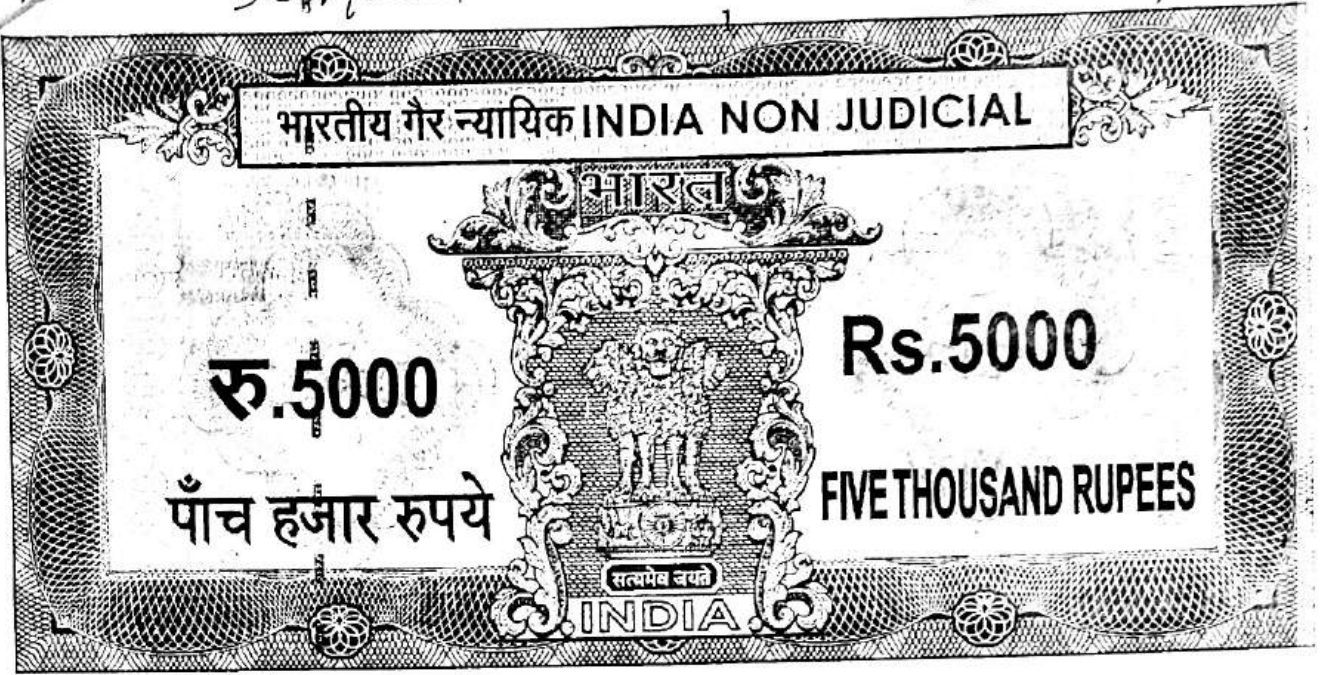


5967/2021

D-5779/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 264987

*Chm*  
13/12/21

*DND*  
215

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Sealdah

13/12/21

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on this the  
13<sup>th</sup> day of December, Two Thousand Twenty One  
(2021),

**BETWEEN**

*D. 2/2464274/21*

313756

09 DEC 2021

09 DEC 2021

NAME	Kuntal Mukherjee
ADD.	
Rs.	5000
9 DEC 2021	
<b>S. CHATTERJEE</b>	
Licensed Stamp Vendor -	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

High Court Cal.

*[Handwritten signature]*



A.D.S.R., SEALDAH  
 13 DEC 2021  
 Dist.-South 24 Parganas

Identified by me —  
 Sri Moityunjay Naskar (Law clerk)  
 Sri Sambhu Naskar  
 7 Bidhan Pally, P.S. Dum Dum,  
 P.O. Shubhanga, Dist - 24 East NJ Kol-700030



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

GRN Details

GRN: 192021220134478148 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 12/12/2021 23:38:52 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 2980277469939 BRN Date: 12/12/2021 23:12:10  
Gateway Ref ID: IGAMPMSBUS Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2002464274/4/2021  
[Query No/\*\*Query Year]

Depositor Details

Depositor's Name: Sthiti Mukherjee  
Address: 8 Rajkumar Chatterjee Road Kolkata - 700037  
Mobile: 9674479424  
Depositor Status: Others  
Query No: 2002464274  
Applicant's Name: Mr Kuntal Mukherjee  
Identification No: 2002464274/4/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002464274/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	588975
2	2002464274/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	143805
			Total	732780

IN WORDS: SEVEN LAKH THIRTY TWO THOUSAND SEVEN HUNDRED EIGHTY ONLY.



