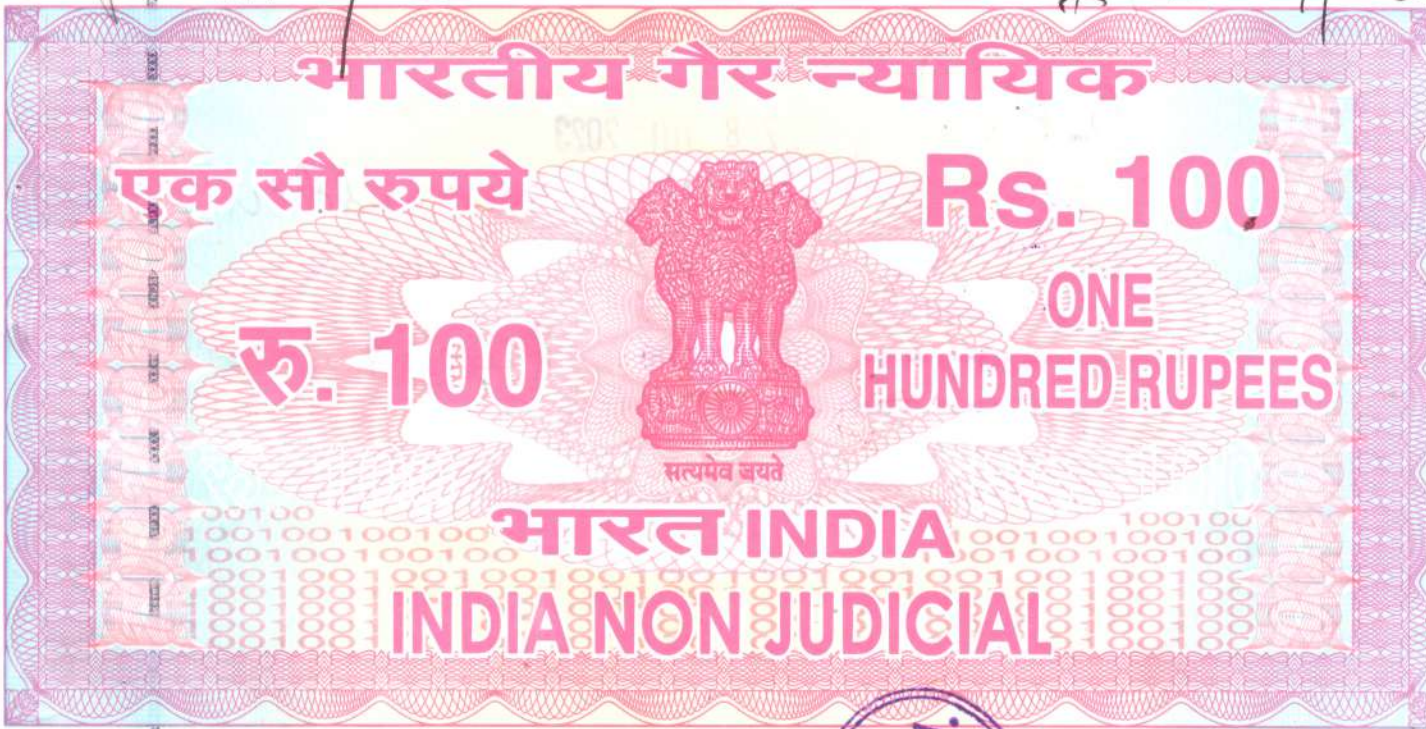


11/22/2023

F 12267/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 373341



14/1/23
 2/1/23 5503/23
 No 37388862

Additional Registrar of
 Assurances-IV, Kolkata

Certified that the Document is admitted of
 Registration. The Signature Sheet and the
 endorsement sheets attached to this document
 are the part this Document.

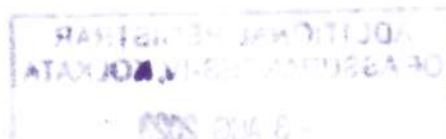
Additional Registrar of
 Assurances-IV, Kolkata

28 AUG 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 3rd day
 of August 2023 [**TWO THOUSAND TWENTY THREE**]

BETWEEN



Mullick
 Sukharnath Mullick
 Gomnath Mullick

Sk. Nasiruddin
 Eshwar Naseer

5427

28 JUL 2023

নাম

Sheikh Nuruddin,

স্বাক্ষর

183-pau Sr.

স্বাক্ষরিত - শ্রী সুনন্দ দে

স্বাক্ষরিত সাক্ষর-রেজিস্ট্রার অফিস

জেলা - দক্ষিণ ২য় পুরগানা

Kol-17



Verified that the document is admitted to registration. The signature and the endorsement sheet attached to this document are the part of it.

Additional Registrar of Assurances-IV, Kolkata

3 AUG 2023



Additional Registrar of Assurances-IV, Kolkata

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA

- 3 AUG 2023



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



192023240184784788

GRN Details

GRN:	192023240184784788	Payment Mode:	SBI Epay
GRN Date:	23/08/2023 21:40:44	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6370794885339	BRN Date:	23/08/2023 21:42:34
Gateway Ref ID:	232351687179	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	230820232018478477	Payment Init. Date:	23/08/2023 21:40:44
Payment Status:	Successful	Payment Ref. No:	2001953503/13/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SK NASIRUDDIN
Address:	153 PARK STREET
Mobile:	9831218434
Depositor Status:	Buyer/Claimants
Query No:	2001953503
Applicant's Name:	Mr ADITY CHATTERJEE
Address:	A.R.A. - IV KOLKATA
Office Name:	A.R.A. - IV KOLKATA
Identification No:	2001953503/13/2023
Remarks:	Sale, Sale Document Payment No 13
Period From (dd/mm/yyyy):	23/08/2023
Period To (dd/mm/yyyy):	23/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001953503/13/2023	Property Registration- Stamp duty	0030-02-103-003-02	111518
2	2001953503/13/2023	Property Registration- Registration Fees	0030-03-104-001-16	22324
			Total	133842

IN WORDS: ONE LAKH THIRTY THREE THOUSAND EIGHT HUNDRED FORTY TWO ONLY.



