
DATED THIS 15th DAY OF MARCH 2023

BETWEEN

BACCHU SHAW VENDOR
AND
M/S MANI ASHA CONSTRUCTION PURCHASER

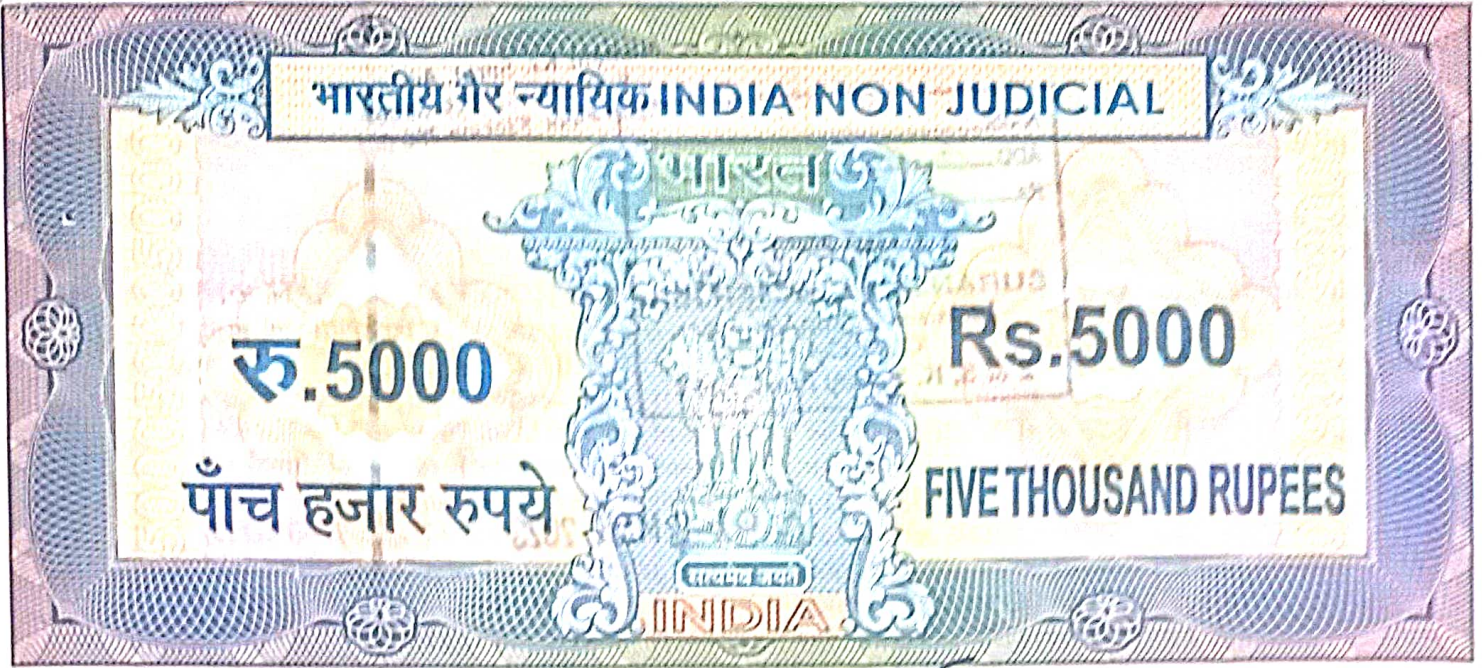
CONVEYANCE

NISHANT KR. SARAF ADVOCATES
8, Old Post Office Street,
2nd Floor, Kolkata 700 001
PH. (033) 2262 3384.
Email: nishantsaraf1976@gmail.com

01623/2023

5

15/03/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 282559

11-15 hms

SP
15/03/23

2/5361 26/23

Certified that the Document is admitted to Registration The Signature Sheet and the endowment certificate attached to this document are the part of this Document


Additional Registrar
Assurance III, Kolkata

A.R.A.
III

Additional Registrar of
Assurance III Kolkata

15 MAR 2023

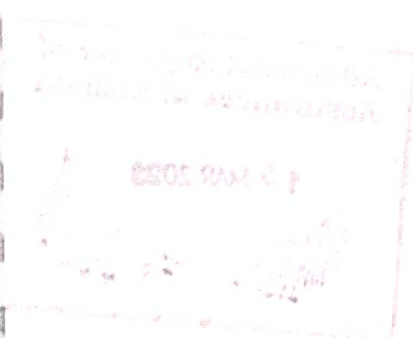
DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 15th day of MARCH, Two Thousand and Twenty-Three (2023).