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

GRN Details

GRN: 192021220134697548 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 13/12/2021 14:55:51 Bank/Gateway: SBIEPay Payment Gateway  
BRN : 2838457388923 BRN Date: 13/12/2021 14:12:57  
Gateway Ref ID: IGAMPPPWJ5 Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2002464274/12/2021  
[Query No./Query Year]

Depositor Details

Depositor's Name: Sthiti Mukherjee  
Address: 8 Rajkumar Chatterjee Road Kolkata - 700037  
Mobile: 9674479424  
Depositor Status: Others  
Query No: 2002464274  
Applicant's Name: Mr Kuntal Mukherjee  
Address: A.D.S.R. SEALDAH  
Office Name: A.D.S.R. SEALDAH  
Identification No: 2002464274/12/2021  
Remarks: Sale, Sale Document Payment No 12

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002464274/12/2021	Property Registration- Stamp duty	0639-02-103-033-02	104815
2	2002464274/12/2021	Property Registration- Registration Fees	0030-03-104-010-16	20863
			Total	125778

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND SEVEN HUNDRED SEVENTY EIGHT ONLY.

**SMT. AGAMANI NANDAN** (Holding PAN : AKIPN5903F and AADHAAR – 719346203947 and Mobile No. 9831532238), wife of Late Rabindra Nath Nandan, by occupation - Housewife, by faith - Hindu, by nationality – Indian, residing at 12F/2, Umakanta Sen Lane, P.S. – Chitpur, P.O. – Ghughudanga, Kolkata – 700030. District – South 24-Parganas, hereinafter called and referred to as the “**VENDOR**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, representatives, successors, nominees and assigns) of the **FIRST PART**.

**A N D**

**M/S ROYAL CONSTRUCTION**, a proprietorship firm having its office at 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), Post Office - Ghughudanga, Police Station - Sinthi, Kolkata – 700030, Dist. North 24-Parganas being represented by its sole proprietor namely **SRI ASHOK KUMAR ROY** (Holding PAN : AFNPR0555H, AADHAAR – 588219898926 and Mobile No. 9830337384), son of Ajit Kumar Roy, by faith - Hindu, by nationality - Indian, by occupation - Business, resident of 5/4V, Dum Dum Road, Police Station - Chitpur, Post Office - Ghughudanga, Kolkata - 700030, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its proprietor and his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

**A N D**

**SRI ARUN KUMAR SAMANTA** (Holding PAN : ASBPS4433Q, AADHAAR – 839926459842 and Mobile No. 9143750456), son of Late Jiban Krishna Samanta, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 5/4Q, Dum Dum Road, P.S. Sinthee, P.O. Ghughudanga, Kolkata – 700030, Dist. North 24-Parganas, hereinafter called and referred to as the “**CONFIRMING PARTY**” (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives, successors, nominees and assigns) of the **SECOND PART**.

**WHEREAS** one Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan became the owner of **ALL THAT** piece or parcel of land measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less being a portion of Premises No. 12, Umakanta Sen Lane, Calcutta – 700030 within P.S. Chitpur in the

District of 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto by virtue of a Solenama Decree passed by the Ld. Sub-Judge (6<sup>th</sup>) at Alipore on 11.11.64 in connection with T.S. No. 29 of 1964.

**AND WHEREAS** in terms of said Solenama Decree dated 11.11.1964 said Rabindra Nath Nandan, Rebati Mohan Nandan, Jharna Nandan, Sandhya Nandan and Tushar Kana Nandan were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring about 14 (fourteen) Cottahs 06 (six) Chittacks and 25 (twenty-five) Square feet be the same or a little more or less being a portion of Premises No. 12, Umakanta Sen Lane, Calcutta – 700030 within P.S. Chitpur in the District of 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances free from all encumbrances and mutated their names in the assessment register of Corporation of Calcutta and the aforesaid property was renumbered as 12F, Umakanta Sen Lane, Kolkata – 700030 by the competent authority.

**AND WHEREAS** by an indenture of partition dated 07.04.2004 duly registered at the office of the Additional Registrar of Assurances – I, Calcutta and recorded in Book No. I, Volume No. 1 Pages from 1 to 22 being Deed No. 8403 for the year of 2006 made between said Rabindra Nath Nandan therein referred to as the first party, said Rebati Mohan Nandan, Jharna Nandan and Sandhya Nandan therein collectively referred to as the second party and Tushar Kana Nandan therein referred to as the third party, said first party Rabindra Nath Nandan was allotted with ALL THAT piece or parcel of land measuring about 3 (three) Cottahs 10 (ten) Chittacks more or less demarcated as LOT – C1 in the map annexed therewith lying and situated at the south-west portion of Premises No. 12F, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur in the District of South 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments

and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances free from all encumbrances.

