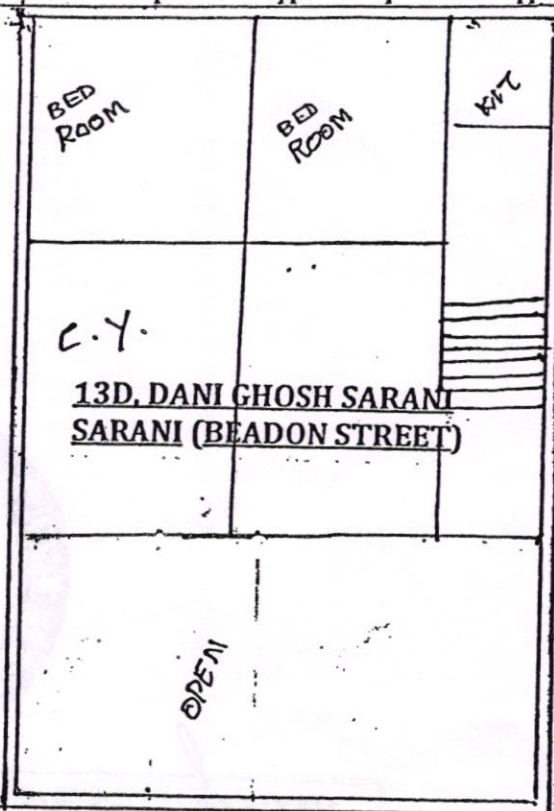
Structure on 2nd floor 795 Sft.



DANI GHOSH SARANI (BEADON STREET)

F O O T P A T H

13C, DANI GHOSH SARANI (BEADON STREET)



13D, DANI GHOSH SARANI SARANI (BEADON STREET)

9, RAJ KRISHNA LANE.

*Sandip Chandra Mitra
Alpana Dutt*

(SANDIP CHANDRA MITRA
& ALPANA DUTT.)
VENDORS

Ratan Shaw
(RATAN SHAW)
PURCHASER



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190420232001930984

GRIPS Payment Detail

GRIPS Payment ID:	190420232001930984	Payment Init. Date:	19/04/2023 12:25:48
Total Amount:	930300	No of GRN:	1
Bank/Gateway:	Indian Bank	Payment Mode:	Counter Payment
BRN:	IB24042023568366	BRN Date:	24/04/2023 00:00:00
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	Ratan shaw
Mobile:	7003862519

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240019309852	Directorate of Registration & Stamp Revenue	930300
Total			930300

IN WORDS: NINE LAKH THIRTY THOUSAND THREE HUNDRED ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192023240019309852

GRN Details

GRN: 192023240019309852 Payment Mode: Counter Payment
GRN Date: 19/04/2023 12:25:48 Bank/Gateway: Indian Bank
BRN : .IB24042023568366 BRN Date: 24/04/2023 00:00:00
GRIPS Payment ID: 190420232001930984 Payment Init. Date: 19/04/2023 12:25:48
Payment Status: Successful Payment Ref. No: 2000986836/1/2023
[Query No*/Query Year]

Depositor Details


































Depositor's Name: Ratan shaw
Address: Shri Aurobindo sarani, Hatibgan, kolkata
Mobile: 7003862519
Depositor Status: Buyer/Claimants
Query No: 2000986836
Applicant's Name: Mr B Mandal
Identification No: 2000986836/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 19/04/2023
Period To (dd/mm/yyyy): 19/04/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000986836/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	775225
2	2000986836/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	155075
Total				930300

IN WORDS: NINE LAKH THIRTY THOUSAND THREE HUNDRED ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl No.	Signature of the Executants / presentants					
<i>Ratan Grew</i>		(LEFT HAND)				
		Little	Ring	Middle	Fore	Thumb
						
		(RIGHT HAND)				
		Thumb	Fore	Middle	Ring	Little
						
<i>Sundip Chandra Mitra</i>		(LEFT HAND)				
		Little	Ring	Middle	Fore	Thumb
						
		(RIGHT HAND)				
		Thumb	Fore	Middle	Ring	Little
						
<i>Aparna Dutt</i>		(LEFT HAND)				
		Little	Ring	Middle	Fore	Thumb
						
		(RIGHT HAND)				
		Thumb	Fore	Middle	Ring	Little
						

Major Information of the Deed

Deed No :	I-1901-03580/2023	Date of Registration	03/05/2023
Query No / Year	1901-2000986836/2023	Office where deed is registered	
Query Date	18/04/2023 2:45:40 PM	A.R.A. - I KOLKATA. District: Kolkata	
Applicant Name, Address & Other Details	B Mandal Thana : Hare Street. District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9775587842, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,36,00,000/-	Rs. 1,55,06,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,75,325/- (Article:23)	Rs. 1,55,079/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