BETWEEN

BACCHU SHAW (PAN : AKMPS2650J), (Aadhar No. 9784 8370 8879), (Mobile No. 9433171164), son of late Sital Shaw, by Faith Hindu, by Occupation Business, by Nationality Indian, residing at 6A, Kali Kumar Banerjee Lane, Police Station Chitpur & Post Office: Tala, Kolkata – 700002, hereinafter to be called, referred, recognized and indentified as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, successors and assigns) **OF THE ONE PART.**

AND



211830

Nishant Kr. Saral, Advocates
8, Old Post Office Street,
2nd Floor Kolkata-700 001

NAME _____
 ADD. _____
 Rs. _____

13 MAR 2023

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1



13 MAR 2023



Additional Registrar of
 Assurances III Kolkata

15 MAR 2023

Additional Registrar of Assurances III Kolkata

15 MAR 2023



Additional Registrar of Assurances III Kolkata

15 MAR 2023

M/S MANI ASHA CONSTRUCTION (PAN : ABWFM3705F) is a partnership firm incorporated under the provision of the Partnership Act, 1932, having its office at 21st century, 32/6/H/12, B.T. Road P.O. & P.S. Cossipore, Kolkata 700002, represented by its partners (1) **PRIYANKA SHAW (PAN : GCMP937921E)**, (AADHAR No. 9067 8073 3010), (Mobile No. 9073364035), wife of Sudip Shaw, by faith Hindu, by Occupation Business, by nationality Indian, residing at 92B, Grove Lane, Kalighat Kolkata 700026, AND (2) **NILAM GUPTA (PAN : AFGPG4802H)**, (Aadhar 6619 2748 7970), (Mobile No. 9836036150), wife of Mahesh Prasad Gupta, by faith Hindu, by Occupation Business, by nationality Indian, residing at 12C, B.T. Road P.O. & P.S. Cossipore, Kolkata 700002, AND (3) **SNEHA MITTAL (PAN : BPFPM3642P)**, (Aadhar 8494 6254 0916), (Mobile No. 7980838342), wife of Rakesh Kumar Mittal, by faith Hindu, by Occupation Business, by nationality Indian, residing at Avishi Trident, Block 3, Flat No. 11C, 34B, B.T. Road P.O. & P.S. Cossipore, Kolkata 700002, AND (4) **ASHA AGARWAL (PAN : ADAPA9154E)**, (Aadhar 6392 5802 7335), (Mobile No. 9831250715), wife of Moolchand Agarwal, by faith Hindu, by Occupation Business, by nationality Indian, residing at Block M, Flat 2C, 2nd Floor, 43, Shyamnagar Road, P.O.- Bangur, P.S. Nagerbazar, Kolkata 700055, hereinafter to be called, referred, recognized and indentified as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners and their respective legal heirs, executors, administrators, representatives, successors and assigns) **OF THE OTHER PART.**

A. The Vendor has *inter alia* represented to the Purchaser (hereafter the "Representations") that:

WHEREAS one Kalipada Sadhukhan Purchased All That Piece and parcel of land measuring 4 Cottahas 15 Chittacks and 31 Sq. Ft. comprises in partly 3/3 and partly 3/4, New Canal Road, in division 2, sub division 9, Mouza Ultadanga Sether Bagan, Holding No. 118, District 24 Parganas, (said land) by a registered deed of conveyance dated 05/02/1935, registered before the Sub Registry Office Sealdah, and recorded in Book I Volume 27, Pages 133 to 144, being No. 1445 for the year 1935 free from all encumbrances, together with right to use west side private passage, from Gyan Chandra Mullick.

AND WHEREAS Subsequently said Kalipada Sadhukhan mutated his name in the record of the Corporation of Calcutta (then) and said land was renumbered as 7A, Rai Charan Sadhukhan Road, Kolkata 700004.

AND WHEREAS subsequently said Kalipada Sadhukhan constructed a two storied building in the said Land as per sanction plan sanctioned by the Corporation of Calcutta (then).

AND WHEREAS said Kalipada Sadhukhan while enjoying and occupying the above said premises, during his life time executed a registered will dated 14/09/1959 and registered before the Sub Registry Office at Sealdah and recorded in Book III, Volume 5, Pages 21 to 23, being No. 56 for the year 1959 (Said Will) and bequeathed the said Land and building thereon along with other property unto and in favour of his four sons namely Kamal Krishna Sadhukhan, Sadananda Sadhukhan, Nityananda Sadhukhan and Pabitra Kumar Sadhukhan.

AND WHEREAS said Sadananda Sadhukhan applied before the Court of District Delegate for obtaining Probate of the said Will and the other co sharers/beneficiaries filed objection thereto and as such said probate case was converted into Original Suit being No. 3 of 1998 and the same was decreed on 26/03/2003 and in terms of the said Will, said four sons of Kalipada Sadhukhan became the absolute owner of the said Land having equal share thereof.

AND WHEREAS said Kamal Krishna Sadhukhan died on 22/10/1994 intested leaving behind his wife Gita Sadhukhan and one married daughter Sibani Sadhu and one son Santanu Sadhukhan who jointly inherited the 1/4th undivided share of the said Land and building thereon.

