

08717/19

I

5731/19

PA  
5.40 PM  
25/9/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL Case no. 1413/19 AC 460526

Registrar of Assurances III Kolkata  
18 OCT 2019

Certified that the Document is subscribed to by the person named in this document  
Additional Registrar of Assurances-III, Kolkata

On 14/29/19

A.R.A. III

**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** is made this the 28<sup>th</sup> day of September Two Thousand Nineteen (2019)

**BETWEEN**

SRI SHIBA PROSAD MUKHERJEE having PAN-AHNPM7466L, (Adhar No. 4307 4234 5123) Son of Late Jayanta Kumar Mukherjee, by faith-Hindu, by nationality-Indian, by occupation-Legal Practitioner, residing at 31, Gobinda Ghosal Lane, P.O. Bhowanipore, P.S. Kalighat, Kolkata-700025, West Bengal, India, hereinafter referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART:**

70250  
70100  
350

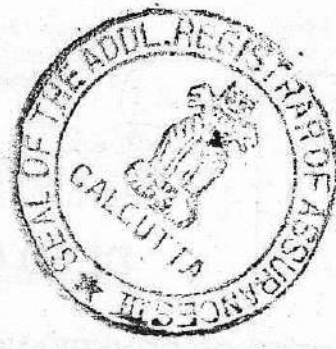
19 SEP 2019

19 SEP 2019

Joyjit Roy Choudhury  
Advocate  
High Court, Calcutta

19 SEP 2019  
S. CHATTERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

166617



Ad. Registrar of Assurances  
Calcutta  
25 SEP 2019

Identified by me:  
- Joyjit Roy Choudhury  
S/o, Late Anand Roy Choudhury  
Advocate  
High Court Calcutta



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19030001429010/2019

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	Mr SHIBPROSAD MUKHERJEE 31 Gobinda Ghosal Lane,, P.O:- Bhowanipore, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Seller		4339 	<i>Shibprosad Mukherjee</i> 25.09.19
2	Mr Navneet Krishna Sharma 3, Dr. Rajendra Road,, P.O:- Bhowanipore, P.S:- Bhowanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020	Representative of Buyer [G D DEVELOPERS PRIVATE LIMITED]		4338 	<i>G. D. DEVELOPERS PRIVATE LIMITED</i> 28/09/2019 Director.
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Joyjit Roy Choudhury Son of Late Amal Roy Choudhury High Court, Kolkata, P.O:- GPO Kolkata, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Mr SHIBPROSAD MUKHERJEE, Mr Navneet Krishna Sharma		4340 	<i>Joyjit Roy Choudhury</i> 25.9.19

Adm. (Probir Kumar Golder)

25 SEP 2019

ADDITIONAL REGISTRAR  
OF ASSURANCE

*PC*  
*25/9/19*  
OFFICE OF THE A.R.A. -  
KOLKATA  
Registrar of  
Assurance, West Bengal

25 SEP 2019

**AND**

**G.D. DEVELOPERS (P) LTD**, having PAN-AAACG9352Q, an existing Private Limited Company within the meaning of the Companies Act, 2013, having its Registered Office at 17, Dr Sundari Mohan Avenue, P.O & P.S. Entally, Kolkata-700014, AND also at 5, Dwarik Ganguly Street, P.O and P.S: Kalighat, Kolkata-700026, represented by its Director Mr. Navneet Krishna Sharma (Pan No. AKTPS7373K) (Adhar No. 3657 6984 0534) son of Ghanshyam Das Sharma residing at 3, Dr. Rajendra Road, P.O & P.S Bhowanipore, Kolkata- 700020 hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its executors, Directors, successors-in-office, administrators and assigns) of the **OTHER PART**:

