

04366/2022

I-04293/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 707864

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

Additional Registrar
of Assurances & Kolkata

17 MAY 2022



THIS DEED OF CONVEYANCE is made on this the 17th day of May, Two Thousand and Twenty and Two.

BETWEEN

Visit Case No. 1088 of 2022

J (1) - 250/-

J (2) - 450/-

Total - 700/-

Realised On 14/05/2022

Handwritten notes on the left side of the page:

- 11-5-22
- 9-12-19/11/22
- me B 80008000

5462

03 MAR 2022

No. Rs. **100/-** Date

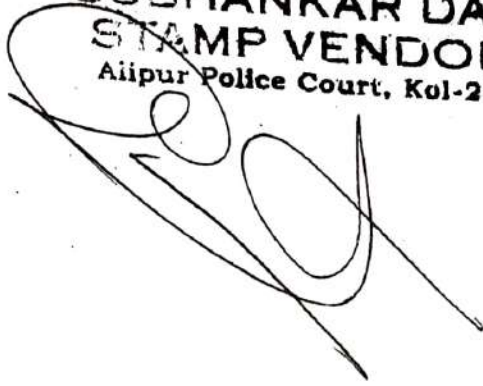
Name: **ALISH ROY**

Address:

Vendor: Advocate
F-68/81 of 2008

Allpur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Allpur Police Court, Kol-27

Advocate
High Court
Calcutta



- Ranbir Kumar Sah

- Ranbir Kumar Sah

- J. S. Chatterjee

- Subodhpal Kumar



AL REGISTRAR
OF ASSURANCES
11 MAY 2022

Identified by
Rajesh Dhaui
S/O Madan Dhaui
Mathurapur, P.O, P.S
South, 29 P.O, P-743384

SMT. INDERPAL KAUR, wife of Sri Amarjit Singh Thethi, by occupation Business, by faith Hindu, by nationality Indian, presently residing at Flat no. I-12 E, Aasha Apartment, 93, Deshapran Sasmal Road, Charu Market, P.O. Tollygunge, Kolkata-700033, having PAN no. AGVPK9449A and Aadhaar No. 8855 6568 3020, hereinafter called and referred to as "**VENDOR**", (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, legal representatives, executors, administrators and assigns etc.), of the **FIRST PART**.

AND

SRI DEVELOPERS (having PAN no. AERFS7544A), a partnership firm incorporated within the meaning of Partnership Act, 1932, having 2 (Two) partners namely (1) Mr. Ranbir Kumar Sah and (2) Mr. Inder Kumar Sadhwani, having its place of Business at 241, Roy Bahadur Road, P. O. New Alipore, P. S. Behala, Kolkata - 700 053, District - 24 Parganas (South), West Bengal, represented by its both partners namely

1. MR. RANBIR KUMAR SAH (PAN: BXAPS0716B), son of Ganga Prasad Sah, by occupation Business, by faith Hindu, by nationality Indian, presently residing at 27/61/1 S.N. Roy Road, P.O. Sahapur, P.S. - Behala, Kolkata - 700038 and **2. MR. INDER KUMAR SADHWANI (PAN: AIOPS9982K)**, son of Late Sirumal Sadhwani, by occupation- business, by faith Hindu, by nationality Indian, presently residing at 3, Hari Das Dawn Road, P. O. New Alipore, P. S. Behala, Kolkata - 700 053, District - 24 Parganas (South), hereinafter called and referred to as the "**PURCHASER**", (which expression shall unless excluded by or repugnant to the context shall deemed to mean and include the said partnership firm, its partners for the time being of the said firm, their survivors, and assigns and the heirs, executors, administrators of the last surviving partner) of the **SECOND PART**.

WHEREAS one Kailash Prasad Chowdhury, son of Late Radha Kanta Chowdhury was the C.S. recorded owner of free hold undivided land admeasuring about 05 Cottahs comprised in C.S. Dag No. 349 & 350 under C.S. Khatian No.232, situated at Mouza - Punjasahapur, J.L No.9, lying and comprised under Holding No. 19 under South Suburban Municipality, under P.S. Behala, within the local limits of South Suburban Municipality, within the jurisdiction of District Sub-registration Office Alipore, in the district of South 24 Parganas, West Bengal and was well enjoying the same and well entitled to transfer the same to any one in anyway.