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



192023240152331961

GRN Details

GRN:	192023240152331961	Payment Mode:	Online Payment
GRN Date:	01/08/2023 22:47:05	Bank/Gateway:	ICICI Bank
BRN :	2004590623	BRN Date:	01/08/2023 22:49:16
GRIPS Payment ID:	010820232015233195	Payment Init. Date:	01/08/2023 22:47:05
Payment Status:	Successful	Payment Ref. No:	2001953503/5/2023
			[Query No*/Query Year]

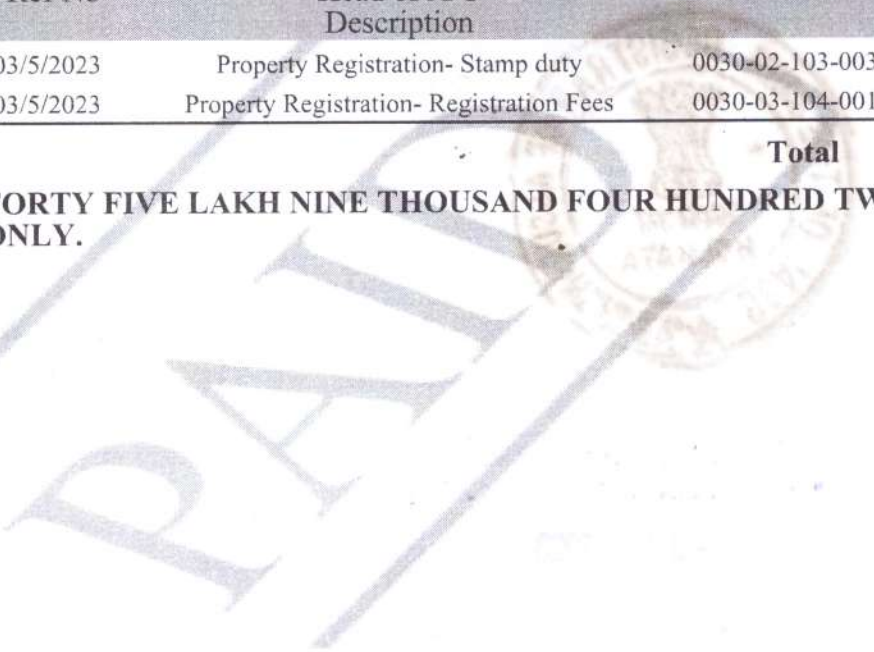
Depositor Details

Depositor's Name:	SHEIKH NASIRUDDIN
Address:	153 PARK STREET 2ND FLOOR CIRCUS AVENUE, West Bengal, 700017
Mobile:	9831649727
Depositor Status:	Buyer/Claimants
Query No:	2001953503
Applicant's Name:	Mr ADITY CHATTERJEE
Identification No:	2001953503/5/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	01/08/2023
Period To (dd/mm/yyyy):	01/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001953503/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	3757845
2	2001953503/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	751579
			Total	4509424

IN WORDS: FORTY FIVE LAKH NINE THOUSAND FOUR HUNDRED TWENTY FOUR ONLY.





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 AUG 2023

1] SEKHAR NATH MULLICK [PAN No. AELPMOO99Q], [AADHAAR No.963118049666], [Mobile No. 9433179599], son of Late Tarak Nath Mullick, aged about 73 years, by faith Hindu, by nationality Indian, by occupation Doctor, presently residing at 50A, Mukhtaram Babu Street, Kolkata – 700 007, P.S. Jorasanko, P.O. Burrabazar and **2] SOMENATH MULLICK [PAN No. ADRPM0659F [AADHAAR No.225392229935], [Mobile No. 9836565694]** son of Late Tarak Nath Mullick, aged about 70 years, by faith Hindu, by nationality Indian, by occupation business, presently residing at 50A, Mukhtaram Babu Street, Kolkata – 700 007, P.S. Jorasanko, P.O. Burrabazar, ^{Citizen-Indian} hereinafter jointly and severally referred to as the **VENDORS** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, and legal representatives] of the **FIRST PART**

AND

SHEIKH NASIRUDDIN [PAN No. ABSPN9273H], [AADHAAR No. 945156024585], [Phone No.9831388483], son of Sheikh Zahooruddin, **AND SHABNAM NASEER [PAN No. ABSPN2040A], [AADHAAR No. 792054601309] [Phone No. 9831095016],** Wife of Sheikh Nasiruddin both are residing at C/o, Sheikh Zahooruddin, 2nd Floor, Flat No. 7, 153, Park

Seharnath Mullick
Somenath Mullick

SK. Nasiruddin
Shabnam Naseer



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 3 AUG 2023

Street, Kolkata – 700017 P.O. Circus Avenue, P.S. Beniapukur *Citizen*
 hereinafter referred to as the **PURCHASERS** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, and legal representatives] of the

SECOND PART

WHEREAS Sarat Chandra Mullick by virtue of two deeds of Indenture both dated 8th June 1926, being deed no 2347 and 2346 of 1926 became the absolute owner of Plot NO. 15 and 15/1 of the Scheme framed for improvement of the then Calcutta city by the Trustees for the improvement of Calcutta. It is mentioned that the total area as per two deeds were 15 cottahs 11 chittacks 04 square feet;

AND WHEREAS the said Sarat Chandra Mullick amalgamated the two plots then Calcutta Corporation (then it was) and the plot was renumbered as 15, Bal Mukund Makkar Road, Kolkata – 700007, and had duly mutated his name in the then Calcutta Corporation. The said Sarat Chandra Mullick had constructed a two-storied building thereon sometime in an around 1931 and seized and possessed the said property and enjoyed the property throughout his life time as an absolute owner thereof.

Sekharnath Mullick
Sekharnath Mullick

SK. Nasaruddin
Shebnum Naseem



REGIONAL REGISTRAR
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AND WHEREAS Sarat Chandra Mullick being the paternal grandfather of the present vendors who was a Hindu governed by Dayabhaga School of Hindu Law died on the 8th day of May, One Thousand Nine Hundred and Fifty Seven having previous thereto made and published his last Will and Testament and a Codicil respectively dated the 18th day of April, 1956 and 18th day of February, 1957 bequeathing his properties as therein contained and appointing his only son Tarak Nath Mullick as the Executor of his Will and Codicil;

AND WHEREAS the Will and Codicil of the Testator above named were duly proved in the High Court, Calcutta and the respective grants of Probate of the said Will and Codicil were issued by the said Court on 11th day of February, 1959 and the 4th day of June, 1963;

AND WHEREAS by way of aforesaid Codicil dated 18th February, 1957 the above named Testator bequeathed to his daughter-in-law Bedana Mullick (since deceased) inter alia the Premises No, 15, Bal Mukund Makkar Road, Kolkata – 700 007, absolutely;

AND WHEREAS the above-named Executor of the said Will and Codicil of Sarat Chandra Mullick had since accented to the said

Sekharnath Mullick
Somenath Mullick

Sri. Nasaruddin
Robruem Nasar



ADDITIONAL REGISTRAR
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Bedana Mullick (since deceased) the aforesaid legacy under the said Codicil dated 18th February, 1957;