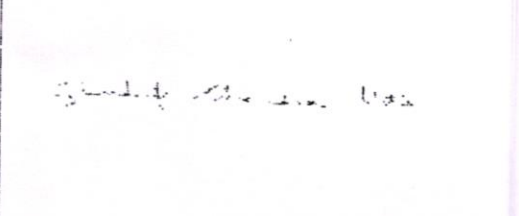


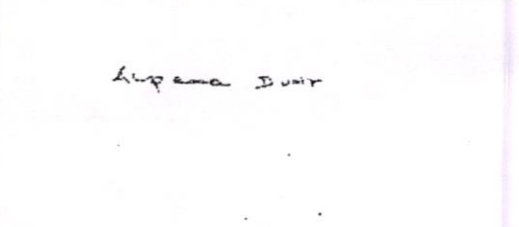
District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dani Ghosh Sarani, .
Premises No: 13D, . Ward No: 026 Pin Code : 700006

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	3 Katha 1 Chatak 33 Sq Ft	1,26,00,000/-	1,38,47,625/-	Property is on Road
Grand Total :				5.1288Dec	126,00,000 /-	138,47,625 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4095 Sq Ft.	10,00,000/-	16,58,475/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 83 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 83 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 795 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 83 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4095 sq ft	10,00,000 /-	16,58,475 /-	



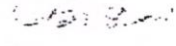
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sandip Chandra Mitra Son of Late Prodyot Kumar Mitra Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
	03/05/2023	LTI 03/05/2023	03/05/2023	
13D, Dani Ghosh Sarani, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bexxxxxx0h, Aadhaar No: 27xxxxxxxx2589, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt Alpana Dutt Daughter of Late Prodyot Kumar Mitra Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
	03/05/2023	LTI 03/05/2023	03/05/2023	
13D, Dani Ghosh Sarani, City:- , P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: aJxxxxxx8n, Aadhaar No: 87xxxxxxxx2193, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				



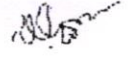
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SHAW PARIVAR 117, Aurobindo Sarani, City:- , P.O:- Beadon Street, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700006 , PAN No.: ATxxxxxx4M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ratan Shaw (Presentant) Son of Jai Prakash Shaw Date of Execution - 03/05/2023, , Admitted by: Self, Date of Admission: 03/05/2023, Place of Admission of Execution: Office			
		May 3 2023 2:26PM	LTI 03/05/2023	03/05/2023
117, Aurobindo Sarani, City:- , P.O:- Beadon Street, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: atxxxxxx4m, Aadhaar No: 74xxxxxxxx2649 Status : Representative, Representative of : SHAW PARIVAR (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr R C Goswami Son of Late B C Goswami 19A, Chowdhury Lane, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:- Kolkata, West Bengal, India, PIN:- 700004			
	03/05/2023	03/05/2023	03/05/2023
Identifier Of Shri Sandip Chandra Mitra, Smt Alpana Dutt, Shri Ratan Shaw			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri Sandip Chandra Mitra	SHAW PARIVAR-2.56438 Dec
2	Smt Alpana Dutt	SHAW PARIVAR-2.56438 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri Sandip Chandra Mitra	SHAW PARIVAR-2047.50000000 Sq Ft
2	Smt Alpana Dutt	SHAW PARIVAR-2047.50000000 Sq Ft

On 03-05-2023

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.

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

Presented for registration at 14:11 hrs on 03-05-2023. at the Office of the A.R.A. - I KOLKATA by Shri Ratan Shaw ..

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 1.55,06,100/-

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

Execution is admitted on 03/05/2023 by 1. Shri Sandip Chandra Mitra, Son of Late Prodyot Kumar Mitra, 13D, Dani Ghosh Sarani, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Smt Alpana Dutt, Daughter of Late Prodyot Kumar Mitra, 13D, Dani Ghosh Sarani, P.O: Beadon Street, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Indetified by Mr R C Goswami, , Son of Late B C Goswami, 19A, Chowdhury Lane, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-05-2023 by Shri Ratan Shaw, proprietor, SHAW PARIVAR, 117, Aurobindo Sarani, City:- , P.O:- Beadon Street, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700006

Indetified by Mr R C Goswami, , Son of Late B C Goswami, 19A, Chowdhury Lane, P.O: Shyambazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,55,079.00/- (A(1) = Rs 1,55,061.00/- ,E = Rs 14.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 1,55,075/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2023 12:00AM with Govt. Ref. No: 192023240019309852 on 19-04-2023, Amount Rs: 1,55,075/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB24042023568366 on 24-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,75,325/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,75,225/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 147538, Amount: Rs.100.00/-, Date of Purchase: 20/12/2022, Vendor name: S DEY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2023 12:00AM with Govt. Ref. No: 192023240019309852 on 19-04-2023, Amount Rs: 7,75,225/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB24042023568366 on 24-04-2023, Head of Account 0030-02-103-003-02


Pradipta Kishore Guha

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2023, Page from 136106 to 136130
being No 190103580 for the year 2023.



Digitally signed by pradipta kishore guha
Date: 2023.05.04 11:53:05 +05:30
Reason: Digital Signing of Deed.

Pradipta Kishore Guha
(Pradipta Kishore Guha) 2023/05/04 11:53:05 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

Dated 3rd Day of May 2023

DEED OF CONVEYANCE

BETWEEN

SANDIP MITRA & ALPANA DUTT
.....OWNERS/VENDORS

AND

RATAN SHAW
.....PURCHASER

Prepared by:-
R..C. Goswami
Advocate, Calcutta High Court
(Mob: 9830096702)