AND WHEREAS said Kailash Prasad Chowdhury sold and/or transferred the land admeasuring about 05 Cottahs comprised in C.S. Dag No. 349 & 350 under C.S. Khatian No.232, situated at Mouza - Punjasahapur, J.L No.9, lying, situated and comprised under Holding No. 19 under P.S. Behala, within the local limits of South Suburban Municipality, within the jurisdiction of District Sub-registration Office Alipore, in the district of South 24 Parganas, West Bengal, by virtue of a registered Sale Deed dated 06th April, 1971, Being No. 01438, copied in Book no. 1, Volume no. 40, Pages from 200 to 203, for the year 1971 and registered in the office of the S.R. Alipore to one Smt. Rajani Tandon, wife of Satpal Tandon and accordingly she became the owner of the above Said land by way of this purchase and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS the said Smt. Rajani Tandon being the owner of ALL THAT the piece or parcel of land admeasuring about 05 Cottahs comprised in C.S. Dag no.349 and 350, under C.S. Khatian no.232 at Mouza Punja Sahapur, J.L. no. 09 (New J.L.no.109), situate and lying at premises no. 24, Roy Bahadur Road, (old Holding No.19 under South

Suburban Municipality) under P.S. Behala, Kolkata- 700053, within the jurisdiction of District Sub-registration Office Behala, with in the local limits of Ward no. 117 of Kolkata Municipal Corporation under Assessee No. 411171101406, in the district of South 24 Parganas, West Bengal, (hereinafter referred to as "**Said Land**") together with temporary structures admeasuring about 1000 sq. ft., more or less, duly constructed on the Said Land (hereinafter referred to as "**Said Property**") sold and/or transferred the Said Property by virtue of a registered Sale Deed dated 24th September, 1987, Being No.10104, copied in Book no. 1, Volume no. 259, Pages from 57 to 70, for the year 1987 and registered in the office of the Registrar of Assurance, Kolkata to one M/s. Trilok Light Engineering Private Limited, and after completion of the said purchase they came to know about some discrepancies made in the schedule of Principal Deed being No.10104 for the year 1987 and thereafter Smt. Rajani Tandon and M/s. Trilok Light Engineering Private Limited both jointly rectified those discrepancies by executing and registering a Deed of Declaration dated 26th February 1988, Being No.2279, for the year 1988 and registered in the office of the District Register, Alipore, Kolkata in consequence of which M/s Trilok Light Engineering Private Limited became the owner of the Said Property by virtue of the Principal Sale Deed and by virtue of this Deed of Declaration and was well enjoying the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS after becoming the owner of the Said Property M/s. Trilok Light Engineering Private Limited had taken one Term loan amounting to Rs.17,60,000/- (Rupees Seventeen Lacs Sixty Thousand only) and one SIDF loan amounting to Rs.40,000/- (Rupees Forty Thousand only) on 21st February 1989 from West Bengal Financial Corporation, a body corporate established under the State Financial Corporation Act, 1951, for the better running of its business by

depositing the Title Deed of the Said Property to create a Mortgage and thereafter M/s. Trilok Light Engineering Private Limited failed to comply with the terms and conditions incorporated in the said security documents and further defaulted in making payment of Principals, interests, other costs, charges and expenses incorporated in the Security Documents. After giving so many opportunities to liquidate the loan Trilok Light Engineering Private Limited failed to pay to loan and with the light of the above reasons West Bengal Financial Corporation served Notice to M/s. Trilok Light Engineering Private Limited on 05.10.1993 for giving a last opportunity to liquidate the said Loans and on 10.02.1997 West Bengal Financial Corporation took over the physical possession of the Said Property.