AND WHEREAS by a registered deed of gift dated 04/12/2005, registered before the A.R.A. I, and recorded in Book I, Volume 1, being No. 6151 for the year 2006, said Gita Sadhukhan and Sibani Sadhu Gifted their undivided share in the said land and building thereon unto and in favour of Santanu Sadhukhan.

AND WHEREAS by the above said inheritance and gift said Santanu Sadhukhan became the absolute owner of undivided 1/4th share of the said Land and building thereon.

AND WHEREAS by a registered deed of gift dated 13/08/2020, registered before the A.R.A.II, and recorded in Book I, Volume 1902-2020, Pages 90587 to 90623, being No. 2291 for the year 2020, (said Gift Deed) said Nityananda Sadhukhan

Gifted his undivided 1/4th share in the said land unto and in favour of his son Sambhunath Sadhukhan.

AND WHEREAS by the said Gift Deed said Nityananda Sadhukhan Gifted his 1/4th undivided share in the said land together with undivided ¼ share in the building thereof to his son Sambhunath Sadhukhan, but in the said Gift deed 1/4th undivided share in the said land mentioned as 1Cottah 2 Chittachs and 11.25 Sq. Ft. instated of actual area of 1Cottah 3 Chittachs and 41.5 Sq. Ft..

AND WHEREAS by another registered deed of gift dated 18/09/2020, registered before the DSR Alipore, 24 Paraganas South, and recorded in Book I, Volume T604-2020, Pages 108522 to 108554, being No. 3046 for the year 2020, said Nityananda Sadhukhan again Gifted his remaining 1 Chittacks 30.25 Sq. Ft. of the 1/4th undivided share in the said land to his son Sambhunath Sadhukhan.

AND WHEREAS by the above manner said Sadananda Sadhukhan, Pabitra Kumar Sadhukhan, Santanu Sadhukhan, Sambhunath Sadhukhan became the absolute joint owner of **ALL THAT** the land admeasuring 4 Cottah 15 Chittaks and 31 Sq. Ft. more or less, together with two storied building thereof situated lying at Mouza Sether Bagan, Holding No. 118, Division 2, Sub Division 9, Borough No. I, Premises No. 7A, Rai Charan Sadhukhan Road, P.S. Ultadanga, P.O. Shyambazar, Kolkata - 700004, ward No. 5, within the local limit of Kolkata Municipal Corporation, herein after referred to as the **Said Land Building**..

AND WHEREAS by registered Bengali Saf Bikroy Kolbal dated 08.09.2021, registered before the A.D.S.R. Sealdah, and recorded in Book No. I, Volume No. 1606-2021, Page from 174426 to 174474, Being No. 3496 for the year 2021, said Sadananda Sadhukhan, Prabitra Kumar Sadhukhan, Santanu Sadhukhan, Sambhu Nath Sadhukhan jointly sold conveyed and transferred All That the said **Land Building** to BACCHU SHAW the **Vendor** herein for the consideration mention therein free from all encumbrances.

AND WHEREAS the Vendor herein mutated his name in the record of the Kolkata Municipal Corporation in respect of the above Said Land building and obtained Assessee No. 110051800084.

AND WHEREAS the Vendor executed a deed of boundary declaration, dated 6/9/2022, registered before the ADSR Sealdah and recoded in Book No. I, Volume No. 1606-2022, Pages 137940 to 137950, being No. 4431 for the year 2022, wherein

the Vendor declares the actual boundary of the said land building and also declare that actual physical measurement of the said land is **4 Cottahs 9 Chittaks and 5.630 Sq. Ft.** more or less.

AND WHEREAS the Vendor executed a deed of Gift dated 6/9/2022, registered before the ADSR Sealdah and recoded in Book No. I, Volume No. 1606-2022, Pages 137963 to 137973, being No. 4433 for the year 2022, wherein the Vendor has gifted the land admeasuring 513.658 Sq. Ft. in the Western portion of the Premises No. 7A, Rai Charan Sadhukhan Road, and the land admeasuring 105.735 Sq. Ft. in the Northern portion of the Premises No. 7A, Rai Charan Sadhukhan Road, in favour the Kolkata Municipal Corporation.

AND WHEREAS the Vendor executed another deed of Gift dated 6/9/2022, registered before the ADSR Sealdah and recoded in Book No. I, Volume No. 1606-2022, Pages 137951 to 137962, being No. 4432 for the year 2022, wherein the Vendor has gifted the land admeasuring 31 Sq. Ft. in the North West corner of the Premises No. 7A, Rai Charan Sadhukhan Road, in favour the Kolkata Municipal Corporation.

