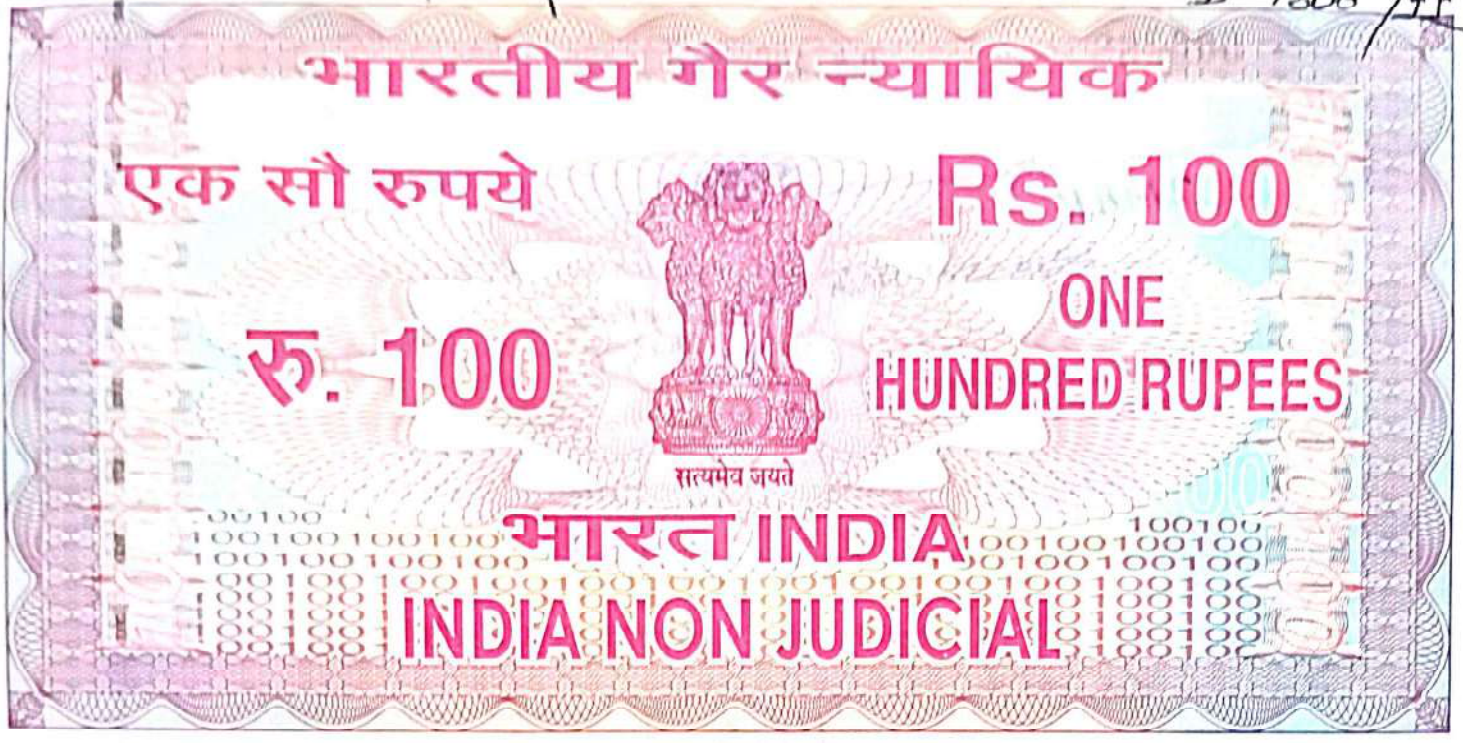


1986/22

I-1306/92



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 815821

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this documents are part of this document.

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

17 AUG 2022

DEED OF CONVEYANCE

This Deed of Conveyance is made and executed at Kolkata on this 12th day of August, 2022.

BY AND BETWEEN

12.8.2022
16:25
2022303523/2022

VC
521/24

Abese

For NIRMAN
Jitendra Kanti Sen
 Partner
Jitendra Kanti Sen
 for self and as constituted attorney to
 1. SRIBHONGU KUMAR SEN
 2. SRI. P. B. SISH SEN
 3. S. G. JANDIP SEN

000269

04 AUG 2022

SL No. NIRMHN 1051-

22 Rajendra Nath Mukherjee Road
KOL-1

Day

Sub-Registrar
South 24 Parganas
Kolkata-700027

Sukha Kanti D



VCT 2M - 1953

Sukha Kanti D



Vcan. 1957



Abese
(AMIT BOSE)

Addl. Dist. Sub-Registrar
Alipore
02 AUG 2022
South 24 Parganas
Kolkata-700027

Sanjay Das

5 1/2 Pottery Road KOL-15

810 LITE NARAYAN DAS

P.S. - Entally

P.O. - Tangra

M-9674339486

(1) Mr. AMIT BOSE (Pan No. AEAPB4071L, Aadhaar No. 9245 2839 3566, Ph. No. 9820283979) son of Late Amiya Bose @ Amiya Kumar Bose, by faith - Hindu, by occupation - Service, residing at G No. 108, Mushet, P.O. Mapgaon, near Tropicana Hotel, P.S. Alibag, Raigarh, Maharashtra - 402201, India, hereinafter in these presents, for the sake of brevity called, referred to and identified as the 'OWNER-VENDOR' (which term or expression unless excluded by or repugnant to the subject or context shall mean, imply and include his heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **FIRST PART**. The term and/or expression "Owner-Vendor" and "Owner" shall mean and imply the same.

A N D

(2) M/s NIRMAN (Pan No. AAGFN6845E) a Partnership firm having its principal place of business at Premises No. 22, R.N. Mukherjee Road, P.O. G.P.O., P.S. Hare Street, Kolkata-700001, West Bengal, India, represented by its existing partners namely (1) Mr. TUSHAR KANTI SEN, (Pan No. ALOPS2468M, Aadhaar No. 8881 0936 0495, Ph. No. 9830070386) son of Late Nani Gopal Sen, (2) Mr. SUNIL KUMAR SEN, (Pan No. ALGPS2650F, Aadhaar No. 3818 4450 0259, Ph. No. 9831014857) son of Late Nani Gopal Sen, (3) Mr. DEBASIS SEN, (Pan No. AKTPS2502A, Aadhaar No. 5121 5506 1549, Ph. No. 9830029599) son of Samarendra Narayan Sen, (4) Mr. SANDIP SEN, (Pan No. AKLPS7659A, Aadhaar No. 3140 2843 0095, Ph. No. 9830022095) son of Samarendra Narayan Sen, all by faith - Hindu, all by occupation - Business, all residing at 'Ananda Niketan' P.O. Joka,

Amit Bose

For NIRMAN

Tushar Kanti Sen

Partner

for self and as Constituted attorney of

1. SRI SUNIL KUMAR SEN

2. SRI DEBASIS SEN

3. SRI SANDIP SEN

58A, Diamond Harbour Road, P.S. Thakurpukur, Kolkata-700104, West Bengal, India all vide General Power of Attorney dated 22nd February 2008, registered at and before the Office of Additional Registrar of Assurances – III and duly recorded as Deed No. 1818 for the year 2008, represented by their Constituted Attorney Mr. TUSHAR KANTI SEN (Pan No. ALOPS2468M, Aadhaar No. 8881 0936 0495, Ph. No. 9830070386) Son of Late Nani Gopal Sen, residing at Ananda Niketan, P.O. Joka, 58 A Diamond Harbour Road, P.S. Thakurpukur, Kolkata – 700104, West Bengal, India in these presents for the sake of brevity called, referred to and identified as the 'PURCHASER' (which term or expression unless excluded by or repugnant to the subject or context shall mean, imply and include its partners, authorized representatives, successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the **SECOND PART**.