AND WHEREAS said West Bengal Financial Corporation after taking over the physical possession of the Said Property had published Public Notices on various News Papers on several dates for inviting offers from the intending purchasers to purchase the Said Property in consideration of reasonable price and in response of one of those Public Notices Smt. Inderpal Kaur, wife of Amarjit Singh Thethi, the Vendor herein, made an offer to West Bengal Financial Corporation and express her willingness to purchase the Said Property through a Letter dated 19.08.1999, and the said West Bengal Financial Corporation accepted her offer and was agreed to sell the Said Property to her and accordingly she paid the total Consideration amount to West Bengal Financial Corporation and took over the Possession on 08.10.1999 and subsequently West Bengal Financial Corporation sold and/or transferred the Said Property by virtue of a registered Sale Deed dated 13th December, 2004, Being No. 05362, copied in Book no. 1, Volume no. 1, Pages 1 to 19, for the year 2005 and registered in the office of the ARA-I Calcutta to the Vendor herein, Smt. Inderpal Kaur, wife of Amarjit Singh Thethi, and accordingly she became the owner of the

Said Property by way of this purchase and accordingly she mutated her name under Assesses No. 411171101406 in the record of Kolkata Municipal Corporation and well enjoying the same and well entitled to transfer the same to anyone in anyway.

AND WHEREAS the Vendor herein, is intending to sell and/or transfer the Said Property and shown her willingness to Sell the Said Property to the Purchaser herein.

AND WHEREAS on or before the execution of these presents the Vendor herein have assured, declared and represented to the Purchaser as follows (hereinafter referred to as The Representation):

- a) That the entire Said Property is free from all encumbrances, liens, lispendences, charges, attachments, trusts, mortgages, acquisitions and requisitions, debottor whatsoever or howsoever.
- b) That all rates, charges, taxes, cesses and all other outgoings levied, charged, or imposed by any public body or authority including concerned Municipal Corporation in respect of the Said Property, has been duly paid till date and no amount thereof remaining outstanding and in case it is outstanding, the same shall be paid by the Vendor forthwith on demand without any demur.
- c) That the Vendor has already paid all the property tax, municipal corporation tax, land revenue, with regards to the Said Property that were due upto the date of execution of this deed and further confirms that the Vendor has already paid all the utility chargers, like water, electricity etc. upto the date of execution of this deed and there is no amount is due in this regards and if any amount

is found to be due, will be paid by the Vendor forthwith on demand without any demur.

- d) That the Vendor has not entered into any Agreement for Sale or transfer in respect of the Said Property, with any other person/party, save and except the Purchaser herein.
- e) That the Said Property or any part or portion thereof is not subject to any notice of acquisition or requisition neither the Vendor have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification rules and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax Act, or any other laws, for the time being in force.
- f) That the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to delineated with the consent of the part owner of the land under the respective Dag Nos. and authenticated by joint signature of the Vendor and such part owner on the map and filed with the office of the Block Land and Land Revenue Office./ R.I.
- g) The Vendor is legally competent to sell and transfer the entire Said Property intended herein to be sold.
- h) That the Vendor have full right and absolute authority to deal with and /or sell and transfer and/or dispose of the Said Property or any part or portion thereof in a manner as they may deem fit and proper. The Vendor has agreed for sale of the Said Property,

morefully and particularly described in the Schedule hereunder written, to the Purchaser herein.

- i) That the Vendor do not hold and/or possess the Said Property as being beyond the ceiling limit in terms of the provisions as laid down in the West Bengal Land Reforms Act, 1956 and/or West Bengal Urban Land (Ceiling and Regulation) Act, 1976 as amended up to date.
- j) That the Vendor is and her respective predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the Said Property without any right or any claim whatsoever of any third party.
- k) That the Vendor nor any of her respective predecessors-in-title nor any body claiming from or under them not any of them have or has granted any right of way or easements or license or created any other rights to or in favour of any person or persons company or corporation or in respect of the entire Said Property or any part or portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the Said Property or part or portion thereof for passing and re-passing between any points within the entire Said Property or for water line, drainage line, or for any other purpose whatsoever.
- l) That the Vendor have indisputably purchased and/or inherited the said entire Said Property from their/its predecessors-in-title of the said entire land by paying them their/its due consideration and duly registered the several aforesaid Deeds of Conveyances

and/or other documents by paying the appropriate stamp duty and the Vendor further confirm that in case any further amount is determined to be payable by Demand or otherwise by the concerned office/authority in respect of the Said Property, the same shall be paid by the Vendor and shall keep the Purchaser indemnified against all actions, acts, proceedings, costs, charges and expenses.