**AND WHEREAS** while seizing possessing and enjoying the aforesaid property peaceably and without any hindrance, interruptions and disturbances any manner whatsoever said Rabindra Nath Nandan who was during his life time and at the time of his death governed by the Dayabhaga School of Hindu Law died intestate as issueless on 03.05.2007 leaving behind him surviving his wife namely Agamani Nandan as his only legal heiress and successor in accordance with the Hindu Succession Act, 1956.

**AND WHEREAS** by virtue of recital hereinabove stated said **AGAMANI NANDAN** became the sole and absolute owner of and is now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring about 3 (three) Cottahs 10 (ten) Chittacks more or less demarcated as LOT – C1 in the map annexed therewith lying and situated at the south-west portion of Premises No. 12F, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur in the District of South 24-Parganas TOGETHERWITH all structures ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto free from all encumbrances hereinafter referred to as the "SAID PROPERTY/SAID PREMISES".

**AND WHEREAS** in order to develop the said premises, said Agamani Nandan engaged and appointed the confirming party herein and also executed one General Power of Attorney on 08.08.2007 in favour of said confirming party and the same was duly registered at the office of the A.D.S.R., Cossipore-Dum Dum and recorded in Book IV, Volume No. II, Pages from 223 to 226 Being No. 598 for the year of 2007 and subsequently the vendor and the confirming party entered into a Development Agreement on 15.01.2011 but unfortunately the confirming party was unable to proceed as per the said agreement due to some personal reasons.

**AND WHEREAS** subsequently said Agamani Nandan duly mutated her name in the assessment register of Kolkata Municipal Corporation and the said premises was renumbered as 12F/2, Umakanta Sen Lane, Kolkata – 700030 by the competent authority.

**AND WHEREAS** at present the aforesaid property is occupied by some tenants. The details of the Tenants are as follows :-

SL.NO.	NAME OF TENANT(S)	AREA	OCCUPANCY TYPE & FLOOR	RENT (INR)
a.	ARNOB MAITY	480 Sqft.	Residential, Pucca (Gr.FL)	Rs. 2000/-
b.	SOURAV BANERJEE	560 Sqft.	Residential, Pucca (Gr.FL)	Rs. 2800/-
c.	RAHUL SAHA	780 Sqft.	Residential, Pucca (1 <sup>ST</sup> FL)	Rs. 4200/-

**AND WHEREAS** with a view to sell out the said property the Vendor intended and declared her intention to sell out the said property more fully and particularly mentioned and described in the **Schedule** hereinafter appearing absolutely and forever free from all encumbrances with the consent of confirming party and on learning about the intention of the Vendor, the Purchaser has approached the Vendor and expressed his intention and offered to purchase the said property at or for the total consideration of **Rs.65,00,000/- (Rupees Sixty Five Lakh Only)** which the Vendor and Confirming Party herein considering the quantum of consideration as fair and reasonable, have accepted the offer of the Purchaser and agreed to sell the said property particularly described in the Schedule hereunder written free from all encumbrances unto and in favour of the Purchaser. The Vendor further requested the Purchaser to pay the confirming party a sum of **Rs.25,00,000/- (Rupees Twenty Five Lakh)** only out of the said total consideration of **Rs.65,00,000/- (Rupees Sixty Five Lakh)** only.

**AND WHEREAS** in terms of the said Agreement the Vendor and Confirming Party have agreed to execute and register a proper instrument (Deed of Conveyance) in favour of the Purchaser in respect of transfer of the said property more fully mentioned and described in the Schedule hereunder written at or for the said consideration money free from all encumbrances, charges, liens, lispens, attachments, litigations, proceedings, disputes, claims and demands any manner whatsoever.

**AND WHEREAS** at or before the execution of this Deed of Conveyance the Vendor and Confirming Party herein do and each of them doth hereby assure and represent to the Purchaser as follows:

- a) **THAT** the Vendor has a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions, litigations,

proceedings, disputes, claims, demands and trust whatsoever or howsoever.