AND WHEREAS in furtherance of the above, the above-named Executor namely Tarak Nath Mullick of the Will and Codicil of Sarat Chandra Mullick by a Deed of Transfer dated 26th March, 1968 duly registered in Registrar of Assurance, Kolkata by Book No.-I, Volume No. 74, Being No.1459, pages from 141 to 145 of 1968 had transferred the said premises No.15, Bal Mukund Makkar Road, Kolkata - 700007 particularly described in the Schedule here under written unto the said Bedana Mullick as absolute owner and legatee under the aforesaid Codicil dated 18th February, 1957;

AND WHEREAS in the premises aforesaid said Bedana Mullick, wife of Tarak Nath Mullick and the mother of present vendors became the absolute owner of the premises No.15, Bal Mukund Makkar Road, Kolkata - 700 007;

AND WHEREAS Bedana Mullick by two registered Deeds of Gift both dated 26th March, 1968, duly registered in Registrar of Assurance recorded in Book No.1, Volume No.61, Being No.1460, Pages 72 to 78, and Book No.1, Volume No.39, Being

Seckharnath Mullick
Semenath Mullick

Sk. Narmuddin
Sebran Naseer



ADDITIONAL REGISTRAR
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No.1461, pages 283 to 289 had transferred by way of absolute and unconditional gift divided and demarcated portion marked as lot A&C in the Plan annexed therein bordered Red and Blue respectively to Sekhar Nath Mullick and Somenath Mullick of the premises No.15, Bal Mukund Makkar Road, Kolkata - 700 007 more fully described in Schedule appended to the said Deeds of Gift and the Plans annexed therein. The said deceased Bedana Mullick retained the lot "B" of the said premises as her own property;

AND WHEREAS the said Tarak Nath Mullick died intestate on 22.04.1993 leaving behind his wife Bedana Mullick and three sons namely Amar Nath Mullick (now deceased), Sekhar Nath Mullick and Somenath Mullick;

AND WHEREAS during her lifetime Bedana Mullick executed a registered Will and Testament dated 4th September, 1995 inter alia bequeathed her undivided 30th part out of her 35% share of the property of 15, Bal Mukund Makkar Road, Kolkata - 700 007 to her son Somenath Mullick and 5th part share out of her undivided 35% share to Sekhar Nath Mullick in the said property, as such Somenath Mullick would get 60% and Sekhar Nath Mullick would get 40% of the undivided share of the

Sekhar Nath Mullick

S.R. Nasiruddin

Somenath Mullick

Sobhan Nasir



ADDITIONAL REGISTRAR
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property more fully mentioned in the Schedule hereunder written;

AND WHEREAS the said Bedana Mullick died on 07.12.2007. Upon the death of Bedana Mullick, Somenath Mullick being the Executor of last Will and Testament of Bedana Mullick applied for grant of Probate of the said Will before the Hon'ble High Court at Calcutta being PLA No. 73 of 2009. The other two sons of Bedana Mullick (since deceased), Sri Amar Nath Mullick and Sri Sekhar Nath Mullick challenged the said Will by way of filing caveat. Thus, to prove the last Will and Testament dated 4th September, 1995 of Bedana Mullick (since deceased) the PLA No. 73 of 2009 had been converted to a Suit which was subsequently numbered as TS 11 of 2016;

AND WHEREAS the contesting parties to the Suit filed an application being GA No. 2490 of 2016 has attached a term of settlement between the parties in litigation along with the application. On the basis of such terms of settlement attached with the joint application being GA No. 2490 of 2016 Probate of the last Will and Testament dated 4th September, 1995 of Bedana Mullick, since deceased, has been ordered and decreed by the Hon'ble High Court at Calcutta;

Sekhar Nath Mullick
Somenath Mullick

Sk. Nasrullah
Goshwami Naseem



ADDITIONAL REGISTRAR
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AND WHEREAS as per point No. xiv of the terms of settlement attached as an Annexure "A" to the joint application being GA No. 2490 of 2016 reproduced as a Schedule in the drawn-up order and decree passed by the Hon'ble Justice Debangsu Basak of the Hon'ble High Court at Calcutta on the basis of the terms of settlement, it was specifically mentioned as follows:

"Undivided 35% share of the deceased in premises No. 15, Bal Mukund Makkar Road, Calcutta - 700 007 the plaintiff would be owner in respect of undivided 55% (30% his own share + 25th part or portion out of the share of the deceased) and the defendant No.2 would be the owner in respect of undivided 45% (35% his own share + 10th part or portion of the share of the deceased)."

AND WHEREAS Somenath Mullick and Sekhar Nath Mullick became the absolute owner of the property as per the terms of settlement filed along with the joint application by the litigants before the Hon'ble High Court at Calcutta in the Probate of the last Will and Testament dated 4th September, 1995 of Bedana Mullick, since deceased and granted by the Hon'ble High Court at Calcutta;

Sekhar Nath Mullick

Somenath Mullick

Sh. Naseemuddin

Jabbar Naseem



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**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
- 3 AUG 2023

AND WHEREAS the said property at 15, Bal Mukund Ma~~k~~kar Road, Kolkata – 700 007 was requisitioned by the Government of West Bengal for the Department of Post (hereinafter referred to as “DOP”) on a monthly rental basis and the rent was received by landlords of the property. At one point of time DOP has left the property deserted because the property became dilapidated and stopped paying rent and maintenance of the property. Thus, dispute and difference arose out of non-payment of rent by DOP and the vendors herein got an award in their favour in this respect. DOP filed an application under Section 34 under Arbitration and Conciliation Act, 1996 before the Hon'ble High Court, Calcutta being AP No. 1184 of 2013 which was ultimately settled by way of a joint petition filed by the litigants annexing a terms of settlement. As per the terms of settlement the Hon'ble Justice Krishna Rao of the Hon'ble High Court at Calcutta was pleased to dismiss the AP 1184 of 2013 as withdrawn;

AND WHEREAS in accordance with the terms of settlement the DOP requested the First Land Acquisition Collector to complete the process of de-requisition as per the provision of law and accordingly in pursuance of an order No. 491-LA dated 6th September, 2022 of the First Land Acquisition Collector, Kolkata

Sekhernath Mullick

Sk. Nasaruddin

Samant Mullick

Gobran Naseem



NATIONAL REGISTRAR
OF ASSURANCES, KOLKATA
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read with Memo No. 3761/LA/3M - 65/22 dated 29th August, 2022 of the Additional Secretary of Land & Land Reforms and Refugee Relief and Rehabilitation Department handed over the said 15, Bal Mukund Makkar Road, Kolkata - 700 007 to the vendors herein on 9th September, 2022;