- m) That no person, male or female being member of the families of the original owners or the predecessors-in-title has any right to receive maintenance or a provision for advancement or marriage from the profit of the entire Said Property and no charges as defined in the Hindu Adoption and Maintenance Act, 1956 has been created whether by a Deed of Court of law or by Agreement or otherwise.
- n) That the Vendor have agreed generally to indemnify and keep indemnified the said Purchaser against any loss, damage, (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of anything and everything stated herein and as regards any hidden defect in title of the Vendor of any nature whatsoever and properties of the Vendor shall be liable and responsible for discharge of the indemnity.
- o) That the entire Said Property nor any part thereof are subject to any litigation or any other proceedings in any court under any law for the time being in force. There is no decree, attachment or any other order of any Court or authority operating against the Vendor of the Said Property or part thereof which has the effect of prevailing or restraining the Vendor in dealing with and/or

disposing of the Said Property which can prejudicially affect the title to the same.

- p) That the Vendor is in possession, power or control of the documents of the setforth in the Schedule hereunder written and further confirm that no document of title has been delivered, deposited or handed over by the Vendor or any predecessors-in-title to any person whomsoever with a view to creating security and or charge thereon.
- q) That all the Chain deeds (other than the Title deed being No.05362 for the year 2005-ARA) of the Said Property has been lost by the Vendor and a General Dairy has already been lodged before Charu Market Sarani Police Station on 08.04.2022 and has made a paper publication on 28th April, 2022 in the Aajkaal (Bengal News Paper) with regard to the lost chain deeds of the Said Property and inspite of such publication till date Vendor is not able to retrieve the Chain Deeds of the Said Property.
- r) That the Vendor has agreed to keep the Purchaser indemnified at all times against any loss, cost and/or expenses that may be suffered or sustained by the Purchaser due to any misrepresentations and/or defect in title of the Vendor with regard to the Said Property.
- s) It is expressly agreed by and between the Parties that the Vendor has represented to the Purchaser that the original title documents (chain Deeds) of the Said Property has been lost and has not been handed over to create any third party interest and / or mortgage in favor of the financial institution and Vendor has agreed to and hereby keep the Purchaser indemnified at all times

against any loss, cost and / or expenses that may be suffered or sustained by the Purchaser due to any misrepresentations and / or defect in title of the Vendor with regard to the Said Property.

ANDWHEREAS the Purchaser, based on the above representation by the Vendor and being interested to purchase, the Purchaser have agreed to purchase from the Vendor and the Vendor has agreed to sell to the Purchaser, **Said Property**, which is morefully and particularly mentioned and described in the "**SCHEDULE**" hereunder written out of a total consideration amount of Rs.80,00,000/- (Rupees Eighty Lakhs only), free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance to the verbal Agreement and settlement and mutual understanding made between the Vendor and the Purchaser herein and in consideration of the said sum of Rs.80,00,000/- (Rupees Eighty Lakhs only) truly paid by the Purchaser herein as per the Memo of Consideration below and in terms of the said verbal Agreement made between the Vendor and the Purchaser herein, the said entire consideration money hereof having been received and appropriated by the Vendor herein the receipt whereof the Vendor do hereby admits and acknowledge, as per memo hereunder written and the Vendor do hereby grant, transfer, assign and assure unto the said Purchaser free from all encumbrances all that the Said Property, morefully and particularly described and mentioned in the schedule written hereunder and described in the "**SCHEDULE**" hereunder written and all ways, passages, drain, water, water-courses, utility connections together with the benefits of all other rights, liberties, easements, appurtenances, appendages and all estate, right, title, interest and claim in the Said Property whatsoever the Vendor has or had in the Said Property free from all encumbrances, attachments, charges, lines, lispence, suits and proceedings, attachments,