- c) **THAT** excepting the Vendor and Confirming Party, none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** there is no bar or impediment legal or otherwise of the Vendor and Confirming Party in selling and transferring of the said Property and any part thereof.
- e) **THAT** there is/are no acquisition or requisition proceeding pending nor the Vendor has/have been served with any notice of acquisition or requisition in respect of said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of said Property or any part thereof.
- g) **THAT** the Vendor and Confirming Party **have** not entered into any Agreement for Sale, Development, Lease, Tenancy or Otherwise nor **have** created any interest or right of the Third Party into and upon the said Property or any part thereof.
- h) **THAT** the Vendor and Confirming Part have not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** the said Property or any part thereof is not under any "Debutter" or "Wakf" and it is free from road alignment.
- j) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendor and Confirming Party herein and believing the same to be true and acting on good faith the Purchaser herein **has** agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispdens, charges, mortgages, acquisitions or requisitions whatsoever and howsoever.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 65,00,000/- (Rupees Sixty Five Lakh Only)** well and truly paid by the Purchaser to the Vendor and Confirming Party at or immediately before the execution of these presents the receipt whereof the Vendor and Confirming Party

do and each of them doth hereby admit and acknowledge as per Memo of Consideration written hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, his heirs, executors, administrators, representatives and assigns and every one of them and also the said Property, the Vendor as the absolute Owner doth by these presents indefeasibly grant, sell, convey, transfer, assure and assign unto and in favour of the Purchaser free from all encumbrances, attachments and other defects in title ALL THAT piece or parcel of land measuring about 3 (three) Cottahs 10 (ten) Chittacks more or less lying and situate at Premises No. 12F/2, Umakanta Sen Lane, Kolkata – 700030 within P.S. Chitpur in the District of South 24-Parganas in the State of West Bengal particularly mentioned and described in the **Schedule** hereunder written TOGETHERWITH all erections thereon standing yards, courts, areas, sewers and drains way, paths and passages appertaining to the said premises and its ground, water, watercourses and/or water sources, trees, fixtures AND all manner of former and other rights, liberties, privileges, easements and benefits in respect of the said property and benefits whatsoever to the said hereditaments and premises belonging to or in anywise appertaining thereto or usually hold or enjoyed therewith and reputed to belong or be appurtenant thereto A N D the reversion or reversions, remainder and remainders and the rents, issues and profits thereof A N D all the estate, right, title and interest of the VENDOR and all other persons having beneficial interest into or upon the said property and every part thereof A N D all documents and muniments and writings which exclusively relate to the said premises is intended to be hereby conveyed and sold are at the time of execution hereof have been handed over to the Purchasers by the Vendors and the Vendors have also handed over the khas and physical possession of said premises alongwith the said tenants TO HAVE AND TO HOLD the same being said property and every part thereof unto and to the use of the Purchaser absolutely and forever as and for an indefeasible title of inheritance in fee simple in possession free from all encumbrances charges claims demands liabilities and attachments whatsoever.

**THE VENDOR AND CONFIRMING PARTY DO AND EACH OF THEM  
DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

1. **AND THAT** the Vendor has a good right full power and absolute authority and indefeasible title to grant sell convey transfer assure and assign the said premises hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be free from all encumbrances and liabilities whatsoever in manner aforesaid according to the true intent and meaning of these presents.
2. **AND THAT** the Purchaser, his heirs, successors, executors, administrators, representatives and assigns shall and will and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and every part thereof hereby granted sold and conveyed with absolute right to receive the rents, issues and profits thereof without any lawful acts suits eviction, hindrance, interruption, disturbance claim or demand whatsoever from or by the Vendor and Confirming Party or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them.
3. **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated discharged and/or released or otherwise by and at the costs and expenses of the Purchaser well and sufficiently save defended keep harmless and indemnified of and from and against all and all manner of estates mortgages charges liens lispensens claims debts demands attachments liabilities and encumbrances whatsoever.
4. **AND FURTHER** the Vendor and the Confirming Party and all persons having or lawfully or equitably claiming any estate right title interest property claim or demand whatsoever into or upon said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for them the Vendor and Confirming Party shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, his heirs, successors, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for

further better and more perfectly and satisfactorily granting transferring and assuring the said property and every part or parcel thereof unto and to the use of Purchaser his heirs successors executors administrators representatives and assigns in manner aforesaid according to the true intent and meaning of these presents as shall or may be reasonably required.

**THE SCHEDULE ABOVE REFERRED TO**  
(SAID PROPERTY HEREBY CONVEYED)

**ALL THAT** piece or parcel of land measuring about 03 (three) Cottahs 10 (ten) Chittacks more or less lying and situated at Premises No. 12F/2, Umakanta Sen Lane, Kolkata - 700030 within P.S. Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 4 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas in the State of West Bengal **TOGETHERWITH** a more than 57 years old and dilapidated two storied structure (**with cemented flooring**) standing thereon having **2266 Sq.ft. covered area** more or less including all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said plot of land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto and more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto having **Assessee No. 110041805468** and Lift facility **is not available in the said building the said property is butted and bounded as follows :-**

<b>ON THE NORTH</b>	:	By 14' ft. wide common passage
<b>ON THE EAST</b>	:	By 12E, Umakanta Sen Lane
<b>ON THE SOUTH</b>	:	By 16' ft. wide KMC Road/Passage
<b>ON THE WEST</b>	:	By LOT C1-Z situated at south-east portion of 12F, Umakanta Sen Lane allotted to Tushar Kana Nandan (Mukherjee)

**OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is or at any time heretofore were or was situate butted and bounded called know numbered described and distinguished.