In these presents, for the sake of brevity the Owner of the First Part and the Purchaser of the Second Part herein are collectively called, referred to and identified as **Parties** and individually as **Party**. The term "Said Property" herein shall mean, imply and include the entire Second Scheduled Property written below at the foot of these presents.

WHEREAS:-

- A) In pursuance and by operation of respective registered Deeds and/or Documents (details whereof will appear from the First Schedule hereunder written) the Owner herein thus became sufficiently and lawfully entitled to the title and ownership of **ALL THAT** piece and parcels of **contiguous land** admeasuring **more or less 5 Cottah 12 Chittak 5 Sq. Ft.** together with a **two storied residential structure** standing thereon

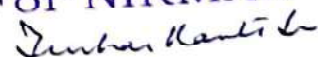


For **NIRMAN**
Tushar Kanti Sen
Partner
for self and as constituted attorney of
1. MR. BENINDU KUMAR SEN
2. MR. DEB SISH SEN
3. SHI SANDIP SEN

admeasuring more or less **1350 Sq. Ft. built-up area** on the **ground floor** and more or less **1350 Sq. Ft. built-up area** on the **first floor** having cemented flooring along with **one car parking space** admeasuring more or less **135 Sq. Ft. built-up area** on the **ground floor** having cemented flooring lying, situated at and identified as **KMC Premises No. 188/102 Prince Anwar Shah Road**, Kolkata – 700045, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930903607, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation**, (more fully and particularly mentioned and described in the Second Schedule written below at the foot of these presents and hereinafter collectively referred to as the “Said Property”).

- B) The Owner has lawfully caused his name to be duly mutated in the records of The Kolkata Municipal Corporation with regard to the Said Property.
- C) The Purchaser in its endeavour to purchase one such land and property in the said area approached the Owner in order to purchase the said property being **ALL THAT** piece and parcel of **contiguous land** admeasuring more or less **5 Cottah 12 Chittak 5 Sq. Ft.** together with a **two storied residential structure** standing thereon admeasuring more or less **1350 Sq. Ft. built-up area** on the **ground floor** and more or less **1350 Sq. Ft. built-up area** on the **first floor** having cemented flooring along with **one car parking space** admeasuring more or less **135 Sq. Ft. built-up area** on the **ground floor** having cemented flooring lying, situated at and identified as **KMC Premises No. 188/102 Prince Anwar Shah Road**, Kolkata – 700045, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930903607, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation**, more fully and particularly mentioned and described in the Second Schedule, written herein below.
- D) The Purchaser expressed its desire to purchase and the Owner-Vendor herein agreed to sell the Said Property being **ALL THAT** piece and parcel of contiguous land admeasuring more or less **5 Cottah 12 Chittak 5 Sq. Ft.** together with a two storied residential structure standing thereon admeasuring more or less **1350 Sq. Ft. built-up**



For NIRMAL


Partner
for self and as constituted attorney
1. SR. JONIC KUMAR SEN
2. SR. EB. SISH SEN
3. SR. SANDIP SEN

area on the ground floor and more or less 1350 Sq. Ft. built-up area on the first floor having cemented flooring along with one car parking space admeasuring more or less 135 Sq. Ft. built-up area on the ground floor having cemented flooring lying, situated at and identified as KMC Premises No. 188/102 Prince Anwar Shah Road, Kolkata – 700045, within the limits of erstwhile Tollygunge Municipality and now the Kolkata Municipal Corporation, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930903607, within the limits of Ward No. 093 of The Kolkata Municipal Corporation at and for a consolidated consideration of Rs. 3,00,00,000/- (Rupees Three Crore only) absolutely free from all encumbrances, charges, liens, lispense, attachments, leases, licenses, tenancies, alignments, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, litigations, liabilities, execution proceedings, etc.

E) At or before execution of this Deed of Conveyance, the Owner-Vendor herein have assured and represented to the Purchaser as follows:

- i) THAT the Owner is the sole and absolute owner and possessor of the Said Property.
- ii) THAT the Said Property is absolutely free from all encumbrances, litigations, charges, liens, lispense, attachments, leases, licenses, tenancies, alignments, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, etc., whatsoever or howsoever.
- iii) THAT the Owner herein has authentic and genuine title and ownership over, or and in respect of the Said Property.
- iv) THAT the Said Property have been recorded and/or mutated in the name of the Owner-Vendor herein in the records of The Kolkata Municipal Corporation.
- v) THAT the Said Property is not being cultivated and/or the Owner has not been cultivating the Said Property.



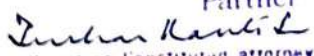
For NIRMAL
Anbar Kanti S

Partner
Anbar Kanti S
for self and as Constituted attorney of
1. SR. SUNIL KUMAR SEN
2. SR. DEB SISH SEN
3. SR. SANDIP SEN

- vi) THAT there is no bargadar, bhag-chassi, tenant, lessee, licensee, etc. into or upon the Said Property.
- vii) THAT the Owner has paid all municipal rates, taxes and other statutory outgoings in respect of the Said Property upto the date of execution of this Deed of Conveyance.
- viii) THAT there is no legal bar or impediment and/or injunction on the part of the Owner in selling, conveying and/or transferring the Said Property.
- ix) THAT the Said Property is not subject to any notice of acquisition and/or requisition.
- x) THAT the Owner has not entered into any agreement or understanding and/or arrangement for sale, transfer and/or lease, license nor has created any interest of any third party into or upon the Said Property or any part or portion thereof.
- xi) THAT the Owner is in absolute khas possession of the Said Property and on every part of it.
- xii) THAT no person excepting the Owner-Vendor herein has any right of easement or any other right whatsoever or howsoever over and in respect of the Said Property.
- xiii) THAT there is no right of way from or through the Said Property.
- xiv) THAT nobody has any right of easement over, or and in respect of the Said Property or any part thereof.
- xv) THAT no person or entity excepting the Owner has any vested and/or contingent right or interest or title and ownership on the Said Property.
- xvi) THAT the two storied structure in the said property was constructed and/or built in accordance with the provisions of law and as per the building plan duly sanctioned by the then Calcutta Municipal Corporation and that the same was constructed and/or built without contravening any provisions of law whatsoever.