claimants, requisitions, acquisitions, vesting and alignments, in any manner whatsoever TO HAVE AND TO HOLD the Said Property hereby conveyed to the Purchaser absolutely and forever and that the Vendor do hereby grant, transfer convey, release and assign unto the Purchaser the Said Property morefully described in the schedule written hereunder with all easements, appurtenances, rights, liberties and also all other rights and facilities attached to the said property hereby granted, sold, transferred, conveyed, released, assigned confirmed absolutely expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances and the Purchaser may and shall at all times hereafter peaceably and quietly possess each and every part thereof without any lawful interruption from any quarter and the Vendor do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter or thing by the Vendor or any of his predecessors or ancestors - in - title made, done or executed or knowingly suffered to the contrary, the Vendor have now good rights, full power and absolute authority to grant, transfer, convey, release, confirm and assign the Said Property, and all rights liberties, privileges, thereof hereby granted, sold, transferred, conveyed, released, assigned and confirmed expressed or intended so to be unto and to the use of the Purchaser absolutely and forever in the manner aforesaid and the Vendor and all persons having all lawfully and/or equitably claiming any estate or inheritance in the said piece or parcel of the land together with all rights, liberties, privileges and all other easements and appurtenances hereby granted, transferred, sold, assigned, conveyed and released in favour of the Purchaser herein more fully described in the Schedule written hereunder. AND THAT the Purchaser agree and covenant with the Vendor that the Purchaser for itself or its legal representatives, administrative, Executors and assigns shall and may at all times hereafter peaceably and quietly possess and

enjoy the Said Property, meassuage, hereditaments and premises and receive rents, issues and profits thereof without any lawful eviction, interruption, claims or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for him or from or under any of his predecessors in title AND THAT the Vendor and all persons having lawfully or equitably claiming any estate or interest in the Said Property hereditaments and premises or any of them or any part thereof from under any of his predecessor in title shall and will from time hereafter at all request and cost of the Purchaser, his representatives and assigns do and execute or cause to be done and executed all such acts, deed and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property meassuages, hereditaments and premises and every part thereof unto and to the use of the Purchaser his heirs representatives and assigns in the manner aforesaid as shall or reasonably be required AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and indemnified against all encumbrances, liens, bargadars, vesting, attachments, lispendences, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Property or any part thereof AND ALSO THAT the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Property and/or other rights and benefits, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.

SCHEDULE AS REFERRED TO HEREINABOVE

(Said Property)

ALL THAT the piece or parcel of ^{Bashu} land admeasuring about 05 Cottahs comprised in C.S. Dag no. 349 and 350, under C.S. Khatian no. 232 at Mouza Punja Sahapur, J.L. no. 09, (New J.L. no. 109) situate and lying at premises no. 24, Roy Bahadur Road, (old Holding No. 19 under South Suburban Municipality) under P.S. Behala, Kolkata- 700053, within the jurisdiction of District Sub-registration Office Behala, with in the local limits of Ward no. 117 of Kolkata Municipal Corporation under Assessee No. 411171101406, in the district of South 24 Parganas, West Bengal, together with the temporary ^{residential} tin shed structures with cemented floor, admeasuring about 1,000 sq. ft, duly constructed on the Said Land and which is butted and bounded by as follows:

- On the **North** : By Common Passage (6 ft)
- On the **South** : By 20 ft. wide Common Passage;
- On the **East** : By the Land of Senco Fabrication; and
- On the **West** : By the Land Mrs. Kuntal Mehta.
- ✓ Zonc : Burashibatala xing to BL Saha Road/

And which is also duly demarcated and delineated in the Red border in the Map or Plan annexed herewith as Annexure A.

This land will be used for development for residential purpose

[Intentionally Left Blank]

Drafted by
Prithom Chakraborty
(Adv)

IN WITNESS WHERE OF the Vendor and the Purchaser herein have put their respective hands on this the day, month and year first above written.