AND WHEREAS the purchasers herein are interested in the said property 15, Bal Mukund Makkar Road, Kolkata - 700 007 and the vendors herein has represented the entire facts regarding their right, title and interest in respect of the said property as mentioned in the recital herein above. The purchasers herein are interested to purchase the property and the vendors have agreed to sell the said property at 15, Bal Mukund Makkar Road, Kolkata - 700 007 more fully described in Schedule hereunder written at a total consideration of Rs.7,50,00,000 (Seven Crore Fifty Lakhs only) payable to the vendors as per undivided ownership of 45% (Forty-five percent) to Sekhar Nath Mullick and 55% (Fifty five percent) to Somenath Mullick in respect of the premises under sale in terms of settlement and compromise decree in the Suit to prove the last Will and Testament dated 4th September, 1995 of Bedana Mullick, since deceased. The purchasers agreed to the terms of the vendors and ready and willing to purchase the said property at 15, Bal

Sekhar Nath Mullick
Somenath Mullick

St. Nasiruddin
Sobhan Nasir



Official Registration
APPROVED BY THE
- 3 AUG 2023

Mukund Makkar Road, Kolkata – 700 007 more fully described in Schedule hereunder written subject to completion of the process of mutation in the name of the vendors. It is pertinent to mention here that after taking possession of the scheduled property the property was measured by the Vendors and intended Purchasers by their respective surveyor. On 11.11.2022 surveyors have given their report where in the actual measurement of Land area of the scheduled property comes to 14 Cottah 14 Chittacks 0 Sq Ft.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 7,50,00,000/- (Rupees Seven Crore Fifty Lacs) only paid by the Purchasers to the Vendors at or before the execution of these presents, the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchasers and their respective heirs, executors, administrators, representatives and assigns and also the said Property, the Vendors as absolute owner doth by these presents indefeasibly grant, sell, convey, transfer, assign unto and to the Purchasers all that the said Messuage lands, hereditaments two storied brick built building, fully vacant and premises situate lying at 15, Bal Mukund

Sekharnath Mullick
Semenath Mullick

SK. Nasiruddin
Bobur Naseem



REGISTRAR OF COMPANIES
INDIA
3 AUG 2023

Makkar Road Kolkata 700007, Police Station: Jorasanko and Post Office: Burrabazar within the limit of Kolkata Municipal Corporation in its Ward No. 41 fully and particularly described and mentioned in the schedule hereunder written or howsoever otherwise the said messuage lands hereditaments two storied brick-built house and land appurtenant thereto and premises fully described in the Schedule hereunder written and the entirety thereof were or was situated butted bounded called known numbered described or distinguished together with all buildings, fixtures, yards, courts, areas, sewers, drains, ways, paths, passage, common passage, fence, walls, water-courses, lights, liberties, privileges, easements, appendages and appurtenances whatsoever to the said messuage lands hereditaments fully described in the Schedule hereunder written belongings or in any way appertaining or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL the Estate, right, title, interest, claim, demand whatsoever or the Vendors upon the messuage lands, hereditaments two storied brick-built house and land appurtenant thereto and premises or any part thereof TOGETHER WITH all deeds pettahs and muniments of title whatsoever in anywise, relating to or concerning the said hereditaments and premises or any part thereof now are or

Sekharnath Mullick
Sammath Mullick

SK. Nasreddin
Shahen Naseer



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ADDITIONAL REGISTRAR
OF ASSURANCE
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hereafter shall or may be in possession or control of the said Vendors may procure the same without any action or suit TO HAVE AND TO HOLD as the absolute property of the Purchasers the said messuage lands, hereditaments two storied brick-built house land appurtenant thereto and premises along with the all facilities existing therein is hereby granted expressed so to be UNTO and to the use of the Purchasers absolutely and forever and free from all charges, liens, trusts, claims and encumbrances whatsoever AND the Vendors doth hereby covenant with the Purchasers that NOTWITHSTANDING any acts, deeds and things, of any by the Vendors or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said messuage lands and premises hereby granted or expressed so to do the extent of entire sixteen annas share thereof and every thereof and even-part thereof for a perfect and indefeasible estate of inheritance in fee simple in possession or an estate equivalent thereto without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make impeachable or void the same AND that NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the Vendors doth hath now in their good right title and full power and absolute authority to grant convey

Sekharnath Mullick

Sk. Nasrullah

Somenath Mullick

Robruan Nasee



ADDITIONAL REGISTRAR
OF ASSURANCES (M.F. & O.L.V.)
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sell and transfer the said messuage lands, hereditaments two storied brick-built house and land appurtenant thereto along with the premises hereby granted, conveyed sold and transferred or expressed so to do UNTO to the Purchasers in manner appearing in this documents AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage lands, hereditaments two storied brick-built house and land appurtenant thereto and premises and receive the rents, issues and profits and benefits thereof without any lawful eviction objection interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND that free and clear and freely and clearly and absolutely freed, cleared, discharges, saved, harmless and kept indemnified against all estate, charges, liens, trust, claims, demands and encumbrances whatsoever whether created by the Vendors and all person or persons having or lawfully or equitably claiming any estate or interest in the said messuage lands, hereditaments two storied brick-built house and land appurtenant thereto or any part thereof shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more

Sekhar Nath Mullick

Somenath Mullick

SK. Nasiruddin

Gabran Naseer



ADDITIONAL REGISTRAR
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perfectly assuring right in the said messuage lands, hereditaments two storied brick-built house and land appurtenant thereto fully described in the SCHEDULE hereunder written and every part thereof UNTO the Purchasers in manner aforesaid as shall or may be reasonably required admit accept acknowledge and confirm the sale by this documents and these presents in favour of the PURCHASERS.

THE VENDORS HEREBY ASSURES THE PURCHASER AND COVENANT:

- (1) That the said property described in the Schedule hereunder is completely free from all encumbrances such as mortgage, charge, lease, lien, Court attachments, suits, arrears of taxes and other dues and free from all other encumbrances and legal impediments whatsoever.
- (2) That the VENDORS are the only persons having all rights of Ownership over the said property and no other person or persons have any rights or claims or interest over the same other than the VENDORS and the VENDORS are having every right to sell and to receive the sale consideration.
- (3) That the VENDORS will not make further claim or right or title in respect of the said property which is and transferred

Sekharnath Mullick
Lomnath Mullick

SK. Nasiruddin
Jabran Meen



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ADDITIONAL REGISTRAR
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to the PURCHASERS and also in respect of the sale consideration received for the same.