For NIRMAN

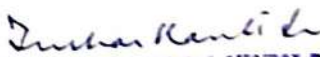

Partner

for self and as Constituted attorney of
1. SH. SUNIL KUMAR SEN
2. SH. DEB SISH SEN
3. SH. SANDIP SEN

- xvii) THAT there are no Court Proceedings or Court Orders or Administrative Orders restraining, preventing and/or injuncting execution of this Deed of Conveyance and/or any sort of transfer of right, title, interest, possession of the Said Property and/or any part of it.
- xviii) THAT There are no Bank proceedings and/or Orders passed in SARFAESI proceedings in respect of the Said Property.
- xix) THAT in case, any insufficiency and/or defect and/or lacunae and/or clog is found in the devolution of title and ownership of the Owner-Vendor herein in the Said Property, then the Owner-Vendor herein shall under all circumstances notwithstanding anything mentioned anywhere cure, rectify and amend such defect and/or insufficiency and/or lacunae and/or clog at his own costs and initiative.
- xx) THAT there are no other claimant to the title of the Said Property and the Owner-Vendor shall keep the Purchaser continuedly indemnified and harmless against all litigations and/or claims with regard to the title, ownership and possession of the Said Property and every part of it.
- xxi) THAT there are no Money Suit, Money Suit Execution Case, Title Suit, Title Execution and/or Criminal Proceedings, Attachment Proceedings against the Owner-Vendor herein and/or involving the Said Property.
- xxii) THAT the Owner-Vendor herein has never given the Said Property as a Collateral in any Transaction and has never been any guarantor to any debt.
- F) The Purchaser herein, absolutely relying on the representations, indemnifications and warranties with regard to the Owner's title and possession of the Said Property and believing such to be true has agreed to part with the entire consideration amount of Rs. 3,00,00,000/- (Rupees Three Crore only) and purchase the Said Property which if would have been found to be otherwise the Purchaser would not have parted with the consideration amount and entered into this transaction.



For NIRMAN


Partner


for sell and as Constituted attorney of
1. SR. SUNIL KUMAR SEN
2. SR. R. B. SISH SEN
3. SR. SANDIP SEN

- G) The Purchaser has agreed to purchase and acquire upon payment of the amount of consideration, as stated hereinabove, completely relying on the aforesaid representations and assurances of the Owner but for the aforesaid representations the Purchaser would not have otherwise agreed to acquire the said property nor would have parted with the amount of consideration.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

- I) THAT in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 3,00,00,000/- (Rupees Three Crores only), being the full and final price or consideration money of the said property truly paid by the Purchaser to the Owner-Vendor, the receipt whereof the Owner-Vendor doth hereby as well as by the receipt of the said hereunder written admit and acknowledge hereunder and of and from the same and every part thereof do hereby acquit, release, discharge and forever exonerate the Purchaser the Said Property more fully and particularly mentioned and described in the **Second Schedule** written below at the foot of these presents hereby granted, sold, transferred and conveyed, the Owner do hereby indefeasibly convey, grant, sell, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of **contiguous land** admeasuring more or less **5 Cottah 12 Chittak 5 Sq. Ft.** together with a **two storied residential structure** standing thereon admeasuring more or less **1350 Sq. Ft. built-up area** on the **ground floor** and more or less **1350 Sq. Ft. built-up area** on the **first floor** having cemented flooring along with **one car parking space** admeasuring more or less **135 Sq. Ft. built-up area** on the **ground floor** having cemented flooring lying, situated at and identified as **KMC Premises No. 188/102 Prince Anwar Shah Road, Kolkata – 700045, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930903607, within the limits of Ward No. 093 of The Kolkata Municipal Corporation,** (more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter collectively referred to as the Said Property) absolutely and forever, free from all encumbrances, litigations, charges,

Abes

FOR NIRMAN

Ankur Kanti Sen

Ankur Kanti Sen

Partner
for sell and as constituted attorney
1. SR. SONIL KUMAR SEN
2. SR. DEB SISH SEN
3. SR. SANDIP SEN

liens, lispense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings etc., whatsoever or moreover absolutely free from all encumbrances and charges **TOGETHER WITH** all benefits and advantages of ancient and others lights, yards, courtyards, areas, sewers, drains, ways, water, courses, ditches, fences, paths and all manner of former and others rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held, used, occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions, remainder or remainders of the Said Property and of any and every part thereof **AND** all the legal incidence thereof **AND** all the estate, right, title, interest, inheritance, possession, use, trust, claims and demands whatsoever both at law and in equity of the Owner into or upon and in respect of the Said Property or any and every part thereof herein comprised and hereby sold, granted, transferred and conveyed **TOGETHER WITH** all deeds, pattahs, muniments and evidences of title which in any wise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Owner or any person or persons from whom the Owner can or may procure the same without any action or suit at law or in equity and **TO HAVE AND TO HOLD** the Said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances, litigations, charges, liens, lispense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings etc. whatsoever or howsoever.

II) THE OWNER DOTH HEREBY COVENANT WITH THE PURCHASER

as follows:



For NIRMAN

Sanjay Kanti Sin

Partner

Sanjay Kanti Sin

for sell and as Constituted attorney in

1. SR. SUNIL KUMAR SEN

2. SR. AB. SINGH SEN

3. SR. ANIL KUMAR SEN

- a) That the Owner is the sole, absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the Said Property and every part thereof absolutely free from all encumbrances, litigations, charges, liens, lispendense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, etc. whatsoever or howsoever.
- b) That the Owner has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed, matter or thing hereby or by reason whereof the Said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Owner may or can be prevented from granting, selling, conveying, assigning and assuring the Said Property or any part thereof in the manner as aforesaid.
- c) AND THAT NOTWITHSTANDING any act, deed or thing by the Owner done executed or knowingly suffered to the contrary the Owner at the time of execution of these presents is the sole, absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat, encumber or make void the same.
- d) AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Owner now has in itself good right, full and absolute power to grant, sell, convey, transfer, assure and assign the Said Property hereby granted, sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.
- e) AND THAT the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the same without any lawful eviction, interruption, claim or demand whatsoever from

Abese

For NIRMAN

Dinakar Kantilal

Partner

Dinakar Kantilal

for sell and as constituted attorney of

1. SR. SUNIL KUMAR SEN

2. SR. S. S. SHEN

3. SR. GANDIP SEN

or by the Owner or any person or persons lawfully or equitably claiming from under or in trust for the Owner.

- f) AND THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Owner well and sufficiently saved, defended and kept harmless and indemnified of from and against all and all manner of former or others estates, encumbrances, litigations, charges, liens, lispendense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, demands, mortgages, liabilities, execution prohibitions, restrictions, whatsoever suffered or made or liabilities created in respect of the Said Property by the Owner or by any person or persons lawfully and equitably claiming from under or in trust for the Owners as aforesaid or otherwise.
- g) AND THAT all rates, taxes and other impositions and/or statutory outgoings including corporation tax and revenue payable in respect of the Said Property upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Owner and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- h) AND THAT the Owner never held and does not hold any excess vacant land within the meaning of The Urban Lands (Ceiling & Regulation) Act, 1976 and the said property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the SARFAESI Act, 2002, Income Tax Act, 1961 AND THAT no notice, which is or may be subsisting has been served on the Owner for the acquisition of the Said Property or any part thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Owner has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Property or any

Abhis

For NIRMAN
Dinakar Kantli

Partner
for self and as Constituted attorney
1. SR. SUNIL KUMAR SEN
2. SR. ABHISHEK SEN
3. SR. SANDIP SEN

part thereof AND THAT no suit and/or proceeding is pending before any Court of Law affecting the Said Property or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Owner claiming any right, title, interest or estate whatsoever into or upon or over the Said Property or any part thereof from through under or in trust for the Owner shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make, do, acknowledge and execute all such further and lawful acts, deeds, matters 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.