**WHEREAS** One Motilal De by a Deed of Sale dated 4<sup>th</sup> day of December, 1918 corresponding to 18<sup>th</sup> Agrahayan 1325 B.S., purchased the entire land with brick built Building lying and situate in Dihi Panchannagram, Division-6, Sub-Division-D, being Old Holding No.263B, New Holding Nd.238 and Old Holding No.263A New Holding No.237 being Previous Municipal Premises No. 134, Harish Mukherjee Road, P.S. Bhowanipore and the entire land and Building of Premises No. 136, Harish Mukherjee Road altogether an area of 3 Cottahs 8 Chittacks but in actual measurement found to be a little more or less 3 Cottahs 2 Chittacks 16 Sqft, (hereinafter referred to as the sad property) from the erstwhile Owner namely Sri Paritosh Halder, Smt Sarat Jamini Debi (Halder) and then

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-007784697-1

Payment Mode Online Payment

GRN Date: 24/09/2019 15:25:50

Bank : United Bank

BRN : 16073777

BRN Date: 24/09/2019 15:23:57

DEPOSITOR'S DETAILS

Id No. : 19030001429010/10/2019

[Query No./Query Year]

Name : N K Sharma

Contact No. :

Mobile No. : +91 9830962758

E-mail :

Address : 3 Dr.Rajendra Road Kol 20

Applicant Name : Mr G.D. DEVELOPERS PRIVATE LIMITED

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 10

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19030001429010/10/2019	Property Registration- Stamp duty	0030-02-103-003-02	1618586
2	19030001429010/10/2019	Property Registration- Registration Fees	0030-03-104-001-16	231322

Total

1849908

In Words : Rupees Eighteen Lakh Forty Nine Thousand Nine Hundred Eight only

minors Sriman Pankajesh Halder, Sriman Parimal Halder and Sriman Prabhakar Halder for valuable Consideration.

**AND WHEREAS** thereafter, the said Motilal De reconstructed and renovated the said Building and has been lawfully seized and possessed of the said property as absolute Owner thereof and let out the whole building in the name of three separate tenant and enjoyed the rents, issues and profits thereof.

**AND WHEREAS** while in possession of the said property by physical occupation and through monthly tenants the said Motilal De died on 27<sup>th</sup> April, 1939 after publishing his Last WILL and Testament on 4<sup>th</sup> December, 1931 and appointed his Wife Smt. Pari Sundari Dassi and his two Sons namely Sri Satish Chandra Dey and Sri Kshitish Chandra Dey as Executrix and Executors respectively for obtaining Probate and thereby bequeathed his entire estate including his said homestead land and dwelling house being Municipal Premises No. 136, Harish Mukherjee Road to her Wife Smt. Pari Sundari Dassi for her life interest only and after her death to his three sons namely 1) Sri Satish Chandra Dey, 2) Sri Kshitish Chandra Dey, 3) Sri Srish Chandra Dey, absolutely in proportionate equal ratio.

**AND WHEREAS** Sri Satish Chandra Dey as the Owner of undivided 1/3<sup>rd</sup> share of the said land and building at and being Kolkata Municipal Corporation Premises No. 136, Harish Mukherjee Road, Kolkata-700025 died intestate on 4<sup>th</sup> June, 1965 leaving behind him surviving his Six sons

namely 1) Sri Nirmal Kumar Dey, 2) Sri Purnendu Kumar Dey, 3) Sri Saral Kumar Dey, 4) Sri Kamal Kumar Dey, 5) Sri Ajit Kumar Dey, 6) Sri Ranojit Kumar Dey and one married Daughter Smt. Chandra Prova Kundu, Wife of Sri Debprasad Kundu, as his only legal heirs and representatives who inherited the entire estate left by the deceased as the Wife of Satish Chandra Dey, predeceased him as such each of the legal heirs acquired 1/21<sup>st</sup> share of the said property being Premises No. 136, Harish Mukherjee Road, P.O. Bhowanipore, Kolkata-700025.

**AND WHEREAS** similarly owner of undivided 1/3<sup>rd</sup> share of the said property namely Kshitish Chandra Dey died intestate on 29.12.1971 leaving behind his only Wife Smt. Gita Dey as his only legal heir and successor to inherit the entire estate left by the deceased including his undivided 1/3<sup>rd</sup> share in land and building lying and situated at Premises No. 136, Harish Mukherjee Road, Police Station-Kalighat, Kolkata-700025.