- (4) That the PURCHASERS shall have the full liberty to apply for mutation of name in Registers and Records of Kolkata Municipal Corporation and Other connected Authorities in the name of the PURCHASERS with respect to the said property. The VENDORS hereby agrees to cooperate with the PURCHASERS to get the said property transferred in the name of the PURCHASERS in Revenue/Municipal/Survey records.
- (5) That the VENDORS hereby confirm that they never owned or possessed of any lands in excess beyond the ceiling limit prescribed under the law or under any other Statute and the said property is never treated as excess land.
- (6) That the VENDORS further assures to the PURCHASERS that the VENDORS shall at all times indemnify and keep the PURCHASERS indemnified against all claims, debts, damages, losses etc., if any is caused to the said property in contravention of the above said assurances and/or if the title of the said property is found defective in future for

Sekharnath Mullik
Somenath Mullik

Stk. Nasrudin
Gobran Nosen



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ADDITIONAL REGISTRAR
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- 3 AUG 2023

which the VENDORS or their legal heirs shall be held liable and responsible to make good the same.

- (7) All future taxes and outgoing and any other payments in respect of the said property will be paid by the PURCHASERS from the date of Execution of this Conveyance Deed.
- (8) The VENDORS duly mutated their name in Kolkata Municipal Corporation having Assessee no.110410100149 for the schedule property.
- (9) That on the date of execution hereof the VENDORS herein have handed over peaceful vacant possession of the Schedule property particularly detailed and described in the schedule herein below in favour of the PURCHASERS **herein to which the PURCHASERS have received the same whole heartedly.**
- (10) The documents mentioned in part II of the schedule of documents have nexus with the title of different properties including the scheduled property where vendors have right title and interest. Therefore, it is not possible for the

Sekharnath Mullick
Somenath Mullick

Sk. Nasaruddin
Badman Nasar



ADDITIONAL REGISTRAR
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vendor to part with the possession of the aforesaid documents mentioned in the Schedule of property hereunder written. The VENDORS hereby agree to produce the original documents mentioned in the part II of the schedule of documents hereinafter written as and when required by PURCHASERS at any point of time.

Schedule of Documents

Part -I

1. Original of two Deeds of Indentures both dated 8th June 1926 being deed Nos. 2346 and 2347 of 1926;
2. Original Deed of transfer of scheduled property by Tarak Nath Mullick to Bedana Mullick being Deed No 1459 for the Year 1968;
3. Original Deed of Gift of the scheduled property by Bedana Mullick to Somenath Mullick being Deed No 1461 for the Year 1968;
4. Original Deed of gift of the scheduled property by Bedana Mullick to Sekhar Nath Mullick being Deed No 1460 for the Year 1968;

Sekhar Nath Mullick

Somenath Mullick

St. Nalwadhin

Subram Naser



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
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5. Original Death Certificate of Tarak Nath Mullick;
6. Original Death Certificate of Bedana Mullick;
7. Certified copy of the joint petition in AP No. 1184 of 2013 annexing the terms of Settlement between the vendors and Depart of Post (DOP) and the certified copy of the Order of Hon'ble High Court at Calcutta;
8. Original letter dated 9th September, 2022 of handing over the scheduled property by the First Land Acquisition Collector, Calcutta to the Vendors.
9. Original Mutation Certificate and No Due Certificate from Kolkata Municipal Corporation.

Part-II

1. Certified to be true photocopy of last Will, Testament, Grant of Probate of Late Sarat Chandra Mullick;
2. Certified to be true photocopy of codicil pursuant to the last will, Grant of Probate of such codicil of Late Sarat Chandra Mullick.

Sekhar Nath Mullick

Somenath Mullick

Sx. Nasiruddin

Jobran Naser



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 AUG 2023

3. Certified to be true photocopy of drawn of original copy of Grant of Probate and the last Will & Testament, and drawn up compromise decree dated 24th August, 2016 in respect of the last Will and Testament of Late Bedana Mullick.

SCHEDULE OF THE PROPERTY

ALL THAT the piece and parcel of Land with two storied brick-built dilapidated structure standing thereon and land appurtenant thereto containing an area a little more or less 14 (fourteen) Cottahs 14 (fourteen) Chittacks and 0 (Zero) Square Feet TOGETHER WITH covered constructed area more or less for residential use only 8587 Sq.ft. on the Ground Floor and 8726 Sq.ft. on the First Floor along with ^{tin shed} ~~open Terrace~~ area of 795 Sq Ft more or less along with vacant land appurtenant thereto, having cemented floor, no lift service, age of the structure 80 years lying and situated at 15, Bal Mukund Makkar Road and in Kolkata Municipal Corporation records also known as 15 Bal Mukund Macker Road, Ward No. 41, Assessee No.110410100149, Kolkata 700007, Police Station: Jorasanko Post office: Burrabazar. The said property has been specifically shown in the Annexed sketch plan signed by joint Surveyor the same may be treated as part of this Deed. The said property which is butted and bounded in the manner as follows:

ON THE NORTH : By 6 feet wide Public Lane;

Sekharnath Mullick

Sk. Nasiruddin

Somenath Mullick

Babbar Narsen



[Handwritten signature]

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
- 3 AUG 2023



THE KOLKATA MUNICIPAL CORPORATION

MUNICIPAL ASSESSMENT BOOK (Portal Copy)

LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi
5	041	01	15	BAL MUKUND MACKAR ROAD	NO	NO	110410100149	0000

No of Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Mt.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Op GR
	D.H.											2/2022		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asstt. making correction (2)
Owner : SEKHAR NATH MULLICK,SOMENATH MULLICK,..... Address : 50A,MUKTARAM BABU STREET,PS.JORASANKO,KOLKATA,.....	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After All Rebate (Col. minus Col. 9)(
43200		40	08/12/2022	1989-07-01 00:00:00.0	4320	0	4320
99140		40	08/12/2022	1995-07-01 00:00:00.0	9914	0	9914
50220		40	08/12/2022	2001-07-01 00:00:00.0	5022	0	5022
55240		40	08/12/2022	2007-07-01 00:00:00.0	5524	0	5524
60760		40	13/12/2022	2017-01-01 00:00:00.0	6076	0	6076
266890		20	15/12/2022	2017-04-01 00:00:00.0	7382	0	7382
581720		20	25/04/2023	2022-07-01 00:00:00.0	29813	0	29813

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10,11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alternations(21)	Rema
54			50	0	4374	218.7	4155				A
123.93			50	0	10038	501.9	9536				A
62.78			50	0	5085	254.25	4831				A
69.05			50	0	5593	279.65	5313				A
75.95			50	0	6152	307.6	5844				A
64.16			0	0	7382	369.1	7012.9				U
727.15			0	0	29813	1490.65	28322.35				U