WITNESSES:

1. Rajesh Dhani
S/o Madan Dhani
Madhuraapur P.O, P.S
South 24 P.S R 743354

Inderpal Kaur

**SMT. INDERPAL KAUR
(VENDOR)**

2. Tonal Das Paul
S/o Dipak Das Paul
237, Picnic Garden
Road Kol-700039

FOR SRI DEVELOPERS

Ranbir Kumar Sah

FOR SRI DEVELOPERS

PARTNER

Tonal Das Paul

PARTNER

**SRI DEVELOPERS
(PURCHASER)**

Drafted by:

Pritham Chakraborty

ARSS LEGAL

Advocates & Attorneys

IX, 15th Floor, PS Srijan Corporate Park,
Block GP, Tower I, Plot G-2, Salt Lake City,
Sector-V, Kolkata-700091

Phone: +91 33 40443820/40051809

Email: kolkata@arslegal.com

F:- 1197/16

Alipore Court

MEMO OF CONSIDERATION

RECEIVED the within mentioned sum of Rs.80,00,000/- (Rupees Eighty Lakhs only), from the Purchaser herein, towards full and final consideration of these presents as follows :

1. Rs.40,00,000/- (Rupees Forty Lacs Only) vide RTGS dated 02/05/2022 issued from HDFC Bank, Tollygunge Circular Branch in favour of the Vendor.

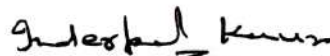
2. Rs.40,00,000/- (Rupees Forty Lacs Only) vide RTGS dated 05/05/2022 issued from HDFC Bank, Tollygunge Circular Branch in favour of the Vendor.

Total : Rs.80,00,000/- (Rupees Eighty Lakhs only).

WITNESSES:

1. Rajesh Dhevi
S/o Madan Dhevi
Mathurapur P.O. P.S
Sector 29 PNB, P. 743354

2. Tamal Das Paul
S/o Dipak Das Paul
237 Picnic Garden
Road Kol-700039.



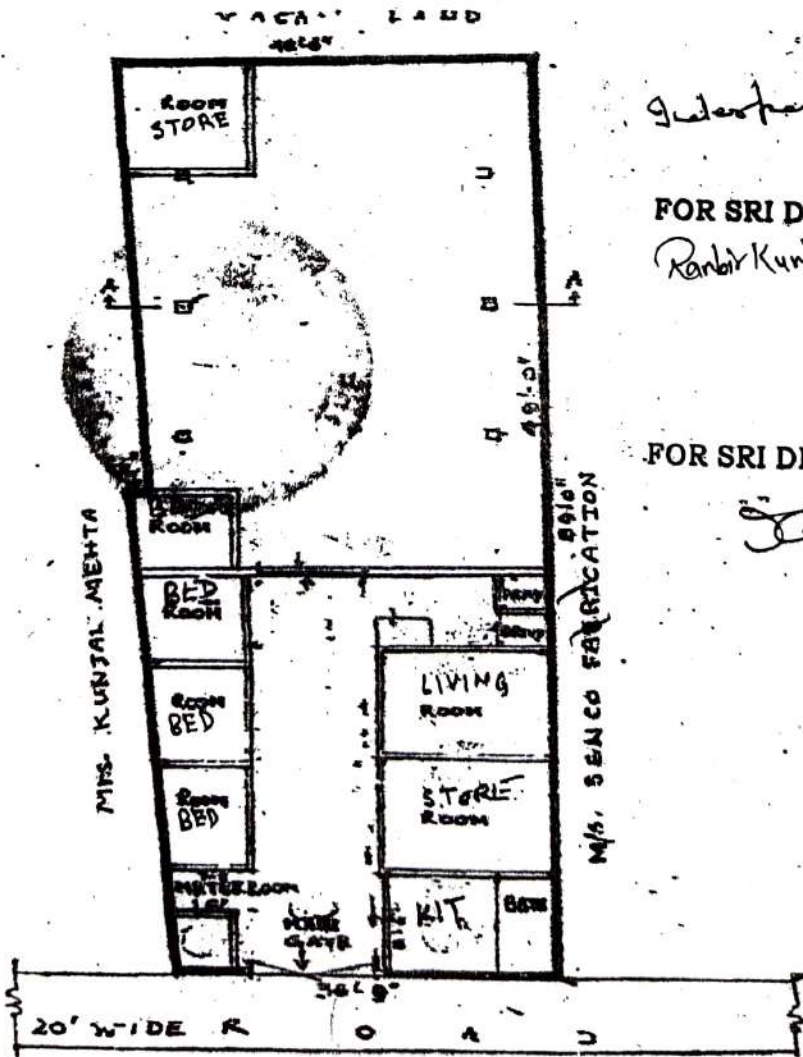
**SMT. INDERPAL KAUR
(VENDOR)**

Annexure - A.