-:-----:-

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the **VENDOR** at Kolkata  
in the Presence of :-

1. Annab Maithy  
Kai Khali, Mallikbagan  
Airport, Kolkata - 52

Agamani Nandan

-----  
Signature of the Vendor

2. Meityunjay Naskar  
7 bidhan pally  
Kolkata - 700030

**SIGNED SEALED AND DELIVERED**

by the **PURCHASER** at Kolkata  
in the Presence of :-

1. Annab Maithy

Asheesh W. Ray

-----  
Signature of the Purchaser

2. Meityunjay Naskar

**SIGNED SEALED AND DELIVERED**

by the **CONFIRMING PARTY** at Kolkata  
in the Presence of :-

1. Annab Maithy

Arun Kr Samanta

-----  
Signature of the Confirming Party

2. Meityunjay Naskar

RECEIPT

RECEIVED of and from the within-mentioned Purchaser a sum of Rs.60,00,000/- (Rupees Sixty Lakh Only) by demand draft and cash as full and final Consideration for the within-mentioned Deed of Conveyance.

M E M O

DATE	D.D. No.	DRAWN ON	AMOUNT
03.12.2021	597566	SBI, SRIMANI MARKET	Rs. 35,00,000/-
14.12.2021	CASH	-----	Rs. 5,00,000/-
03.12.2021	5975667	SBI, SRIMANI MARKET	Rs. 20,00,000/-
14.12.2021	CASH	-----	Rs. 5,00,000/-
<b>TOTAL</b>			<b>Rs. 65,00,000/-</b>

*Rupees in Words : Sixty Five Lakh only*

Date : 14.12.2021

Place : Kolkata

WITNESSES:-

1. *Arnob Majhi*  
Kaikhali, Malirbaga  
Airport, Kolkata - 52

*Agamani Nandan*  
\_\_\_\_\_  
Signature of the Vendor

2. *Montyjoy Naskar*  
7 Bidhanpally,  
Kolkata - 700030

*Arun Kumar Samanta*  
\_\_\_\_\_  
Signature of Confirming Party

DRAFTED BY :-

*Kuntal Mukherjee*

**KUNTAL MUKHERJEE**  
ADVOCATE  
HIGH COURT, CALCUTTA  
ERL. NO. WB/799/2011

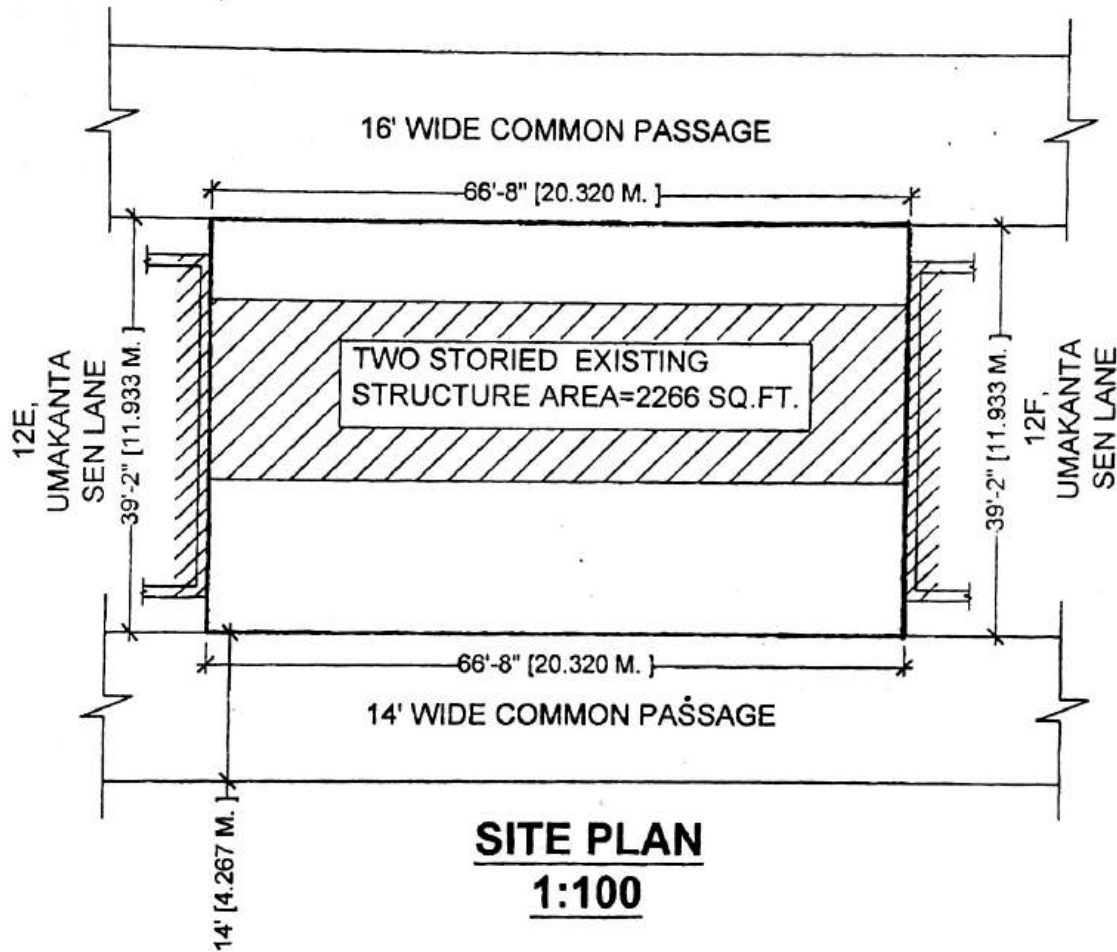
DEED PLAN OF PREMISES NO. - 12F/2, UMAKANTA SEN LANE, KOLKATA - 700030, AT WARD NO.-004, P.S.- CHITPORE, BOROUGH NO. - I, UNDER THE KOLKATA MUNICIPAL CORPORATION.