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 AUG 2023

ON THE SOUTH : By Bal Mukund Makkar Road;
 ON THE EAST : By 8 feet wide Public Lane;
 ON THE WEST : By premises No. 46, Muktaram Babu
 Street;

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 Parties hereto at

Kolkata in the Presence of:

1) *Samar Chakrabarti*
 Son, of *Mohit Chakrabarti*
 29A Bentin Street Kolkata 700001

Sekharnath Mullick

Somenath Mullick

SIGNATURE OF THE VENDORS

2) *Bhabanath Karan*
 10, Old Post Office Street
 Kolkata - 700001

Sk. Naimuddin

Behram Naser

SIGNATURE OF THE PURCHASERS

Drafted by me:

Moni Saha
 Advocate

#/2450/2015
High Court, Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3, AUG 2023

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs.7,50,00,000/- (Rupees Seven Crore Fifty Lac) only as full consideration as per Memo below:-

1. Sekhar Nath Mullick

Mode of Payment	Date	Bank	Amount (INR)
RTGS	29.11.2022	State Bank of India, Vivekananda Road Branch	50,00,000
RTGS	09.12.2022	ICICI Bank, Vivekananda Road Branch	50,00,000
RTGS	21.06.2023	ICICI Bank, Vivekananda Road Branch	50,00,000
RTGS	03.07.2023	State Bank of India, Vivekananda Road Branch	50,00,000
RTGS	13.07.2023	ICICI Bank, Vivekananda Road Branch	37,50,000
RTGS	26.07.2023	ICICI Bank, Vivekananda Road Branch	25,00,000
RTGS	02.08.23	State Bank of India	71,62,500
Income Tax TDS			3,37,500
		Total	3,37,50,000

2. Somenath Mullick

Mode of Payment	Date	Bank	Amount (INR)
RTGS	29.11.2022	State Bank of India	50,00,000
RTGS	03.12.2022	Bank Of India	50,00,000
RTGS	21.06.2023	State Bank of India	50,00,000
RTGS	03.07.2023	Bank of India	50,00,000
RTGS	12.07.2023	State Bank of India	50,00,000
RTGS	24.07.2023	Bank of India	62,50,000
RTGS	26.07.2023	Bank of India	25,00,000
RTGS	02.08.2023	State Bank of India	70,87,500
Income Tax TDS			4,12,500
pp		Total	4,12,50,000

TOTAL Rs.7,50,00,000.00 (Rupees Seven Crore Fifty Lakhs only)

WITNESSES :

1. *Somnath Chakrabarti*
2. *Bhaktaraj Karmakar*


















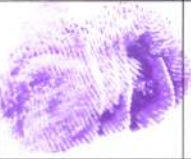









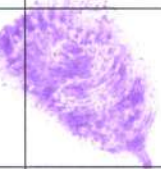
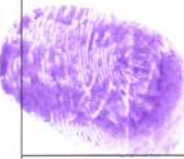











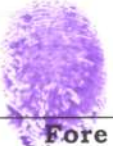

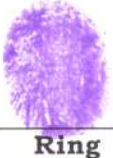

Sekhar Nath Mullick
Somenath Mullick

SIGNATURE OF THE VENDORS



ADDITIONAL REGISTRAR
OF ASSURANCE (IV), KOLKATA
- 3 AUG 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
<i>Sehar Nath Mullick</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
<i>Dom Nath Mullick</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
<i>Shy Nasiruddin</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little
<i>Rehana Naveen</i>						
		Little	Ring	Middle Fore (Left Hand)		Thumb
						
		Thumb	Fore	Middle Ring (Right Hand)		Little



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 AUG 2023

**SITE PLAN OF LAND WITH TWO STORIED BUILDING AT PREMISES NO. 15,
BALMUKUND MAKKAR ROAD, KOLKATA - 700 007, P.S. - JORASANKO IN WARD
NO. 041, UNDER KOLKATA MUNICIPAL CORPORATION.**