C.S. DAG NO. 349 & 350, TOLJI No. 93, MOUZA-PUNJA SAHAPUR, J.L. No. 9
R.S. NO. 130, AT PREMISES NO. 24, RAI BAHADUR
ROAD (BEHALA), CALCUTTA - 700053, P.S. - BEHALA,
DISTRICT - SOUTH 24-PARGANAS, UNDER THE JURISDICTION
OF KOLKATA MUNICIPAL CORPORATION.

NOT TO SCALE.

AREA: 5 COTTANS



Gulerpal Kumar

FOR SRI DEVELOPERS

Ranbir Kumar Sah

PARTNER

FOR SRI DEVELOPERS

J. S. Saha

PARTNER

SPECIMEN FORM FOR TEN FINGERPRINTS



Indrakant Kumar

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



Ranbir Kumar Singh

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



Indrakant Kumar

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

Photo

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








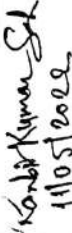
Government of West Bengal

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







OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19012001341152/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt INDERPAL KAUR 93 DESHAPRAN SASHMAL ROAD, Block/Sector: CHARU MARKET, Flat No: I-12 E, AASHA APARTMENT, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24- Parganas, West Bengal, India, PIN:- 700033	Seller		 2165	 11.05.2022.
2	Mr Ranbir Kumar Sah 27/61/1 S.N. Roy Road, City:- , P.O:- Sanapur, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700038	Represent ative of Builder [SRI DEVELOP ERS]		 2164	 11/05/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr INDER KUMAR SADHWANI 3, Hari Das Dawn Road, City:- , P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053	Representative of Buyer [SRI DEVELOPERS]		3166 	 11/05/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJESH DHALI Son of Mr MADAN DHALI City:- , P.O:- MATHURAPUR, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354	Smt INDERPAL KAUR, SRI DEVELOPERS		3167 	 11/05/22

(Pradipta Kishore Guha)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal



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

GRN Details

GRN: 192022230023283058 Payment Mode: Online Payment (SBI Epay)
GRN Date: 10/05/2022 17:35:51 Bank/Gateway: SBIPay Payment Gateway
BRN : 3384132031218 BRN Date: 10/05/2022 17:37:43
Gateway Ref ID: IGANNYUZX7 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2001341152/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: SANCHITA MALLICK BANERJEE
Address: SODEPUR
Mobile: 8296164433
Depositor Status: Advocate
Query No: 2001341152
Applicant's Name: Mr P DAS
Identification No: 2001341152/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Category / C Description	Amount (₹)	Amount (₹)
1	2001341152/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	320020
2	2001341152/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	80014
Total				400034

IN WORDS: FOUR LAKH THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1901-04293/2022	Date of Registration	17/05/2022
Query No / Year	1901-2001341152/2022	Office where deed is registered	
Query Date	07/05/2022 11:31:48 AM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	P DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874408874, 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. 80,00,000/-	Rs. 80,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,20,120/- (Article:23)	Rs. 80,098/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roy Bahadur Road, Road Zone : ((Buroshibatala Xing to B.L. Saha Road) Premises Located Not On Road --), Mouza: Punjo Sahapur, Premises No: 024, , Ward No: 117 JI No: 109, Pin Code : 700053