AREA STATEMENT :-

AREA OF LAND = 03 KOH. 10 CH. 00 SQ.FT.

TOTAL COVERED AREA (GROUND & FIRST FLOOR)=2266 SQ.FT.

AREA SHOWN IN RED BORDER LINE



**SITE PLAN**  
**1:100**

*Sujoy chowdhury*  
**SUJOY CHOWDHURY**  
L.B.S. OF K.M.C.  
LICENSE NO.-1689  
CLASS-II

*Agamani Nandan*

*Asheem Ray*

SIGNATURE OF L.B.S.

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Agamani Wandan*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Ashok Waj*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Arun ko Samanta*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AGAMANI NANDAN  
JIBANANDA NANDAN

05/10/1949  
Permanent Account Number

AKIPN5903F

*Agamani Nandan*  
Signature



*Agamani Nandan*



তথ্য

- আধার পরিষদের প্রমাণ, নাশনিকত্বের প্রমাণ নয়।
- পরিষদের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা নীত করণ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার  
 ঠিকানা: জী টি রোড  
 কানাল্লাল এভিনিউ, চান্দেনাগোরে  
 হুগলি, পশ্চিম বঙ্গ,  
 ৭১২১৩৫

Address: GT ROAD,  
 Kanallal Avenue,  
 Chandernagore, Hooghly,  
 West Bengal, 712135

7193 4620 3947



ভারত সরকার

Unique Identification Authority of India  
Government of India

জন্মনির্ভরতা আইডি / Enrollment No.: 10401204192/03941

04/12/2013  
 To  
 AGAMANI NANDAN  
 বাসিন্দা স্মরণ  
 GT ROAD  
 Kanallal Avenue  
 Chandernagore,  
 Hooghly  
 West Bengal - 712135



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**7193 4620 3947**

আধার - সাধারণ মানুষের অধিকার




আপনার নাম  
 AGAMANI NANDAN  
 পিতা : জীবনেন্দ্র নন্দন  
 Father : Jibananda Nandan  
 লিঙ্গ / Gender  
 মহিলা / Female  
 জন্মতারিখ / DOB: 05/10/1949

7193 4620 3947



Agamani Nandan

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AFNPR0555H	
नाम / NAME	ASHOK KUMAR ROY	
पिता का नाम / FATHER'S NAME	AJIT KUMAR ROY	
जन्म तिथि / DATE OF BIRTH	18-08-1969	
हस्ताक्षर / SIGNATURE	<i>Ashok</i>	
<i>Ashok Kumar Roy</i>	आयकर आयुक्त, (कम्प्यू. अपा.), कोलकाता COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA	

*Ashok Kumar Roy*

আশোক কুমার রায়  
Ashok Kumar Roy  
জন্ম বর্ষ / Year of Birth.: 1969  
পুরুষ / Male