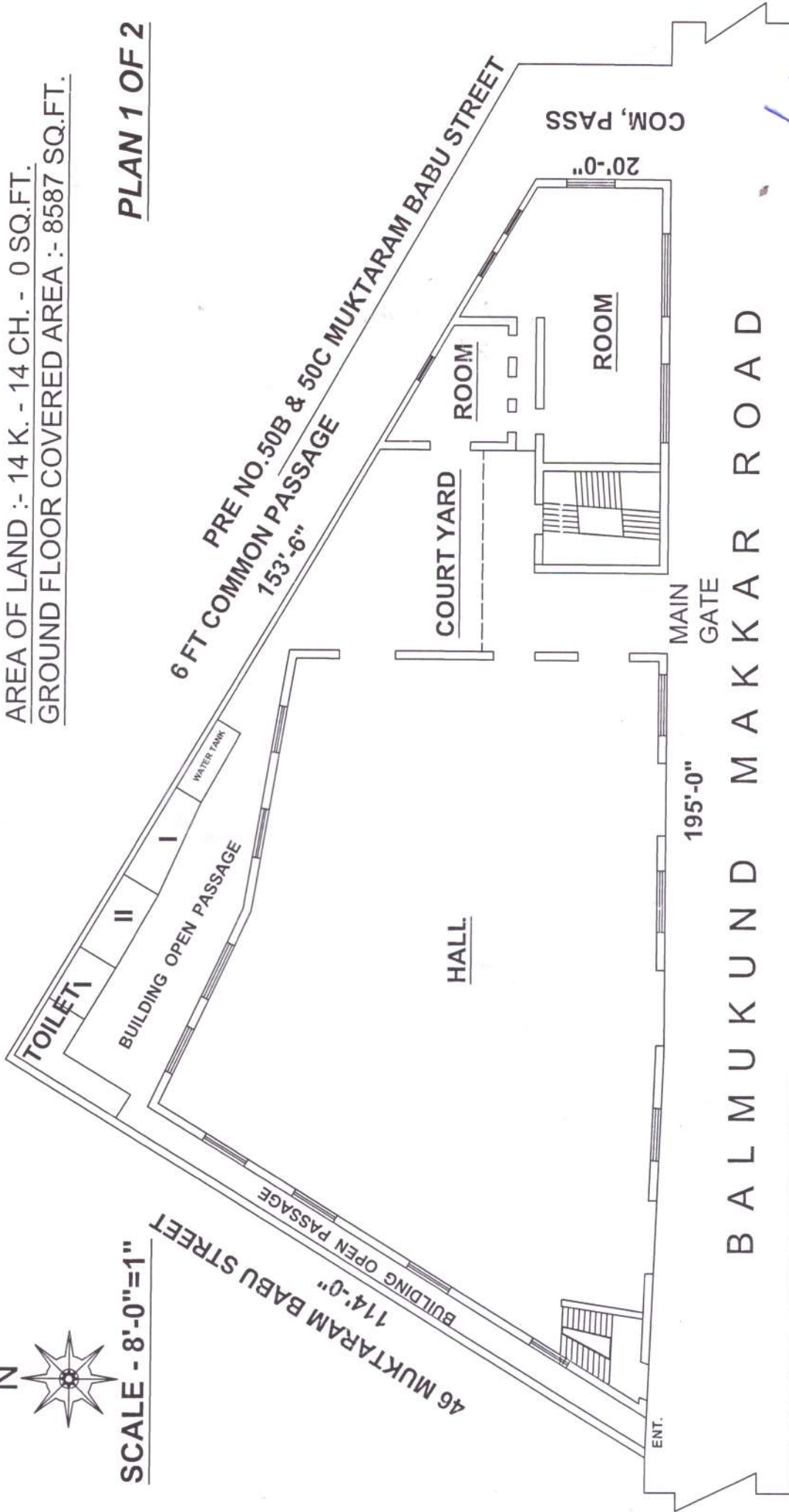


SCALE - 8'-0"=1"

AREA OF LAND :- 14 K. - 14 CH. - 0 SQ.FT.

GROUND FLOOR COVERED AREA :- 8587 SQ.FT.

PLAN 1 OF 2



Sekhar Nath Mukherjee
Domina Mukherjee

D. Chandra 11/11/20
Drawn By:
S. Manna

GROUND FLOOR PLAN
S. Manna

D.CHANDRA

S. Manna

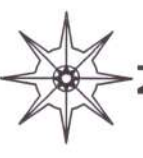


ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 3 AUG 2023

**SITE PLAN OF FIRST FLOOR AT PREMISES NO. 15, BALMUKUND MAKKAR ROAD,
KOLKATA - 700 007, P.S. - JORASANKO IN WARD NO. 041, UNDER KOLKATA MUNICIPAL
CORPORATION.**

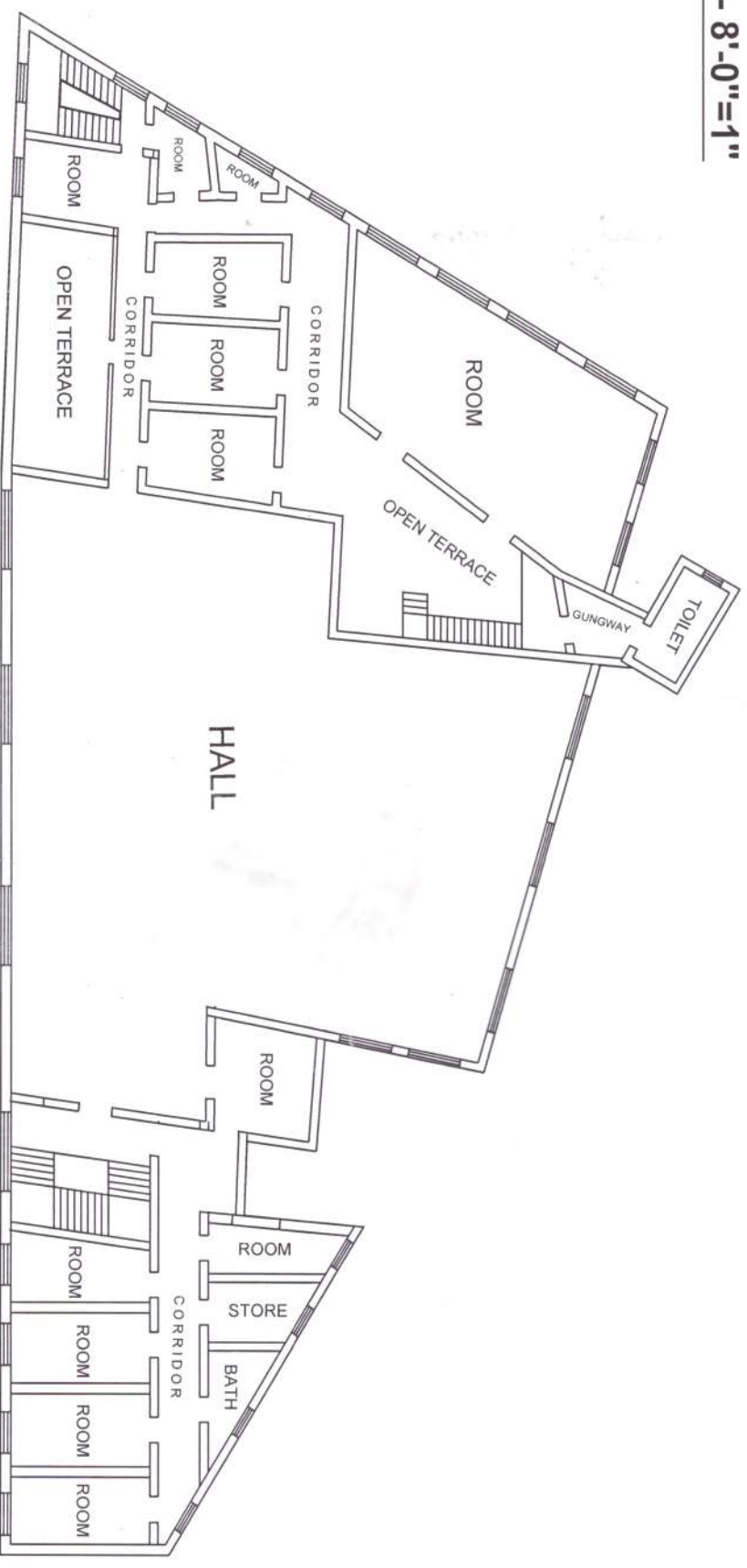
N



SCALE - 8'-0"=1"

FIRST FLOOR COVERED AREA :- 8726 SQ.FT.
OPEN TERRACE AREA :- 795 SQ.FT.