**AND WHEREAS** while in possession and occupation and Sri Srish Chandra Dey sold, conveyed and transferred his undivided 1/3<sup>rd</sup> share of the said Premises No, 136, Harish Mukherjee Road, Police Station-Kalighat, Kolkata-700025, unto and in favour of Sri Shiba Prosad Mukherjee, the Vendor herein by a Deed of Conveyance dated 8<sup>th</sup> day of October, 1982 registered in the Office of the A.D.S.R. Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 139, Pages from 148 to 159, Being No.5745 for the year 1982 for a valuable Consideration mentioned therein.



**AND WHEREAS** on the same day i.e., 8<sup>th</sup> October, 1982 said Smt. Gita Dey, Wife of Late Kshitish Chandra Dey sold, conveyed and transferred her undivided 1/3<sup>rd</sup> share of the said property being Premises No. 136, Harish Mukherjee Road, Police Station-Kalighat, Kolkata-700025, unto and in favour of Sri Shiba Prosad Mukherjee, the Vendor herein by a Deed of Conveyance registered in the Office of the A.D.S.R. at Alipore, South 24-Parganas and recorded in Book No.1, Volume No. 139, Pages from 220 to 231, Being No.5754 for the year 1982 for a valuable Consideration mentioned therein.

**AND WHEREAS** while in possession and occupation the said Nirmal Kumar Dey, Sri Purnendu Kumar Dey, Sri Saral Kumar Dey, Sri Kamal Kumar Dey, Sri Ajit Kumar Dey, Sri Ranajit Kumar Dey and Smt. Chandra Prova Kundu all Sons and daughter of Late Satish Chandra Dey sold, conveyed and transferred their undivided 1/3<sup>rd</sup> shares of the said Premises No. 136, Harish Mukherjee Road, Police Station-Kalighat, Kolkata-700025, unto and in favour of Sri Shiba Prosad Mukherjee, the Vendor herein by a Deed of Conveyance registered in the Office of the A.D.S.R. at Alipore South 24-Parganas and recorded in Book No.1, Volume No. 13, Pages from 82 to 96, Being No.685 for the year 1983 for a valuable Consideration mentioned therein.

**AND WHEREAS** by virtue of purchase by the aforesaid Three Deeds the said Shiba Prosad Mukherjee, the Vendor herein became the absolute

Owner of the said tenanted building at Premises No. 136, Harish Mukherjee Road, P.S. Bhowanipore, Kolkata-700025.

**AND WHEREAS** subsequently, the Vendor herein got his name mutated with the records of the Kolkata Municipal Corporation in respect of the said Municipal Premises No. 136, Harish Mukherjee Road in his name being Assessee No. 11-073-10-0119-4 and started paying Taxes.

**AND WHEREAS** the Vendor herein lawfully became the absolute owner of the said property containing an area of land measuring 3 Cottahs 2 Chittacks 16 Sqft., be the same a little more or less together with a Three Storied Building fully occupied by Tenants having at the said Municipal Premises No. 136, Harish Mukherjee Road, P.S. Kalighat, now within the limits of the Kolkata Municipal Corporation, Ward No.73, Kolkata-700025, morefully and particularly described in the Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY " and enjoying the same by paying usual rents and taxes to the Appropriate Authorities thereto having unfettered right, title and interest thereto liens, lispensens and attachments whatsoever.