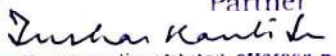
- i) AND THIS DEED FURTHER WITNESSETH that the Owner has put the Purchaser in complete, peaceful and vacant possession of the Said Property and that the Purchaser shall be entitled to hold, possess and enjoy the same as the sole, absolute and lawful owner thereof absolutely and forever.
- j) AND THIS DEED FURTHER WITNESSETH that the Owner execute these presents and affirm that they indefeasibly convey, grant, sell, transfer, assign and assure the title of the Second Schedule Property unto and in favour of the Purchaser herein.

III) AND THIS DEED FURTHER WITNESSETH and it is hereby agreed and declared that the amount of consideration which has been paid by the Purchaser to the Owner in terms of this Deed of Conveyance is a valid and lawful discharge of the obligation of the Purchaser to make payment of the amount of consideration and in no event the Owner shall be entitled to have any other claim against the Purchaser on any account, whatsoever or howsoever.

IV) AND FURTHERMORE THAT the Owner and his heirs, executors, administrators, legal representative, successors, nominees and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its partners, authorized representatives, executors, administrators, legal representatives, successors-in-office,



For NIRMAN


Partner

for self and as Constituted attorney of
1. SR. SONU KUMAR SEN
2. SR. DEB SISH SEN
3. SR. SANDIP SEN

nominees and assigns against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Owner or any breach of the rights hereunder contained.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Devolution of Title and Details of Deeds and/or Documents)

- A. One Mugneerum Bangur and Company, a registered co-partnership firm having its principal place of business at 7, Lyons Range, Calcutta, dealing in purchase and sale of lands, etc. by operation of a registered **Kobala dated 23rd December 1938** purchased from one Gurupada Haldar and Sukumari Debi of Haldarpara Lane, Kalighat, Calcutta pieces and parcels of land admeasuring more or less 4.22 acres being C.S. Plot Numbers 300 and 301, Mouza – Arakpore, J.L. No. 39, being part of 142 Prince Anwar Shah Road within the limits of Tollygunge Municipality, P.S. Tollygunge, District – 24 Parganas which was registered at and before the **Office of The District Sub-Registrar at Alipore** and was duly recorded in **Book No. I, Volume No. 119, Pages 87 to 97, Being No. 5194** for the year 1938.
- B. The said Mugneerum Bangur and Company also by operation of a **Deed of Mourashi Mokarari Patta dated 10th April 1940** took from one Sachindranath Kole, executor to the estate of Swarnamoyee Dashi, its respective share in the land being C.S. Plot Nos. 300 and 301 as zamindar, wherein the permanent Mourashi Mokarari rights in respect of the said lands and jama were confirmed in favour of the said Mugneerum Bangur and Company and the said Deed was registered at and before the **Office of the Joint Sub-Registrar at Alipore Sadar** and the same was duly recorded in **Book No. I, Volume No. 45, Pages 127 to 132, Being No. 1303** for the year 1940.
- C. The said Mugneerum Bangur and Company also by operation of a **Deed of Mourashi Mokarari Patta dated 30th July 1940** took from one Panchanan Mandal, its respective share in the land being C.S. Plot Nos. 300 and 301 as zamindar, wherein the permanent Mourashi Mokarari rights in respect of the said lands and jama were confirmed in favour of the said Mugneerum Bangur and Company and the said Deed was registered at and before the **Office of the Joint Sub-Registrar at Alipore Sadar**

Abase

For NIRMAN
Indra Kantil

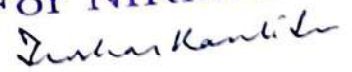
Partner
Indra Kantil
for self and as Constituted attorney of
1. SR. SUNIL KUMAR SEN
2. SR. EB SISH SEN
3. SR. SANDIP SEN

and the same was duly recorded in **Book No. I, Volume No. 34, Pages 170 to 176,** for the year 1940.

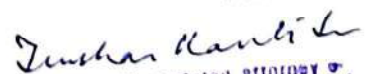
- D. The said Mugneerum Bangur and Company also by operation of a **Deed of Mourashi Mokarari Patta** dated **04th August 1940** took from one Kumud Krishna Mandal, its respective share in the land being C.S. Plot Nos. 300 and 301 as zamindar, wherein the permanent Mourashi Mokarari rights in respect of the said lands and jama were confirmed in favour of the said Mugneerum Bangur and Company and the said Deed was registered at and before the **Office of the Joint Sub-Registrar at Alipore Sadar** and the same was duly recorded in **Book No. I, Volume No. 33, Pages 132 to 138, Being No. 1851** for the year 1940.
- E. The said Mugneerum Bangur and Company also by operation of a **Deed of Mourashi Mokarari Patta** dated **23rd August 1940** took from one Sarat Chandra Mandal, its respective share in the land being C.S. Plot Nos. 300 and 301 as zamindar, wherein the permanent Mourashi Mokarari rights in respect of the said lands and jama were confirmed in favour of the said Mugneerum Bangur and Company and the said Deed was registered at and before the **Office of the Joint Sub-Registrar at Alipore Sadar** and the same was duly recorded in **Book No. I, Volume No. 35, Pages 146 to 151, Being No. 1855** for the year 1940.
- F. The said Mugneerum Bangur and Company also acquired some other C.S. Plots in Mouza – Arakpore which together with C.S. Plot Nos. 300 and 301 mentioned hereinabove in one complete block formed a part of Premises No. 142 Prince Anwar Shah Road, within the limits of Tollygunge Municipality, P.S. Tollygunge, District – 24 Parganas.
- G. Subsequently, the said Mugneerum Bangur and Company pursuant to a scheme divided the entire land, acquired by it through various deeds and documents, and numbered them as 1, 2, 3, 4 and so on providing roads with surface drains, electric lights, etc. for the purpose of selling such pieces and parcels of land.



FOR NIRMAN



Partner



for self and as Constituted attorney of,

1. SRI SONIL KUMAR SEN

2. SRI ABHIR SISHI SEN

3. SRI SANDIP SEN

- H. The said Mugneerum Bangur and Company by operation of a registered Conveyance dated 07th January 1947 sold, transferred and conveyed free from all encumbrances one such plot of land from the abovementioned scheme being Plot No. 50, admeasuring more or less 5 Cottah 12 Chittak 5 Sq. Ft. to one G. S. Emporium Limited, a company with limited liabilities having business in export and import and having its registered office at 35 Chittaranjan Avenue, Calcutta which was registered at and before the Office of the Joint Sub-Registrar at Alipore and the same was duly recorded in Book No. I, Volume No. 8, Pages 150 to 159, Being No. 130 for the year 1947.
- I. The said G. S. Emporium out of the total consideration of Rs. 10,938.30/- payable under the Deed of Conveyance dated 07th January 1947 paid Rs. 2738.30/- in cash and for the balance consideration amount of Rs. 8,200/- executed on the same day a Deed of Security creating first charge on the said property in favour of the said Mugneerum Bangur and Company which was registered at and before the Office of the Joint Sub-Registrar at Alipore and the same was duly recorded in Book No. I, Volume No. 10, Pages 22 to 26, Being No. 90 for the year 1947.
- J. The said property being ALL THAT piece and parcels of contiguous land admeasuring more or less 5 Cottah 12 Chittak 5 Sq. Ft. being Plot No. 50 lying, situated at and identified as Premises No. 142 Prince Anwar Shah Road, within the limits of Tollygunge Municipality, P.S. Tollygunge, District – 24 Parganas was at that time under the possession of the Military Department on requisition and compensation for such computation as was due from the Government of India and it was also stipulated therein that the said G.S. Emporium would be entitled to receive such compensation from the Government from the date of execution of the said Deed of Conveyance dated 07th January 1947 till the date such requisition was to be in force.
- K. It was necessary to obtain permission from the Collector for sale of any requisitioned land and the said Mugneerum Bangur and Company obtained the required permission from the Collector of 24 Parganas on 03rd December 1946.