AND WHEREAS the Vendor executed a deed of declaration, dated 6/9/2022, registered before the ADSR Sealdah and recoded in Book No. I, Volume No. 1606 - 2022, Pages 137974 to 137981, being No. 4434 for the year 2022, wherein the Vendor declares that he shall not make any construction in the Private Passage/common passage.

AND WHEREAS the Vendor after executed the above said Gifts in favour the Kolkata Municipal Corporation remains the absolute Owner of **ALL THAT** the land admeasuring 4 Cottah 1 Chittaks and 11 Sq. Ft. more or less, (as per title deed) situated lying at Mouza Sether Bagan, Holding No. 18, Division II, Sub Division 9, Borough No. I known as the Municipal Premises No. 7A, Rai Charan Sadhukhan Road, P.S. Uhadanga, P.O. Shyambazar, Kolkata -700004, Assessee No 110051800084, ward No. 5, within the local limit of Kolkata Municipal Corporation, together with two storied building thereof, herein after referred to as the said **Property** more fully described in the Schedule here under written.

AND WHEREAS the Vendor herein has obtained building sanction plan from the Kolkata Municipal Corporation being building permit no. 2022010159 dated 11.01.2023 for constructing a G+3 storied building at the above said premises.

AND WHEREAS the Vendor agreed to sale All That the said **Property** more fully described in the Schedule here under written together with benefit building permit no. 2022010159 dated 11.01.2023 and the Purchaser agreed to purchase the said **Property**, free from all encumbrances.

- B.** The Vendor declares as follows:-
- a. The Vendor herein is fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property.
 - b. The entirety of the Said Property is in khas and vacant possession of the Vendor and no person or persons other than the Vendor has any right of occupaney, easement or otherwise on the Said Property or any part thereof.
 - c. The Said Property is free from all encumbrances of every nature and kind.
 - d. The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
 - e. No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property.
 - f. No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.
 - g. There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the Said Property nor are there any orders of attachment in respect thereof.
 - h. The Said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
 - i. No part of the Said Property has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

- j. There is no case pending against the Vendor nor has the Vendor received notice of any such claim or proceeding.
 - k. The Vendor has not entered into any agreement and/or writings with any person or persons nor he has received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property or any part thereof.
 - l. The Vendor has not done any act or executed any document or papers or knows any fact whereby the sale of the Said Property by the Vendor to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
 - m. The Vendor has full power and absolute authority to sell and transfer the Said Property.
- C. Representing the above, the Vendor proposed to sell to the Purchaser the Said Property and relying on the above Representations of the Vendor and satisfy regarding the title of the Vendor, the Purchaser is purchasing the Said Property.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

1. In the premises as aforesaid and in consideration of the sum of Rs. 1,10,00,000/= (Rupees One Crore Ten Lacs) Only paid to the Vendor by the Purchaser at or before the execution of these presents (the receipt whereof the Vendor doth hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever All That the piece or parcel of the said Property more fully and particularly described in the SCHEDULE hereunder written and bordered in "Red" in the annexed Plan OR HOWSOEVER OTHERWISE the Said Property or any part thereof now is or was at any time or times heretofore was situated butted bounded called known numbered described or distinguished TOGETHER WITH all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging or in

anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto AND all the rents, issues and profits of the Said Property and every part thereof AND all the legal incidents thereof AND all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendor into, upon or in respect of the Said Property and every part or portion thereof AND all deeds, pattahs, muniments, writings and evidence of title which in anywise exclusively relate to the Said Property or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit AND TO HAVE AND TO HOLD the Said Property AND ALL AND SINGULAR OTHER THE SAID PROPERTY HEREBY granted, conveyed, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely, forever and free from all encumbrances and liabilities whatsoever.

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

- (i) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property free from all encumbrances whatsoever and has good right full power, absolute authority and indefeasible title to grant sell convey and transfer the Said Property hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;
- (ii) The Purchaser shall 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 and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or their predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the Vendor;
- (iii) The Said Property is free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;

- (iv) The Vendor and all persons having or lawfully or equitably claiming any estate, right title or interest whatsoever in the Said Property or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the Said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.
- (v) The Vendor hereby indemnify and agrees to keep the purchaser saved, harmless and indemnified against all action, proceedings claims, demands, cost and expenses relation to the period till the date hereof that the Purchaser may suffer or incur hereafter by virtue of any claims of any nature whatsoever in respect of any liabilities arising in connection with the Said Property, statutory or contractual, and the Vendor hereby further undertakes and covenant to forthwith pay, reimburse and/or make good such losses, expenses or cost incurred by the purchaser.
- III. The Purchaser doth hereby confirm having received vacant and peaceful possession of the Said Property.