5882 1989 8926

আধার - সাধারণ মানুষের অধিকার

Ashok Kumar Roy

আধার  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
S/O অজিত কুমার রায়,  
পিরারলেস পলি ক্লিনিকের পাশে,  
৫/৪ডি ডাম রোড, গুহুডাঙ্গা,  
কলকাতা, পশ্চিম বঙ্গ, 700030

Address:  
S/O Ajit Kumar Roy, Beside  
Peerless Poly Clinic, 5/4V Dum  
Dum Road, Ghugudanga S.O.,  
Ghugudanga, Kolkata, West  
Bengal, 700030

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bangalore-560 001



भारत सरकार  
Government of India

Enrollment No. : 2730/00272/53586

To  
Arun Kumar Samanta

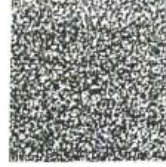
07/12/2011

S/O Late Jiban Krishna Samanta  
5/4Q  
DumDum Road  
Ghugudanga S.O  
Kolkata,  
West Bengal - 700030  
9143750456

89764942



KA897649420FH



आपका क्रमांक / Your No. :

**8399 2645 9842**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Arun Kumar Samanta  
DOB: 06/11/1953  
Male

8399 2645 9842

मेरा आधार, मेरी पहचान



Arun Kumar Samanta



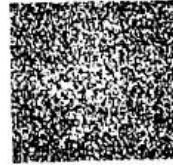
पहचान का प्रमाण है, नागरिकता का नहीं ।  
पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

is proof of identity, not of citizenship .  
To establish identity, authenticate online .

देश भर में मान्य है ।  
अविष्य में सरकारी और गैर-सरकारी सेवाओं  
का लाभ उठाने में उपयोगी होगा ।  
is valid throughout the country .  
will be helpful in availing Government  
and Non-Government services in future .

Unique Identification Authority of India

Address: S/O Late Jiban Krishna Samanta,  
5/40, DumDum Road, Ghugudanga S.O,  
Kolkata, West Bengal, 700030



8399 2645 9342



1947







help@uidai.gov.in


www

www.uidai.gov.in

Arumbar Samanta






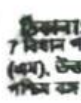
**মৃত্যুঞ্জয় নস্কর**  
**Mrityunjay Naskar**  
**জন্ম তারিখ/DOB: 22/12/1996**  
**পুরুষ / MALE**


**6409 7161 6899**

**আমার আশ্রয়, আমার পরিচয়**


*Mrityunjay Naskar*



  

  





**Address:**  
**7 BICHAN PALLY, PURBA**  
**SITHI, South Dum Dum (m),**  
**North 24 Parganas,**  
**West Bengal - 700030**

**6409 7161 6899**




  
[help@uidai.gov.in](mailto:help@uidai.gov.in)


  
[www.uidai.gov.in](http://www.uidai.gov.in)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASBPS4433Q



नाम /NAME

ARUN KUMAR SAMANTA

पिता का नाम /FATHER'S NAME

JIBAN KRISHNA SAMANTA

जन्म तिथि /DATE OF BIRTH

06-11-1953

हस्ताक्षर /SIGNATURE

*Arun Kumar Samanta*

*Shahin*

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

*Arun Kumar Samanta*

इस कार्ड के खो / मिला जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चीरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

## Major Information of the Deed

Deed No.	I-1606-05779/2021	Date of Registration	13/12/2021
Query No / Year	1606-2002464274/2021	Office where deed is registered	
Query Date	28/11/2021 2:31:27 AM	1606-2002464274/2021	
Applicant Name, Address & Other Details	Kuntal Mukherjee High Court At Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830699424, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
Rs. 65,00,000/-	Rs. 1,39,75,375/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,98,790/- (Article:23)	Rs. 1,64,768/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



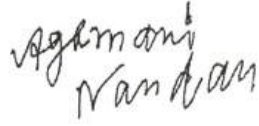



District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Umakanta Sen Lane, Road Zone : (Umakanta Sen Lane – Umakanta Sen Lane) , , Premises No: 12F/2, , Ward No: 004 Pin Code : 700030

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 10 Chatak	60,00,000/-	1,30,49,997/-	Width of Approach Road: 16 Ft. , Last Reference Deed No :1901-I -08304-2006
<b>Grand Total :</b>				<b>5.9813Dec</b>	<b>60,00,000 /-</b>	<b>130,49,997 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2266 Sq Ft.	5,00,000/-	9,25,378/-	Structure Type: Structure
Gr. Floor, Area of floor : 1133 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 57 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1133 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 57 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2266 sq ft</b>	<b>5,00,000 /-</b>	<b>9,25,378 /-</b>	