Abise

FOR NIRMAN

Juchan Kanti

Partner

Juchan Kanti

for sell and as constituted attorney

1. SRI SUNIT KUMAR SEN

2. SRI EB SISH SEN

3. SRI SANDIP SEN

- L. The said G.S. Emporium by operation of a registered **Conveyance** dated **10th October 1947** sold, transferred and conveyed indefeasibly and absolutely the said property being ALL THAT piece and parcels of contiguous land admeasuring more or less 5 Cottah 12 Chittak 5 Sq. Ft. being Plot No. 50 lying and situated at Premises No. 142 Prince Anwar Shah Road, within the limits of Tollygunge Municipality, P.S. Tollygunge, District – 24 Parganas free from all encumbrances except the first charge mentioned hereinabove to one Arun Kumar Roy which was registered at and before the **Office of the Joint Sub-Registrar at Alipore** and the same was duly recorded in **Book No. I, Volume No. 58, Pages 246 to 255, Being No. 3199** for the year 1947 and subsequently the said property was released from requisition and the absolute possession of the same was delivered by the military authorities.
- M. The said Mugneerum Bangur and Company made an assignment of the Deed of Security executed in their favour by the said G. S. Emporium as mentioned hereinabove in favour of one Messrs. Amalgamated Development Limited, a joint stock company with limited liability having its registered office at No. 9 Netaji Subhas Road, Calcutta by operation of a **Deed of Assignment** dated **07th March 1949**.
- N. The said Messrs. Amalgamated Development Limited on full discharge of the Deed of Security creating first charge on the said property released the same in favour of the said Arun Kumar Roy by operation of a **Deed of Release** dated **09th November 1951** which was registered at and before the Office of the Joint Sub-Registrar at Alipore and the same was duly recorded in **Book No. I, Volume No. 106, Pages 292 to 295, Being No. 6958** for the year 1951.
- O. The said Arun Kumar Roy by operation of the said Deed of Release secured the said property being ALL THAT piece and parcels of contiguous land admeasuring more or less 5 Cottah 12 Chittak 5 Sq. Ft. being Plot No. 50 lying, situated at and identified as Premises No. 142 Prince Anwar Shah Road, Kolkata – 700045, within the limits of Tollygunge Municipality, P.S. Tollygunge, District – 24 Parganas free from all encumbrances.

A. Bose

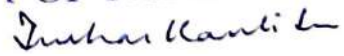
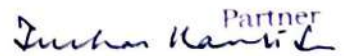
For NIRMAL
Jurhan Kanti Sen

Partner

Jurhan Kanti Sen
for self and as constituted attorney of
1. SRI SUNIT KUMAR SEN
2. SRI AB SISH SEN
3. SRI BANDEP SEN

- P. The said Arun Kumar Roy by operation of a registered **Indenture** dated **20th August 1965** sold, transferred and conveyed free from all encumbrances the said property being ALL THAT piece and parcel of contiguous land admeasuring more or less 5 Cottah 12 Chittack 5 Sq. Ft. lying and situated at erstwhile part of Premises No. 142 Prince Anwar Shah Road and now known, numbered and identified as KMC Premises No. 188/102 Prince Anwar Shah Road, within the limits of erstwhile Tollygunge Municipality and now the Kolkata Municipal Corporation, Kolkata – 700045, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South) to one Amiya Bose @ Amiya Kumar Bose which was registered at and before the **Office of the Sub-Registrar at Alipore** and the same was duly recorded in **Book No. I, Volume No. 110, Pages 209 to 222, Being No. 6918** for the year **1965**.
- Q. The said Amiya Bose @ Amiya Kumar Bose by operation of a registered **Deed of Conveyance** dated **10th January 1968** sold, transferred and conveyed free from all encumbrances the said property being ALL THAT piece and parcel of contiguous land admeasuring more or less 5 Cottahs 12 Chittaks 5 Sq. Ft. lying and situated at erstwhile part of Premises No. 142 Prince Anwar Shah Road and now known, numbered and identified as KMC Premises No. 188/102 Prince Anwar Shah Road, within the limits of erstwhile Tollygunge Municipality and now the Kolkata Municipal Corporation, Kolkata – 700045, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South) to State Bank of India Senior Supervising Staff Co-Operative Housing Society Limited which was registered at and before the **Office of The Registrar of Assurances at Calcutta** and the same was duly recorded in **Book No. I, Volume No. 28, Pages 269 to 275, Being No. 17** for the year **1968**.
- R. The said Amiya Bose @ Amiya Kumar Bose in connection with the registered Deed of Conveyance dated 10th January 1968 executed a Deed of Indemnity dated **10th January 1968** in favour of the said State Bank of India Senior Supervising Staff Co-Operative Housing Society Limited which was registered at and before the Office of



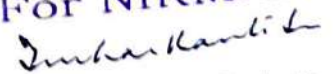
FOR NIRMAN

 Partner

 our self and as constituted attorney of
 1. SR. SUNIL KUMAR SEN
 2. SR. EB SISH SEN
 3. SR. SANDIP SEN

The Registrar of Assurances at Calcutta and the same was duly recorded in **Book No. I, Volume No. 13, Pages 351 to 356, Being No. 108** for the year 1968.

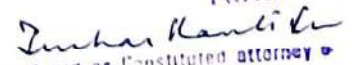
- S. The said State Bank of India Senior Supervising Staff Co-Operative Housing Society Limited by operation of a registered **Indenture** dated **23rd May 1986** sold, transferred and conveyed free from all encumbrances the Said Property being **ALL THAT** piece and parcel of contiguous land admeasuring more or less 5 Cottah 12 Chittak 5 Sq. Ft. lying and situated at erstwhile part of Premises No. 142 Prince Anwar Shah Road and now known, numbered and identified as KMC Premises No. 188/102 Prince Anwar Shah Road, within the limits of erstwhile Tollygunge Municipality and now the Kolkata Municipal Corporation, Kolkata – 700045, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South) to one Snehakana Bose which was registered at and before the Office of The Registrar of Assurances at Calcutta and the same was duly recorded in **Book No. I, Volume No. 163, Pages 463 to 475, Being No. 7388** for the year 1986.
- T. The said Snehakana Bose by operation of the said registered Indenture dated 23rd May 1986 became the sole and absolute owner of the said property being **ALL THAT** piece and parcel of contiguous land admeasuring more or less 5 Cottah 12 Chittak 5 Sq. Ft. together with a two storied residential structure standing thereon admeasuring more or less 1350 Sq. Ft. built-up area on the ground floor and more or less 1350 Sq. Ft. built-up area on the first floor having cemented flooring along with one car parking space admeasuring more or less 135 Sq. Ft. built-up area on the ground floor having cemented flooring, constructed in accordance with the **Building Sanction No. 120(T) dated 03.07.1980** duly sanctioned by The Corporation of Calcutta, lying and situated at and identified as KMC Premises No. 188/102 Prince Anwar Shah Road, Kolkata – 700045, within the limits of erstwhile Tollygunge Municipality and now the Kolkata Municipal Corporation, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South) and mutated her name in the records of The Kolkata Municipal Corporation and obtained Mutation Certificate in her name and started paying tax vide Assessee No. 210930903607.