SCHEDULE
(Subject matter of Sale)
[The Said Property]

ALL THAT the Piece and parcel of bastu land measuring 4 Cottah 1 Chittaks and 11 Sq. Ft. more or less, together with two storied 87 years old dilapidated building total admeasuring 2000 Sq. Ft (1000 Sq. Ft. each floor) with cemented flooring and together with benefit of building permit No. 2022010159 dated 11.01.2023 situated lying at Mouza Sether Bagan, Holding No. 18, Division II, Sub Division 9, Borough No. I, Municipal Premises No. 7A, Rai Charan Sadhukhan Road, P.S. Ultadanga, P.O. Shyambazar, Kolkata -700004, Assessee No 110051800084, ward No. 5, within the local limit of Kolkata Municipal Corporation, West Bengal.

The Said property is bounded in the manner following:

ON THE NORTH : 12/1A/1 & 12/1 Bhairab Mukherjee Lane;
ON THE SOUTH : 8/1, Rai Charan Sadhukhan Road;
ON THE EAST : Premises No. 16B, Bhairab Mukherjee Lane;
ON THE WEST : Rai Charan Sadhukhan Road (12 ft. wide Road);

IN WITNESS WHEREOF the parties hereto has executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the
VENDOR hereto at Kolkata in the presence
of:

Witness:

1. Pradip Pal,
9/11 Bonomali
Chatterjee Street
KOL-2
2. Pankaj Shaw
6A Kali Kumer Banerjee Lane
KOL-2

Bacchu Shaw.

For MANI ASHA CONSTRUCTION

Priyanka Shaw.

Partner

EXECUTED AND DELIVERED by the
PURCHASER hereto at Kolkata in the
presence of:

Witness:

1. Pradip Pal,
9/11 Bonomali
Chatterjee Street
KOL-2
2. Pankaj Shaw
6A Kali Kumer Banerjee
Lane KOL-2

For MANI ASHA CONSTRUCTION

Nilam Gupta

Partner

For MANI ASHA CONSTRUCTION

Sneha Mitra

Partner

For MANI ASHA CONSTRUCTION

Asha Agarwal,

Partner

Drafted by me, Nishant Kr. Saraf Advocate
Mr. Nishant Kr. Saraf, Advocate (Enrolment No. F-314/2002)
Nishant Kr. Saraf Advocates
8, Old Post Office Street, 2nd Floor, Kolkata 700 001.
Phone : 033 22623384
Email: nishantsaraf1976@gmail.com

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED from the with named Purchaser the within mentioned sum of Rs. 1,10,00,000/= (Rupees One Crore Ten Lacs) Only being the full and final amount of consideration against the Said Property as per memo below :-

Date	Cheque/DD No.	Bank	Amount (Rs.)
15/03/2023	RTGS	Bank of Baroda	1,08,90,000/-
	BARBR52023031500771281		

T.D.S 1% of Rs.

1,10,000/-

Total Rs. 1,10,00,000/-

(Rupees One Crore Ten Lacs) Only

WITNESSES:-

1. *Aradhya Pal*

Bacchu Shaw.

2. *Pankaj Shaw*

Bacchu Shaw.

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Bachhu Shaw.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Priyanka Shaw.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Nilgiri Gupta</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Sneha Mittal