**AND WHEREAS** the Purchaser being desirous of making payment of the full Consideration money requested the Vendor and the Vendor to execute and register a Deed of Conveyance in favour of the Purchaser in respect of the said property to which the Vendor agreed to execute these presents.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the payment of the Consideration of the said sum of **Rs. 2,00,000,01/- (Rupees two crore and one )** only well and truly paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and acquit, release and forever discharge the Purchaser as well as the said land, hereditaments and premises hereby sold) the Vendor do hereby grant, transfer, convey, sell, assure and assign unto the Purchaser **ALL THAT** piece and parcel of land measuring 3 Cottahs 2 Chittacks 16 Sft., be the same a little more or less, subject to actual measurement together with a Three Storied Building fully occupied by Tenants since 1930 of which ground floor measuring about 1500 Sqft built up area more or less, First floor measuring about 1500 Sqft built up area more or less and Second floor measuring about 1500 Sqft built up area more or less at and being known as Municipal premises No. 136, Harish Mukherjee Road, P.S Kalighat, Kolkata 700025 within ward No. 73 of Kolkata Municipal Corporation as morefully described in the Schedule hereunder written **OR HOWSOEVER OTHERWISE** said property/land, hereditaments and premises now are or is or heretofore were or was situated, butted, bounded, called, known, numbered, described or distinguished **TOGETHER WITH** all paths, passages, ways, sewers, drains, ditches and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appurtenances whatsoever to the said Premises belonging to or in anyway appertaining thereto or usually held, used enjoyed and occupied therewith or reputed to belong or be

appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof **AND** all the estate right, title, interest, claim and demand whatsoever both at law and equity of the Vendor into or upon the said property and every part thereof **AND** all the deeds, pattahs, muniments, writings and evidences of title whatsoever which exclusively relates to the said property or every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendor or any person or persons from whom the Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said property unto and to the use of the Purchaser absolutely forever and free from all encumbrances.

**AND THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:-

**THAT** Notwithstanding any act, thing, deed, matters whatsoever made done executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer and convey the said property or any part thereof hereby sold or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

**AND** the Purchaser and its executors, representatives and assigns shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property or every part thereof and the rents and taxes to

the Appropriate Authority and the Purchaser will get its name mutated in the Office of the Kolkata Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his Predecessor-in-title and that free and clear and absolutely acquitted, exonerated, discharged saved harmless and keep the Purchaser indemnified from or against all charges, encumbrances made or suffered by the Vendor or any persons lawfully or equitably claiming as aforesaid.

**FURTHER** the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said tenanted property or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the cost and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said property to the Purchaser as shall or may be reasonably required. The vendor also declares that a suit for eviction is pending before the Civil Judge (SD) 2<sup>nd</sup> Court at Alipore bearing No T.S - 6/2015 (Previously 63/1988) with the person in occupation of partly ground and second floor which is being contested.

**FURTHER** the vendor also declares that there are other tenant in the said property and the purchaser having known the said fact has agreed to

purchase the said property upon paying full consideration thereof on "As is where is Basis". Further the purchaser do herein have agreed to purchase the same in respect of the sketch map attach herein and being satisfied thereof. The vendor will have no responsibility in respect of the said sketch map.

ALSO FURTHER, the Purchaser herein declare that they intend to purchase the said property "as is where is" basis including tenants and with litigation and other tenants .

THE Vendor also declares that the property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, liens, lispensens or any attachment whatsoever.

IF any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

IF any error or omission is transpired in this Deed in future the Vendor shall at the cost and request of the Purchaser execute and register any Supplementary Deed or any Deed of Rectification/Declaration in favour of the Purchaser or its executors, legal representatives and assigns.

**THE SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs 2 Chittacks 16 Sqft., be the same a little more or less, as per the Plan attached herewith and marked in Red border, together with a 90 years old Three Storied Building fully occupied by Tenants since 1930 in part standing thereon or on part thereof, of which ground floor measuring about 1500 Sqft. built up area more or less, First floor built up area measuring about 1500 Sqft. built up area more or less and Second floor measuring about 1500 Sqft., built up area more or less under Dihi Panchannagram, Division-6, Sub- Division-D, being Old Holding No.263B, New Holding No.238 and Old Holding No.263A New Holding No.237 being Previous Municipal Premises No. 134, Harish Mukherjee Road, P.S. Bhowanipore P.O Bhowanipore, and the entire land and Building known and numbered as Premises No. 136, Harish Mukherjee Road, now within the limits of the Kolkata Municipal Corporation, Ward No.73, Sub-Registry/A.D.S.R. Office Alipore, Kolkata-700025, in the District of 24-Parganas (South), with all fittings and fixtures thereto together with all easement rights thereto and the Property hereby sold being butted and bounded as follows :-

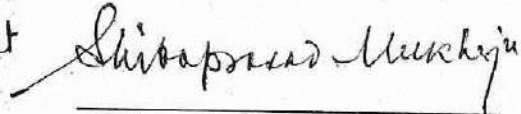
- On the North : By Common Passage.
- On the South : By Premises No. 136/1 A, Harish Mukherjee Road.
- On the East : By KMC Road, Harish Mukherjee Road.
- On the West : By Premises No.134, Harish Mukherjee Road.