FOR NIRMAN



Partner



for sell and as Constituted attorney

1. SRI SUNDAR SEN
2. SRI SIB SISH SEN
3. SRI SANDIP SEN

U. The said Snehakana Bose died intestate on 22.04.2021, as is evident from the **Death Certificate being No. 160643** issued by **The Government of West Bengal**, leaving behind her only son Mr. Amit Bose as her only legal heir and successor, as her husband **Amiya Bose @ Amiya Kumar Bose** pre-deceased her and died intestate on 28.05.1984 as is evident from the **Death Certificate being No. 18911** issued by **The Corporation of Calcutta**, who inherited the said property being **ALL THAT** piece and parcel of contiguous land admeasuring more or less 5 Cottah 12 Chittak 5 Sq. Ft. together with a two storied residential structure standing thereon admeasuring more or less 1350 Sq. Ft. built-up area on the ground floor and more or less 1350 Sq. Ft. built-up area on the first floor having cemented flooring along with one car parking space admeasuring more or less 135 Sq. Ft. built-up area on the ground floor having cemented flooring lying, situated at and identified as **KMC Premises No. 188/102 Prince Anwar Shah Road, Kolkata – 700045**, within the limits of erstwhile Tollygunge Municipality and now the Kolkata Municipal Corporation, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South) as per the provisions of The Hindu Succession Act, 1956. The said inheritance is duly evident from the **Affidavit being No. 675** dated 06.06.2022 duly affirmed by the **Learned Metropolitan Magistrate, Calcutta, In Charge of the Affidavit Section** wherein the said Mr. Amit Bose has sworn to the same.

V. By operation of the said inheritance, the said Amit Bose became the sole and absolute owner of the Said Property being **ALL THAT** piece and parcel of **contiguous land** admeasuring more or less 5 Cottah 12 Chittak 5 Sq. Ft. together with a **two storied residential structure** standing thereon admeasuring more or less 1350 Sq. Ft. built-up area on the ground floor and more or less 1350 Sq. Ft. built-up area on the first floor having cemented flooring along with one car parking space admeasuring more or less 135 Sq. Ft. built-up area on the ground floor having cemented flooring lying, situated at and identified as **KMC Premises No. 188/102 Prince Anwar Shah Road, Kolkata – 700045**, P.S. erstwhile Tollygunge and now Jadavpur, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930903607, within the



For NIRMAL
Ankur Kantilal

Partner
Ankur Kantilal
for self and as constituted attorney •
1. SRI SUNITA KUMAR SEN
2. SRI ABHIR SISHI SEN
3. SRI SANDIP SEN

limits of Ward No. 093 of The Kolkata Municipal Corporation and mutated his name in the records of The Kolkata Municipal Corporation and obtained Mutation Certificate being No. TTD0066860 dated 03.08.2022 in his name.

**THE SCHEDULE ABOVE REFERRED TO
(The Said Property)**

ALL THAT piece and parcel of **contiguous land** admeasuring more or less 5 **Cottah 12 Chittak 5 Sq. Ft.** together with an approx. thirty year old two storied residential structure standing thereon admeasuring more or less **1350 Sq. Ft. built-up area** on the **ground floor** and more or less **1350 Sq. Ft. built-up area** on the **first floor** both having **cemented flooring** without any lift provision along with **one car parking space** admeasuring more or less **135 Sq. Ft. built-up area** on the **ground floor** having **cemented flooring** lying and situated at part of erstwhile Premises No. 142 Prince Anwar Shah Road and now known, numbered and identified as **KMC Premises No. 188/102 Prince Anwar Shah Road, Kolkata – 700045, P.S. erstwhile Tollygunge** and now **Jadavpur, District – erstwhile 24 Parganas** and now **24 Parganas (South), Assessee No. 210930903607**, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation**, which is butted and bounded as follows :-

On the North : Partly Premises No. 173 Jodhpur Garden and Premises No. 172 Jodhpur Garden.
On the South : 20' Ft. 2" Inch wide KMC Road.
On the East : Premises No. 25/1 Jodhpur Garden.
On the West : Partly Premises No. 180 Jodhpur Garden and Premises No. 179 Jodhpur Garden.



For NIRMAN
Jitendra Kanti Sen
Partner
Jitendra Kanti Sen
for sell and as Constituted attorney
DR. SONU KUMAR SEN
2. SRI SISH SEN
3. SRI SANDIP SEN

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

Signed in the presence of:

Witnesses:

1. Ranajit Ghosh
13+2 Glen Tower.
Hiland Park
1920 Chakuria
Kt - 700094.

2. Ashok Kumar Dasgupta
22, R. N. Mukherjee Road
5th Floor
Kolkata - 700001

Amit Bose (AMIT BOSE)

SIGNATURE OF THE OWNER

For NIRMAN

Jitendra Kantilal

Partner

Jitendra Kantilal

for sell and as Constituted attorney of

1. SRI SONIL KUMAR SEN

2. SRI SIBU SISHU SEN

3. SRI SANDIP SEN

SIGNATURE OF THE PURCHASER

Drafted by me:-

Sayam Chatterjee
Advocate

High Court, Calcutta

Kolkata - 700001

F/1839/1921/2013

MEMO OF CONSIDERATION


Received from the within named Purchaser the within mentioned sum of Rs. 3,00,00,000/- (Rupees Three Crores only) being the part of total consideration amount as per memo below :-

Date	Cheque/Draft No.	Bank	Amount
12.06.2022	RTGS	State Bank of India BRB Bose Road Branch	Rs. 5,00,000/-
08.08.2022	RTGS	ICICI Bank R.N. Mukherjee Road Branch	Rs. 20,00,000/-
10.08.2022	630634	ICICI Bank R.N. Mukherjee Road Branch	Rs. 2,71,89,991/-
	TDS		Rs. 3,10,009/-
			Rs. 3,00,00,000/-

(Rupees Three Crores only)

WITNESSES :

1. 


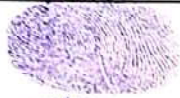









 (AMIT BOSE)







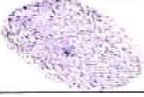
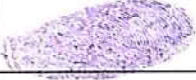



SIGNATURE OF THE OWNER

2. 