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



Asha Agarwal

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

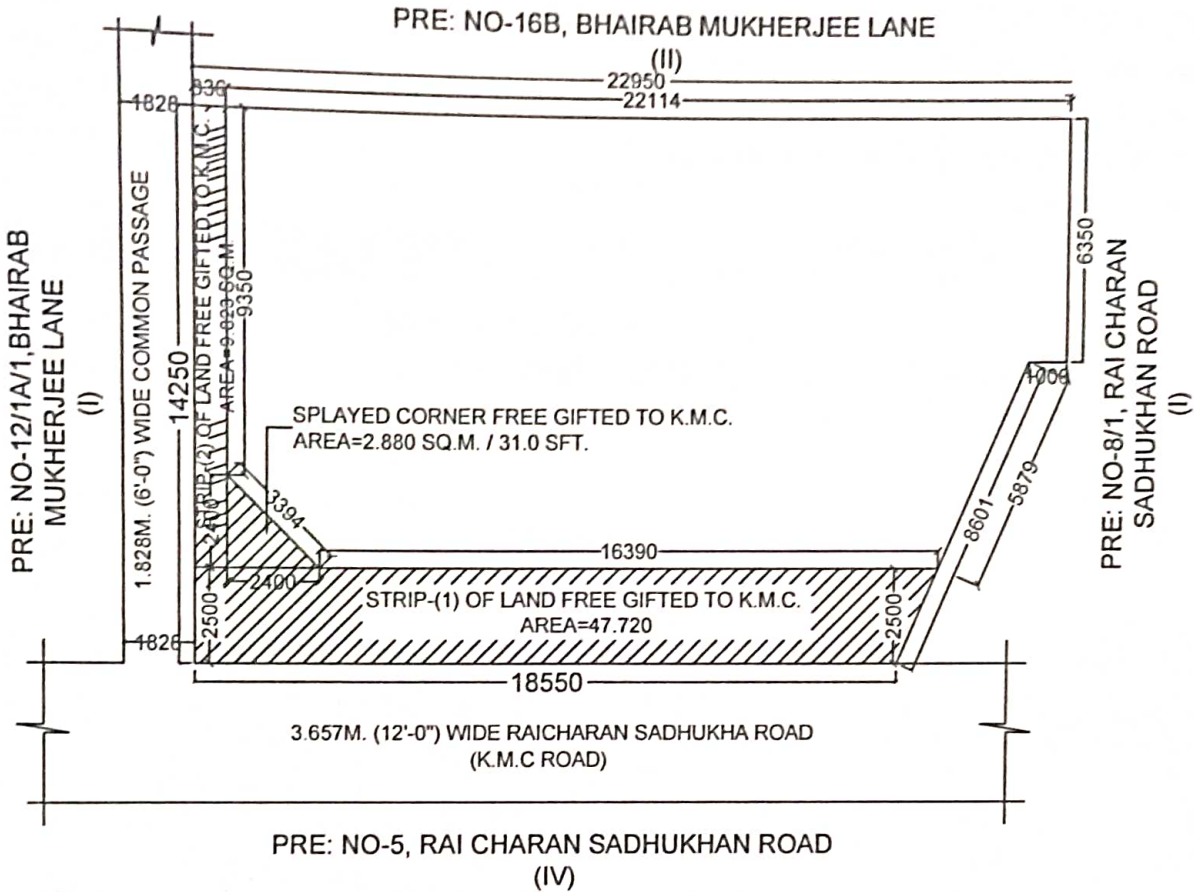


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

DEED SITE PLAN OF LAND WITH EXISTING STRUCTURE AT PREMISES NO-7A, RAI CHARAN SADHUKHAN ROAD, KOLKATA-700004, WARD NO-005, BOROUGH NO-I, P.S-ULTADANGA, P.O-SHYAMBAZAR, UNDER THE KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND AS PER PREVIOUS DEED = (04 K. -15 CH. - 31 SFT.)

NET LAND AREA AFTER GIFTED = (04 K. -01CH. - 11 SFT.)



SITE PLAN

SCALE=1:200

For MANIASHA CONSTRUCTION

Priyanka Shaw. *Nikam Gupta*
Partner

For MANIASHA CONSTRUCTION
Sneha Mittal.

Asha Agarwal.
Partner

Sudipta K. Sarkar
SUDIPTA KUMAR SARKAR
(B.Tech)

Surveyor & Consultant Engineer
L.B.S. Kolkata Municipal Corporation
Licence No. - 1596, Class - II
E-mail:-sudeep92.engcivil@gmail.com

SIGNATURE OF L.B..S

Bacchu Shaw.

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASER



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



192022230331852668

GRN Details

GRN: 192022230331852668 Payment Mode: SBI Epay
GRN Date: 14/03/2023 15:02:23 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0173827971533 BRN Date: 14/03/2023 15:02:52
Gateway Ref ID: 230732224124 Method: HDFC Retail Bank NB
GRIPS Payment ID: 140320232033185265 Payment Init. Date: 14/03/2023 15:02:23
Payment Status: Successful Payment Ref. No: 2000536126/10/2023
[Query No*/Query Year]