PLAN 2 OF 2



Debaranath Mukherjee
Debaranath Mukherjee

FIRST FLOOR PLAN

Sr. Masterplan *Debrun Noree*

D. Chandra
11/11/20
Drawn By :
D. CHANDRA
KOLKATA - 1

S. Manna
11/11/20
Drawn By :
S. Manna
Kolkata - 1



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 3 AUG 2023

Major Information of the Deed

Deed No :	I-1904-12267/2023	Date of Registration	28/08/2023
Query No / Year	1904-2001953503/2023	Office where deed is registered	
Query Date	31/07/2023 3:24:50 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ADITY CHATTERJEE High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9903519029, 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. 7,50,00,000/-	Rs. 7,73,88,862/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 38,69,463/- (Article:23)	Rs. 7,73,907/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Burrobazar, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Balmukund Mackar Road, , Premises No: 15, , Ward No: 041 Pin Code : 700007

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	14 Katha 14 Chatak	6,80,00,000/-	6,80,15,947/-	Width of Approach Road: 60 Ft.,
Grand Total :				24.5438Dec	680,00,000 /-	680,15,947 /-	

Structure Details :







Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	17313 Sq Ft.	65,00,000/-	70,11,765/-	Structure Type: Structure
Gr. Floor, Area of floor : 8587 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 8726 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		17313 sq ft	65,00,000 /-	70,11,765 /-	

Apartment Details :



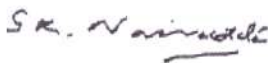



District: Kolkata, P.S:- Burrobazar, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 15, Ward No: 041, Road: Balmukund Mackar Road, Pin Code : 700007

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Area of Roof: 795	5,00,000/-	23,61,150/-	Floor No: 2, Apartment Type: Roof Right (With Construction Right) Residential Use , Floor Type: Cemented, Age of Flat: 80 Year ,Property is on Road, New Flat ,




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SEKHAR NATH MULLICK Son of Late TARAK NATH MULLICK Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
	03/08/2023	LTI 03/08/2023	03/08/2023	
50A MUKTARAM BABU STREET, City:- Kolkata, P.O:- BURRABAZAR, P.S:-Jorasanko, District:- Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AExxxxxx9Q, Aadhaar No: 96xxxxxxxx9666, Status :Individual, Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office				
2	SOME NATH MULLICK Son of Late TARAK NATH MULLICK Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
	03/08/2023	LTI 03/08/2023	03/08/2023	
50A MUKTARAM BABU STREET, City:- Kolkata, P.O:- BURRABAZAR, P.S:-Jorasanko, District:- Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9F, Aadhaar No: 22xxxxxxxx9935, Status :Individual, Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name SHEIKH NASIRUDDIN (Presentant) Son of SHEIKH ZAHORUDDIN Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
	03/08/2023	LTI 03/08/2023	03/08/2023	
Son of SHEIKH ZAHORUDDIN 153 PARK STREET, Flat No: 7, 2ND FLOOR, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: ABxxxxxx3H, Aadhaar No: 94xxxxxxxx4585, Status :Individual, Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office				
2	Name SHABNAM NASEER Wife of SHEIKH NASEER Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
	03/08/2023	LTI 03/08/2023	03/08/2023	
Wife of SHEIKH NASEER 153 PARK STREET, Flat No: 7, 2ND FLOOR, City:- , P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: ABxxxxxx0A, Aadhaar No: 79xxxxxxxx1309, Status :Individual, Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
BHABOTOSH KARMAKAR Son of Late JADULAL KARMAKAR 3 NILMONI MITRA STREET, City:- Kolkata, P.O:- BEADON STREET, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006			
	03/08/2023	03/08/2023	03/08/2023
Identifier Of SEK HAR NATH MULLICK, SOME NATH MULLICK, SHEIKH NASIRUDDIN, SHABNAM NASEER			

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	SEKHAR NATH MULLICK	SHEIKH NASIRUDDIN-198.750000 Sq Ft,SHABNAM NASEER-198.750000 Sq Ft
2	SOME NATH MULLICK	SHEIKH NASIRUDDIN-198.750000 Sq Ft,SHABNAM NASEER-198.750000 Sq Ft
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SEKHAR NATH MULLICK	SHEIKH NASIRUDDIN-6.13594 Dec,SHABNAM NASEER-6.13594 Dec
2	SOME NATH MULLICK	SHEIKH NASIRUDDIN-6.13594 Dec,SHABNAM NASEER-6.13594 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SEKHAR NATH MULLICK	SHEIKH NASIRUDDIN-4328.25000000 Sq Ft,SHABNAM NASEER-4328.25000000 Sq Ft
2	SOME NATH MULLICK	SHEIKH NASIRUDDIN-4328.25000000 Sq Ft,SHABNAM NASEER-4328.25000000 Sq Ft

On 03-08-2023

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

Presented for registration at 14:47 hrs on 03-08-2023, at the Office of the A.R.A. - IV KOLKATA by SHEIKH NASIRUDDIN , one of the Claimants.

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 7,73,88,862/-

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

Execution is admitted on 03/08/2023 by 1. SEKHAR NATH MULLICK, Son of Late TARAK NATH MULLICK, 50A MUKTARAM BABU STREET, P.O: BURRABAZAR, Thana: Jorasanko, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Professionals, 2. SOME NATH MULLICK, Son of Late TARAK NATH MULLICK, 50A MUKTARAM BABU STREET, P.O: BURRABAZAR, Thana: Jorasanko, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 3. SHEIKH NASIRUDDIN, Son of SHEIKH ZAHORUDDIN, 153 PARK STREET, Flat No: 7, 2ND FLOOR, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Others, 4. SHABNAM NASEER, Wife of SHEIKH NASEER, 153 PARK STREET, Flat No: 7, 2ND FLOOR, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession House wife

Indetified by BHABOTOSH KARMAKAR, , , Son of Late JADULAL KARMAKAR, 3 NILMONI MITRA STREET, P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,73,907.00/- (A(1) = Rs 7,73,889.00/- ,E = Rs 14.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 7,51,579/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2023 10:49PM with Govt. Ref. No: 192023240152331961 on 01-08-2023, Amount Rs: 7,51,579/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 2004590623 on 01-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,69,463/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 37,57,845/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5427, Amount: Rs.100.00/-, Date of Purchase: 28/07/2023, Vendor name: P Dey
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/08/2023 10:49PM with Govt. Ref. No: 192023240152331961 on 01-08-2023, Amount Rs: 37,57,845/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 2004590623 on 01-08-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 28-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,73,907.00/- (A(1) = Rs 7,73,889.00/- ,E = Rs 14.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 22,324/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/08/2023 9:42PM with Govt. Ref. No: 192023240184784788 on 23-08-2023, Amount Rs: 22,324/-, Bank SBI EPay (SBLEPay), Ref. No. 6370794885339 on 23-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,69,463/- and Stamp Duty paid by by online = Rs 1,11,518/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/08/2023 9:42PM with Govt. Ref. No: 192023240184784788 on 23-08-2023, Amount Rs: 1,11,518/-, Bank: SBI EPay (SBlePay), Ref. No. 6370794885339 on 23-08-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 582736 to 582774
being No 190412267 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.08.31 13:28:20 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/31 01:28:20 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)