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

IN PRESENCE OF:-

1) Ram Swarup Gomka  
3 Regent Inn  
Kolkata-700040

2) Debabeena Kulkarni  
4A, Nepal Bhattacharya Street  
Flat No-402, 4th floor,  
Kolkata-700026.

  
Signature of the Vendor

G. D. DEVELOPERS (P) LTD

  
Director.

Signature of the Purchaser

Drafted by Me:

Joyjit Roy Choudhury  
Joyjit Roy Choudhury  
Advocate  
High Court, Calcutta  
WB/970/2009



**MEMO OF CONSIDERATION**

RECEIVED from the within named Purchaser the above mentioned a sum of Rs.2,00,00,001/- (Rupees two crore and one ) only being the full and final consideration money payable by the Purchaser in terms of this Indenture in the following manner.

<u>Date</u>	<u>Cheque/Cash</u>	<u>Bank/Branch</u>	<u>Amount (Rs.)</u>
15.04.2019	Account Payee Cheque No. 905611	State Bank of India, Beniapukur Branch	10,00,000/-
29.05.2019	Account Payee Cheque No. 905613	State Bank of India, Beniapukur Branch	10,00,000/-
30.05.2019	Account Payee Cheque No. 905614	State Bank of India, Beniapukur Branch	10,00,000/-
06.06.2019	Account Payee Cheque No. 905616	State Bank of India, Beniapukur Branch	15,00,000/-
13.06.2019	Account Payee Cheque No. 905617	State Bank of India, Beniapukur Branch	45,00,000/-
18.06.2019	Account Payee Cheque No. 905618	State Bank of India, Beniapukur Branch	40,00,000/-
26.07.2019	Account Payee Cheque No. 905619	State Bank of India, Beniapukur Branch	20,00,000/-
07.09.2019	Account Payee Cheque No. 905621	State Bank of India, Beniapukur Branch	20,00,000/-
17.09.2019	Account Payee Cheque No. 905623	State Bank of India, Beniapukur Branch	28,00,000/-
20.09.2019	Account Payee Cheque No. 9056324	State Bank of India, Beniapukur Branch	2,00,000/-
25.09.2019	By cash	N.A	Re. 1/-

**WITNESSES:-**

1) Ram Swarup Goenka.

2) Debabeena Khanna

*Shibaprasad Mukherjee*

**Signature of the Vendor**

DEED PLAN OF PREMISES NO. 136, HARISH MUKHERJEE ROAD, WARD NO. 073, P. S. BHOWANIPORE,

KOLKATA 700 025 UNDER BOROUGH IX (K.M.C.)  
LAND AREA : 03 KATHA - 02 CH. - 16 SQ.FT. i.e. 210.516 SQ.M.

(III)  
PRE. NO. 134  
HARISH  
MUKHARJEE  
ROAD



PASSAGE

(IV + A.B.S.)  
PRE. NO. 130  
HARISH  
MUKHARJEE  
ROAD

HARISH MUKHERJEE ROAD

*Subrata Mukherjee*  
SIGNATURE OF THE OWNER

**G. D. DEVELOPERS (P) LTD**

*[Signature]*  
**Director.**

.....  
SIGNATURE OF PURCHASER



SCALE : 1 : 150  
ALL DIMENSIONS ARE IN MM.  
UNLESS OTHERWISE  
MENTIONED

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Subramaniam  
Muthu*



MAUNEET KRISHNA SURESH

*Suresh*

PHOTO

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

No.