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-349 (RS :-)	LR-232	Bastu	2.5 Katha	38,00,000/-	38,00,000/-	Width of Approach Road: 20 Ft.,
L2	LR-350 (RS :-)	LR-232	Bastu	2.5 Katha	38,00,000/-	38,00,000/-	Width of Approach Road: 20 Ft.,
TOTAL :				8.25Dec	76,00,000 /-	76,00,000 /-	
Grand Total :				8.25Dec	76,00,000 /-	76,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	4,00,000/-	4,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1000 sq ft	4,00,000 /-	4,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Smt INDERPAL KAUR Wife of Mr AMARJIT SINGH THETHI 93 DESHAPRAN SASHMAL ROAD, Block/Sector: CHARU MARKET, Flat No 1-12 E, AASHA APARTMENT, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AGxxxxxx9A, Aadhaar No: 88xxxxxxx3020, Status : Individual, Executed by: Self, Date of Execution: 11/05/2022 Admitted by: Self, Date of Admission: 11/05/2022, Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2022 Admitted by: Self, Date of Admission: 11/05/2022, Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SRI DEVELOPERS 241 ROY BAHADUR ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 , PAN No. : ALxxxxxxA, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Ranbir Kumar Sah (Partner) Son of Mr Ganga Prasad Sah 27/1/54 S.N. Roy Road,, City:- , P.O:- Sahapur, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : BYxxxxxx6B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRI DEVELOPERS (as PARTNER)</p>
2	<p>Mr INDER KUMAR SADHWANI Son of Late Sirumal Sah 3, Hari Das Dawn Road, City:- , P.O:- New Alipore, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AXxxxxxx2K, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SRI DEVELOPERS (as PARTNER)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr RAJESH DHALI Son of Mr MANAN DHALI Mirzapur Mathurapur City:- , P.O:- MATHURAPUR Mathurapur, District South 24 Parganas, West Bengal PIN:- 700035</p>			
<p>INDERPAL KAUR, Mr Ranbir Kumar Sah, Mr INDER KUMAR SADHWANI</p>			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt INDERPAL KAUR	SRI DEVELOPERS-4.125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt INDERPAL KAUR	SRI DEVELOPERS-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt INDERPAL KAUR	SRI DEVELOPERS-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 190104293 / 2022

On 11-05-2022

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

presented for registration at 20:45 hrs on 11-05-2022, at the Private residence by Mr Ranbir Kumar Sah ..

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 80,00,000/-

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

Execution is admitted on 11/05/2022 by Smt INDERPAL KAUR, Wife of Mr AMARJIT SINGH THETHI, 93 DESHAPRAN SASHMAL ROAD, Sector: CHARU MARKET, Flat No: I-12 E, AASHA APARTMENT, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Indetified by Mr RAJESH DHALI, , Son of Mr MADAN DHALI, Mirzapur, Mathurapur, P.O: MATHURAPUR, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Service

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

Execution is admitted on 11-05-2022 by Mr Ranbir Kumar Sah, PARTNER, SRI DEVELOPERS (Partnership Firm), 241 ROY BAHADUR ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Mr RAJESH DHALI, , Son of Mr MADAN DHALI, Mirzapur, Mathurapur, P.O: MATHURAPUR, Thana: Mathurapur, . South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Service

Execution is admitted on 11-05-2022 by Mr INDER KUMAR SADHWANI, PARTNER, SRI DEVELOPERS (Partnership Firm), 241 ROY BAHADUR ROAD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053

Indetified by Mr RAJESH DHALI, , Son of Mr MADAN DHALI, Mirzapur, Mathurapur, P.O: MATHURAPUR, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by profession Service

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 13-05-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,098/- (A(1) = Rs 80,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 80,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/05/2022 5:37PM with Govt. Ref. No: 192022230023283058 on 10-05-2022, Amount Rs: 80,014/-, Bank: SBI EPay (SBIePay), Ref. No. 3384132031218 on 10-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by by online = Rs 3,20,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2022 5:37 PM with Govt. Ref. No: 192022230023283058 on 10-05-2022, Amount Rs: 3,20,020/-, Bank: SBI ePay (SBIPay), Ref. No. 3384132031218 on 10-05-2022, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 17-05-2022

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 80,098/- (A(1) = Rs 80,000/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5462, Amount: Rs.100/-, Date of Purchase: 03/03/2022, Vendor name: S Das

Pradipta Kishore Guha

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1901-2022, Page from 228915 to 228945
being No 190104293 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.05.24 12:17:02 +05:30
Reason: Digital Signing of Deed.

Pradipta
(Pradipta Kishore Guha) 2022/05/24 12:17:02 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)