FINGERPRINT and PHOTOFORM

SELLER/PURCHASER/DONOR/DONEE

	Fingerprints of Left Hand		Fingerprints of Right Hand
		(1) Thumb	
		(2) Index Finger	
		(3) Middle Finger	
<p><u>TUSHAR KANTI SEN</u></p> <p><i>Tushar Kanti Sen</i></p> <p>Name & Signature</p>		(4) Ring Finger	
		(5) Little Finger	

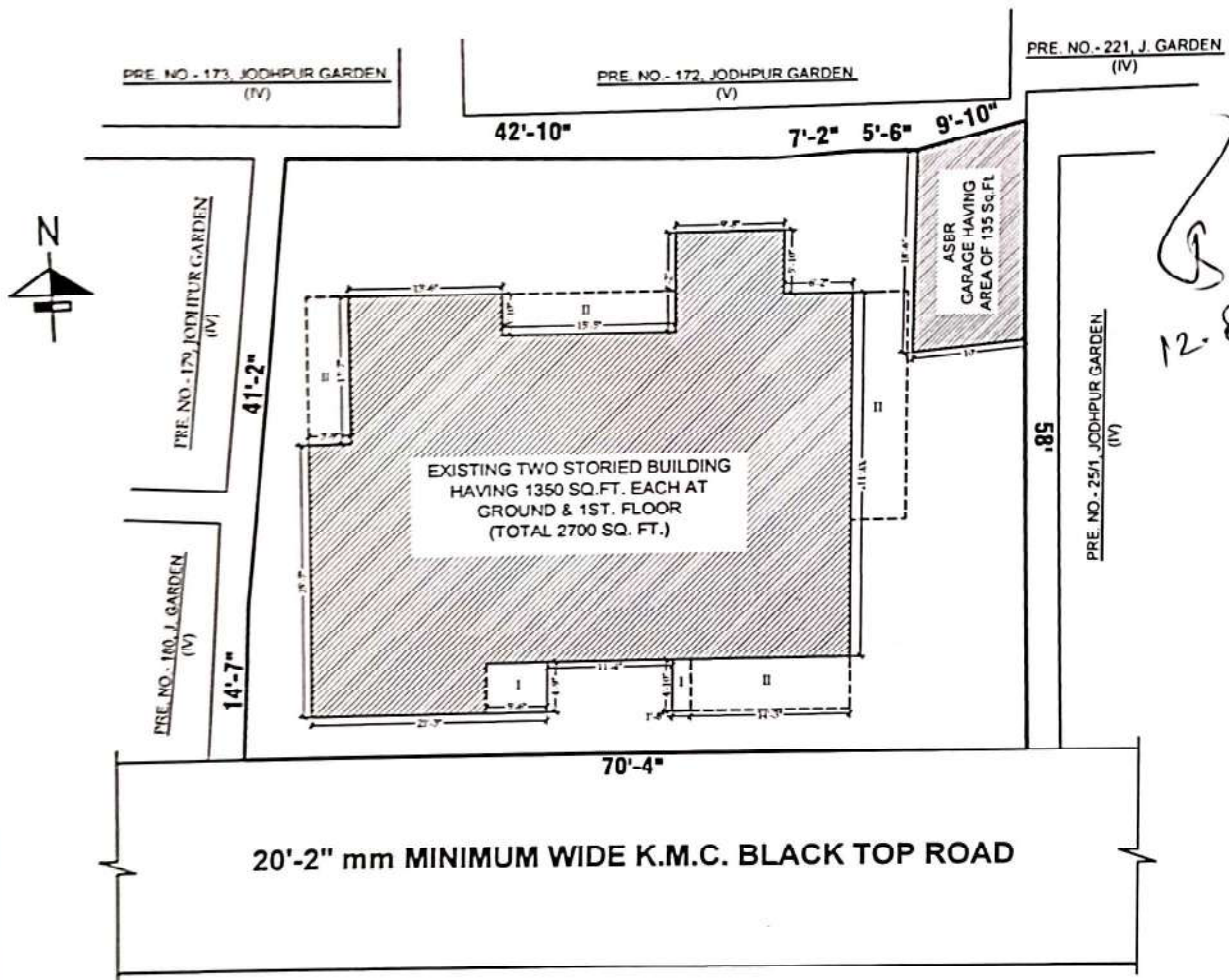
	Fingerprints of Left Hand		Fingerprints of Right Hand
		(1) Thumb	
		(2) Index Finger	
		(3) Middle Finger	
<p><u>AMIT BOSE</u></p> <p><i>A Bose</i></p> <p>Name & Signature</p>		(4) Ring Finger	
		(5) Little Finger	

SITE PLAN OF PREMISES No. 188/102, PRINCE ANWAR SHAH ROAD, WARD - 93 UNDER KOLKATA MUNICIPAL CORPORATION, BOROUGH - X, P.S. - JADAVPUR, KOLKATA - 700 045

AREA OF THE LAND : 05 K. - 12 Ch. - 05 Sq.ft. MORE OR LESS i.e. 385.080 Sq.m. MORE OR LESS
 PROPERTY LINE SHOWN IN RED BORDER

EXISTING BUILT UP AREAS:

GROUND FLOOR: 1350 SQ. FT. & FIRST FLOOR : 1350 SQ. FT., TOTAL = 2700 SQ. FT. MORE OR LESS
 GARAGE: 135 SQ. FT. MORE OR LESS



12-8-2024

(Signature)
 (AMIT BOSE)
 SIGNATURE OF THE VENDOR

For NIRMAN
(Signature)
 Partner
(Signature)
 for self and as Constituted attorney of
 1. SR. ANIL KUMAR SEN
 2. SR. SIBU SISH SEN
 3. SR. GANGIP SEN
 SIGNATURE OF THE PURCHASER





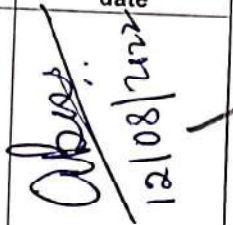





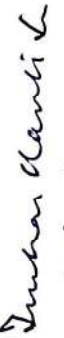
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

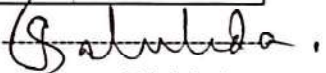
OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16052002309523/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr AMIT BOSE G NO 108, City:- Not Specified, P.O:- MAPGAON, P.S:- ALI BAG, District:- Raigarh, Maharashtra, India, PIN:- 402201	Seller			 12/08/2022
2	Mr TUSHAR KANTI SEN 58A, Diamond Harbour Road, City:- Not Specified, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	Representative of Buyer [NIRMAN]			 12/08/2022
3	Mr TUSHAR KANTI SEN 58A, DIAMOND HARBOUR ROAD, City:- Kolkata, P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	Attorney of Buyer [Mr SUNIL KUMAR SEN] ,[Mr DEBASIS SEN] ,[Mr SANDIP SEN]			 12/08/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANJAY DAS Son of Late NARAYAN DAS 51/S POTTERY ROAD, City:- Kolkata, P.O:- TANGRA, P.S:- Entaly, District:- Kolkata, West Bengal, India, PIN:- 700015	Mr AMIT BOSE, Mr TUSHAR KANTI SEN, Mr TUSHAR KANTI SEN			 12/08/2022


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192022230095392671 Payment Mode: Online Payment
GRN Date: 10/08/2022 14:29:45 Bank/Gateway: State Bank of India
BRN : CKU4445394 BRN Date: 10/08/2022 14:32:23
Payment Status: Successful Payment Ref. No: 2002309523/8/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: NIRMAN
Address: 10, B R B B ROAD, 1ST FLOOR,
Mobile: 9830070386
EMAIL: amitsingh031980@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2002309523
Applicant's Name: Mr Sayak Chakraborti
Identification No: 2002309523/8/2022
Remarks: Sale, Sale Document Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002309523/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	1549964
2	2002309523/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	310023
			Total	1859987

IN WORDS: EIGHTEEN LAKH FIFTY NINE THOUSAND NINE HUNDRED EIGHTY SEVEN ONLY.