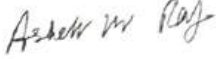
**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mrs AGAMANI NANDAN</b> Wife of Late Rabindra Nath Nandan Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office</p>	<p><b>Photo</b></p>  <p>13/12/2021</p>	<p><b>Finger Print</b></p>  <p>LTI 13/12/2021</p>	<p><b>Signature</b></p>  <p>13/12/2021</p>
<p>12F/2, Umakanta Sen Lane, City:- , P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKxxxxxx3F, Aadhaar No: 71xxxxxxxx3947, Status :Individual, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr ARUN KUMAR SAMANTA</b> Son of Late Jiban Krishna Samanta Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office</p>	<p><b>Photo</b></p>  <p>13/12/2021</p>	<p><b>Finger Print</b></p>  <p>LTI 13/12/2021</p>	<p><b>Signature</b></p>  <p>13/12/2021</p>
<p>5/4Q, Dum Dum Road, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASxxxxxx3Q, Aadhaar No: 83xxxxxxxx9842, Status :Confirming Party, Executed by: Self, Date of Execution: 13/12/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Office</p>				



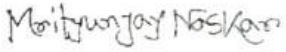
**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>ROYAL CONSTRUCTION</b> 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ASHOK KUMAR ROY</b> <b>(Presentant )</b> Son of Mr Ajit Kumar Roy Date of Execution - 13/12/2021, , Admitted by: Self, Date of Admission: 13/12/2021, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Dec 13 2021 2:36PM	LTI 13/12/2021	13/12/2021	
5/4V, Dum Dum Road, City:- , P.O:- Ghughudanga, P.S:-Chitpur, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx5H, Aadhaar No: 58xxxxxxxx8926 Status : Representative, Representative of : ROYAL CONSTRUCTION (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Mrityunjay Naskar</b> Son of Mr Sambhu Naskar 7 Bidhan Pally, City:- Dum Dum, P.O:- Ghughudanga, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030			
	13/12/2021	13/12/2021	13/12/2021
Identifier Of Mrs AGAMANI NANDAN, Mr ARUN KUMAR SAMANTA, Mr ASHOK KUMAR ROY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs AGAMANI NANDAN	ROYAL CONSTRUCTION-5.98125 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs AGAMANI NANDAN	ROYAL CONSTRUCTION-2266.00000000 Sq Ft

On 13-12-2021

**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 14:15 hrs on 13-12-2021, at the Office of the A.D.S.R. SEALDAH by Mr ASHOK KUMAR ROY .

**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 1,39,75,375/-

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

Execution is admitted on 13/12/2021 by 1. Mrs AGAMANI NANDAN, Wife of Late Rabindra Nath Nandan, 12F/2, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 2. Mr ARUN KUMAR SAMANTA, Son of Late Jiban Krishna Samanta, 5/4Q, Dum Dum Road, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business

Identified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

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

Execution is admitted on 13-12-2021 by Mr ASHOK KUMAR ROY, Proprietor, ROYAL CONSTRUCTION (Sole Proprietorship), 6/1K, Raja Bagan Lane (Dipen Ghosh Sarani), City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Identified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7 Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,64,768/- ( A(1) = Rs 1,39,754/- ,B = Rs 25,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,64,768/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2021 11:41PM with Govt. Ref. No: 192021220134478148 on 12-12-2021, Amount Rs: 1,43,805/-, Bank: SBI EPay ( SBlePay), Ref. No. 2980277469939 on 12-12-2021, Head of Account 0030-03-104-001-16 Online on 13/12/2021 2:57PM with Govt. Ref. No: 192021220134697548 on 13-12-2021, Amount Rs: 20,963/-, Bank: SBI EPay ( SBlePay), Ref. No. 2838457388923 on 13-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,98,790/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 6,93,790/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 313756, Amount: Rs.5,000/-, Date of Purchase: 09/12/2021, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/12/2021 11:41PM with Govt. Ref. No: 192021220134478148 on 12-12-2021, Amount Rs: 5,88,975/-, Bank: SBI EPay ( SBlePay), Ref. No. 2980277469939 on 12-12-2021, Head of Account 0030-02-103-003-02

Online on 13/12/2021 2:57PM with Govt. Ref. No: 192021220134697548 on 13-12-2021, Amount Rs: 1,04,815/-, Bank: SBI EPay ( SBlePay), Ref. No. 2838457388923 on 13-12-2021, Head of Account 0030-02-103-003-02



**Kaushik Ray**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. SEALDAH**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2021, Page from 244153 to 244180  
being No 160605779 for the year 2021.



Digitally signed by Kaushik Ray  
Date: 2021.12.16 12:24:21 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 2021/12/16 12:24:21 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)