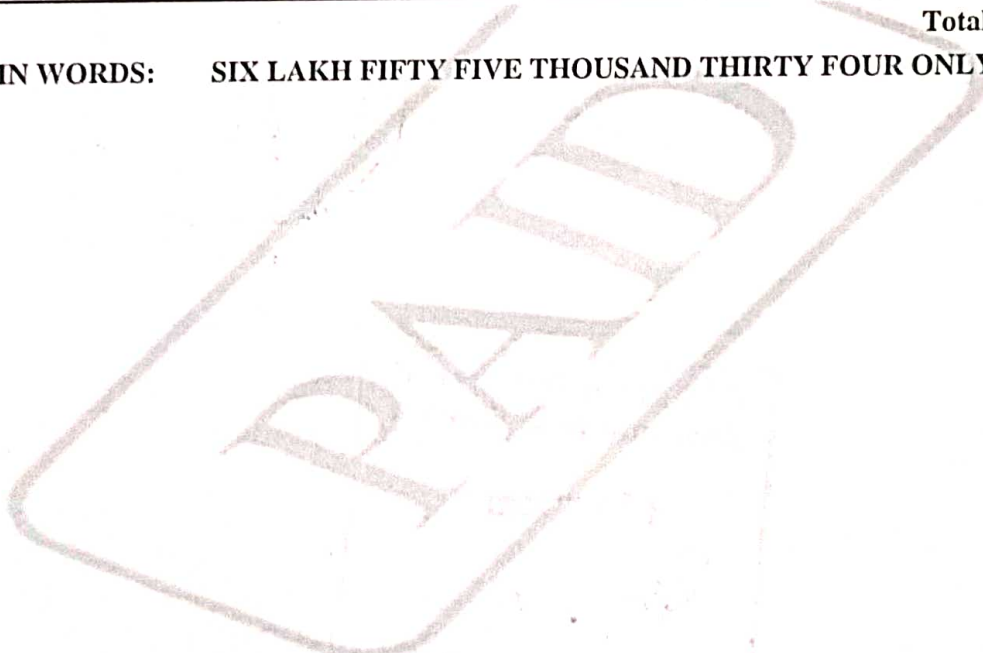
Depositor Details

Depositor's Name: Mrs SNEHA MITTAL
Address: AVISHI TRIDENT, BLOCK 3, 34B, B.T. ROAD, KOLKATA 70002
Mobile: 7980838342
Period From (dd/mm/yyyy): 14/03/2023
Period To (dd/mm/yyyy): 14/03/2023
Payment Ref ID: 2000536126/10/2023
Dept Ref ID/DRN: 2000536126/10/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000536126/10/2023	Property Registration- Stamp duty	0030-02-103-003-02	545020
2	2000536126/10/2023	Property Registration- Registration Fees	0030-03-104-001-16	110014
Total				655034

IN WORDS: SIX LAKH FIFTY FIVE THOUSAND THIRTY FOUR ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



140320232033185265

GRIPS Payment Detail

GRIPS Payment ID:	140320232033185265	Payment Init. Date:	14/03/2023 15:02:23
Total Amount:	655034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0173827971533	BRN Date:	14/03/2023 15:02:52
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs SNEHA MITTAL
Mobile: 7980838342

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230331852668	Directorate of Registration & Stamp Revenue	655034
Total			655034

IN WORDS: SIX LAKH FIFTY FIVE THOUSAND THIRTY FOUR ONLY.

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



Major Information of the Deed

Deed No :	I-1903-01545/2023		
Query No / Year	1903-2000536126/2023	Date of Registration	15/03/2023
Query Date	27/02/2023 5:11:23 PM	Office where deed is registered	
Applicant Name, Address & Other Details	SANTOSH RAUT M/S. NISHANT KR. SARAF ADVOCATES, 8, OLD POST OFFICE STREET, 2ND FLOOR, KOLKATA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830653195, Status :Solicitor firm		
Transaction	A.R.A. - III KOLKATA, District: Kolkata		
[0101] Sale, Sale Document	Additional Transaction		
Set Forth value	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Rs. 1,10,00,000/-	Market Value		
Stampduty Paid(SD)	Rs. 1,10,00,000/-		
Rs. 5,50,020/- (Article:23)	Registration Fee Paid		
Remarks	Rs. 1,10,098/- (Article:A(1), E, M(a), M(b), I)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: RAI CHARAN SADHUKHAN ROAD, , Premises No: 7A, , Ward No: 005 Pin Code : 700004




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	4 Katha 1 Chatak 11 Sq Ft	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.7283Dec	100,00,000 /-	100,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 64 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 64 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2000 sq ft	10,00,000 /-	10,00,000 /-	

Details :












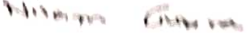


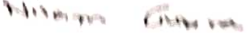


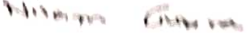
Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Mr BACCHU SHAW Son of Late Bital Shaw Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office	 15/03/2023	 15/03/2023	 15/03/2023
Ga Kali Kr, Banerjee Lane, City:- Not Specified, P.O:- Tala, P.S: Chitpur, District: North 24 Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx0j, Aadhaar No: 97xxxxxxxx8879, Status :Individual, Executed by: Self, Date of Execution: 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023 ,Place : Office				







Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mani Asha Construction 21 Century 32/6/12, B.I Road, City:- Not Specified, P.O - Cossipore, P.S:-Cossipur, District- North 24 Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: abxxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Priyanka Shaw Wife of Sudip Shaw Date of Execution - 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office </td> <td>  Mar 15 2023 12:01PM </td> <td>  15/03/2023 </td> <td>  15/03/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs Priyanka Shaw Wife of Sudip Shaw Date of Execution - 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 12:01PM	 15/03/2023	 15/03/2023
Name	Photo	Finger Print	Signature						
Mrs Priyanka Shaw Wife of Sudip Shaw Date of Execution - 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 12:01PM	 15/03/2023	 15/03/2023						
9/2B, Grove Lane, Kalighat, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District -South 24- Parganas, West Bengal, India, PIN:- 700026, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: gxxxxxxx1e, Aadhaar No: 90xxxxxxxx3010 Status : Representative, Representative of : Mani Asha Construction (as PARTNER)									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Nilam Gupta Wife of Mahesh Prasad Gupta Date of Execution - 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office </td> <td>  Mar 15 2023 12:02PM </td> <td>  15/03/2023 </td> <td>  15/03/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs Nilam Gupta Wife of Mahesh Prasad Gupta Date of Execution - 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 12:02PM	 15/03/2023	 15/03/2023
Name	Photo	Finger Print	Signature						
Mrs Nilam Gupta Wife of Mahesh Prasad Gupta Date of Execution - 15/03/2023 , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 12:02PM	 15/03/2023	 15/03/2023						