Major Information of the Deed

Deed No :	I-1605-01806/2022	Date of Registration	17/08/2022
Query No / Year	1605-2002309523/2022	Office where deed is registered	
Query Date	28/07/2022 7:16:09 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sayak Chakraborti 42a Central Road, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700032, Mobile No. : 9874763583, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,00,00,000/-	Rs. 3,10,00,878/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,50,064/- (Article:23)	Rs. 3,10,023/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 188/102, , Ward No: 093 JI No: 18, Pin Code : 700045

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	5 Katha 12 Chatak 5 Sq Ft	2,40,00,000/-	2,50,00,878/-	Width of Approach Road: 21 Ft.,
Grand Total :				9.499Dec	240,00,000 /-	250,00,878 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S2	On Land L1	135 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Covered Garage
Gr. Floor, Area of floor : 135 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	2700 Sq Ft.	55,00,000/-	55,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		0 sq ft	60,00,000 /-	60,00,000 /-	

seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr AMIT BOSE Son of Late AMIYA KUMAR BOSE G NO 108, City:- Not Specified, P.O:- MAPGAON, P.S:-ALI BAG, District:- Raigarh, Maharashtra, India, PIN:- 402201 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx1L, Aadhaar No: 92xxxxxxxx3566, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>NIRMAN 22, Rajendra Nath Mukherjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>
2	<p>Mr SUNIL KUMAR SEN, (Alias: Mr SUNIL KUMAR SEN PARTNER OF NIRMAN) Son of Late NANI GOPAL SEN 58A, DIAMOND HARBOUR ROAD, City:- Kolkata, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0F, Aadhaar No: 38xxxxxxxx0259, Status :Individual, Executed by: Attorney</p>
3	<p>Mr DEBASIS SEN, (Alias: Mr DEBASIS SEN PARTNER OF NIRMAN) Son of SAMARENDRA NARAYAN SEN 58A, D H ROAD, City:- Kolkata, P.O:- JOKA, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx2A, Aadhaar No: 51xxxxxxxx1549, Status :Individual, Executed by: Attorney</p>
4	<p>Mr SANDIP SEN, (Alias: Mr SANDIP SEN PARTNER OF NIRMAN) Son of SAMARENDRA NARAYAN SEN 58A, D H ROAD, City:- Kolkata, P.O:- JOKA, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx9A, Aadhaar No: 31xxxxxxxx0095, Status :Individual, Executed by: Attorney</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr TUSHAR KANTI SEN (Presentant) Son of Late NANI GOPAL SEN 58A, DIAMOND HARBOUR ROAD, City:- Kolkata, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8M, Aadhaar No: 88xxxxxxxx0495 Status : Attorney, Attorney of : Mr SUNIL KUMAR SEN, Mr DEBASIS SEN, Mr SANDIP SEN</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr TUSHAR KANTI SEN Son of Late NANI GOPAL SEN 58A, Diamond Harbour Road, City:- Not Specified, P.O:- JOKA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8M, Aadhaar No: 88xxxxxxxx0495 Status : Representative, Representative of : NIRMAN (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY DAS Son of Late NARAYAN DAS 51/S POTTERY ROAD, City:- Kolkata, P.O - TANGRA, P.S:-Entaly, District:- Kolkata, West Bengal, India, PIN:- 700015			

Identifier Of Mr AMIT BOSE, Mr TUSHAR KANTI SEN, Mr TUSHAR KANTI SEN

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AMIT BOSE	NIRMAN-9.49896 Dec

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr AMIT BOSE	NIRMAN-135.00000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr AMIT BOSE	NIRMAN-2700.00000000 Sq Ft

Endorsement For Deed Number : I - 160501806 / 2022

On 10-08-2022

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 3,10,00,878/-



Tabis Ansari
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 12-08-2022

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

Presented for registration at 16:25 hrs on 12-08-2022, at the Private residence by Mr TUSHAR KANTI SEN ..

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

Execution is admitted on 12/08/2022 by Mr AMIT BOSE, Son of Late AMIYA KUMAR BOSE, G NO 108, P.O: MAPGAON, Thana: ALI BAG, , Raigarh, MAHARASHTRA, India, PIN - 402201, by caste Hindu, by Profession Service
Indetified by Mr SANJAY DAS, . . Son of Late NARAYAN DAS, 51/S POTTERY ROAD, P.O: TANGRA, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Business

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

Execution is admitted on 12-08-2022 by Mr TUSHAR KANTI SEN, PARTNER, NIRMAN (Partnership Firm), 22, Rajendra Nath Mukherjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SANJAY DAS, . . Son of Late NARAYAN DAS, 51/S POTTERY ROAD, P.O: TANGRA, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr TUSHAR KANTI SEN, . Son of Late NANI GOPAL SEN, 58A, DIAMOND HARBOUR ROAD, P.O: JOKA, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business as the constituted attorney of 1. Mr SUNIL KUMAR SEN , Mr SUNIL KUMAR SEN PARTNER OF NIRMAN 58A, DIAMOND HARBOUR ROAD, P.O: JOKA, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, 2. Mr DEBASIS SEN , Mr DEBASIS SEN PARTNER OF NIRMAN 58A, D H ROAD, P.O: JOKA, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104, 3. Mr SANDIP SEN , Mr SANDIP SEN PARTNER OF NIRMAN 58A, D H ROAD, P.O: JOKA, Thana: Thakurpukur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700104 is admitted by him

Indetified by Mr SANJAY DAS, . . Son of Late NARAYAN DAS, 51/S POTTERY ROAD, P.O: TANGRA, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Business



Tabis Ansari
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 17-08-2022

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

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

Payment of Fees

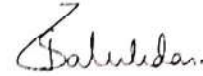
Certified that required Registration Fees payable for this document is Rs 3,10,023/- (A(1) = Rs 3,10,009/- ,E = Rs 14/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,10,023/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2022 2:32PM with Govt. Ref. No: 192022230095392671 on 10-08-2022, Amount Rs: 3,10,023/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKU4445394 on 10-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,50,064/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 15,49,964/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 269, Amount: Rs.100/-, Date of Purchase: 04/08/2022, Vendor name: Jayanta Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/08/2022 2:32PM with Govt. Ref. No: 192022230095392671 on 10-08-2022, Amount Rs: 15,49,964/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKU4445394 on 10-08-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 64021 to 64056

being No 160501806 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR

Date: 2022.08.23 13:45:37 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/08/23 01:45:37 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)