C. B.t Road, City:- Not Specified, P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx2h, Aadhaar No: 66xxxxxxxx7970 Status : Representative, Representative of : Mani Asha Construction (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mrs Sneha Mittal Wife of Rakesh Kumar Mittal Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 12:02PM	 LTI 15/03/2023	 15/03/2023
Avishi Trident, Block 3 Flat No 11C, 34B B.t. Road, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx2P, Aadhaar No: 84xxxxxxxx0916 Status : Representative, Representative of : Mani Asha Construction (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mrs Asha Agarwal (Presentant) Wife of Moolchand Agarwal Date of Execution - 15/03/2023, , Admitted by: Self, Date of Admission: 15/03/2023, Place of Admission of Execution: Office	 Mar 15 2023 12:03PM	 LTI 15/03/2023	 15/03/2023
Block M Flat 2c 2nd Floor 43 Shyamnagar Raod, City:- Not Specified, P.O:- Bangur, P.S:-Dum Durn, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4e, Aadhaar No: 63xxxxxxxx7335 Status : Representative, Representative of : Mani Asha Construction (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santosh Raut Son of Mr A Raut 8 Old Post Office Street, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	15/03/2023	15/03/2023	15/03/2023
Identifier Of Mr BACCHU SHAW, Mrs Priyanka Shaw, Mrs Nilam Gupta, Mrs Sneha Mittal, Mrs Asha Agarwal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BACCHU SHAW	Mani Asha Construction-6.72833 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr BACCHU SHAW	Mani Asha Construction-2000.00000000 Sq Ft

15-03-2023

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 11:15 hrs on 15-03-2023, at the Office of the A.R.A. - III KOLKATA by Mrs Asha Agarwal

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 1,10,00,000/-

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

Execution is admitted on 15/03/2023 by Mr BACCHU SHAW, Son of Late Sital Shaw, 6a Kali Kr, Banerjee Lane, P.O: Tala, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business

Identified by Mr Santosh Raut, , , Son of Mr A Raut, 8 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-03-2023 by Mrs Priyanka Shaw, PARTNER, Mani Asha Construction, 21 Century 32/6/h/12. B.t Road, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Santosh Raut, , , Son of Mr A Raut, 8 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-03-2023 by Mrs Nilam Gupta, PARTNER, Mani Asha Construction, 21 Century 32/6/h/12. B.t Road, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Santosh Raut, , , Son of Mr A Raut, 8 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-03-2023 by Mrs Sneha Mittal, PARTNER, Mani Asha Construction, 21 Century 32/6/h/12. B.t Road, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Santosh Raut, , , Son of Mr A Raut, 8 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-03-2023 by Mrs Asha Agarwal, PARTNER, Mani Asha Construction, 21 Century 32/6/h/12. B.t Road, City:- Not Specified, P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Identified by Mr Santosh Raut, , , Son of Mr A Raut, 8 Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,10,098.00/- (A(1) = Rs 1,10,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 1,10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2023 3:02PM with Govt. Ref. No: 192022230331852668 on 14-03-2023, Amount Rs: 1,10,014/-, Bank: SBI EPay (SBlePay), Ref. No. 0173827971533 on 14-03-2023, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 5,50,020/- and Stamp Duty paid by Stamp Rs 5,45,020/-, by online = Rs 5,45,020/-

Description of Stamp

Stamp Type Impressed, Serial no 211830, Amount: Rs 5,000.00/-, Date of Purchase: 13/03/2023, Vendor name: Suransan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2023 3:02PM with Govt. Ref No: 192022230331852668 on 14-03-2023, Amount Rs: 5,45,020/-,

Bank: SBI EPay (SBiePay), Ref. No. 0173827971533 on 14-03-2023, Head of Account 0030-02-103-003-02

Sa

Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2023, Page from 62722 to 62745
being No 190301545 for the year 2023.



Samar

Digitally signed by Samar kumar
pramanick
Date: 2023.03.20 13:13:46 -04:00
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2023/03/20 01:13:46 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 15th DAY OF MARCH 2023

BETWEEN

BACCHU SHAW VENDOR
AND
M/S MANI ASHA CONSTRUCTION PURCHASER

CONVEYANCE

NISHANT KR. SARAF ADVOCATES
8, Old Post Office Street,
2nd Floor, Kolkata 700 001
PH. (033) 2262 3384.
Email: nishantsaraf1976@gmail.com