Dated 29.07.2019

Received from Sri. Bhupat Rai  
Sheth

the sum of Rupees Two thousand and four  
hundred and seventy five only  
being the amount due for the rent  
Two Rooms, Kitchen, bath, Privy and Common

of Flat No. Room No. 200  
spare on the ground floor

Premises No. 136, Hansh Mukherjee Road,  
Kot - 25

for the month of March '19, April '19, May '19,  
June '19 and July '19

Electric Charge X

Rs. 2475/-

*D. J.*  
Signature of  
Owner or Agent

RECEIVED BY THE OWNER

No. 1

Dated 5.5.1994

Received from Sri Bhanpat Rai Sheth

the sum of Rupees four hundred and ninety five

being the amount due for the rent of 2 (two) rooms  
kitchen bath and privy & common space  
rooms of 92 floor of the premises No. 134

H.N. Road Cal-25 May 1994

Electric charge 2

Total Rs. 495/-

[Signature]  
Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AHNPM7466L

नाम /NAME  
SHIBPROSAD MUKHERJEE

पिता का नाम /FATHER'S NAME  
JAYANTA KUMAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH  
17-09-1952

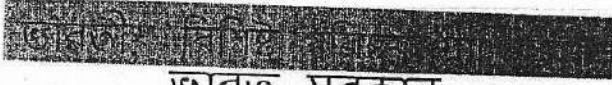
हस्ताक्षर /SIGNATURE  
*Shibprosadmukherjee*

आयकर अधिकारी, प.व. - III  
COMMISSIONER OF INCOME TAX, W.B. - III

*Shibprosadmukherjee*

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

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



ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/19845/46287

To  
শিবপ্রসাদ মুখার্জী  
Shibaprasad Mukherjee  
31 GOBINDA GHOSAL LANE  
Bhawaniपुर S.O  
Bhawaniপুর  
Kolkata  
West Bengal 700025  
21468877  
MN214688775FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4307 4234 5123**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শিবপ্রসাদ মুখার্জী  
Shibaprasad Mukherjee  
পিতা : জয়ন্ত কুমার মুখার্জী  
Father : JAYANTA KUMAR MUKHERJEE  
জন্ম সাল / Year of Birth : 1953  
পুরুষ / Male



**4307 4234 5123**

আধার - সাধারণ মানুষের অধিকার

*Shibaprasad Mukherjee*



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

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

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



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
৩১, গোবিন্দ ঘোষাল লেন,  
ভবানীপুর, কোলকাতা, পশ্চিমবঙ্গ,  
700025

Address:  
31, GOBINDA GHOSAL LANE,  
Bhawaniপুর S.O, Bhawaniপুর,  
Kolkata, West Bengal, 700025

**4307 4234 5123**

1947  
1800 300 1947

help@uidai.gov.in


www.uidai.gov.in

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AAACG93520**

नाम / NAME  
**G. D. DEVELOPERS PRIVATE LIMITED**

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION  
**18-01-1988**

आयकर अधिकारी, पत्र-11  
 COMMISSIONER OF INCOME-TAX, W.B. - XI

**G. D. DEVELOPERS (P) LTD**  
  
 Director.

इस कार्ड के को / मिल जाने या कृपया प्राप्त करने  
 वाले प्राधिकारी को सूचित / कृपया उपरोक्त  
 संयुक्त आयकर अधिकारी (पत्र-11) को सूचित करें।  
 पी-7,  
 चौधरी स्क्वायर,  
 कलकत्ता - 700 069.

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




कार्ड लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AKTPS7373K


नाम / NAME  
NAVNEET KRISHNA SHARMA

पिता का नाम / FATHER'S NAME  
GHANSHYAMDAS SHARMA

जन्म तिथि / DATE OF BIRTH  
25-07-1976

हस्ताक्षर / SIGNATURE  


अयुक्त आयुक्त, प.व.-XI  
COMMISSIONER OF INCOME-TAX, W.B.





इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें  
संयुक्त आयुक्त (प्रणति एवं तकनीकी),  
पी-7,  
चीरंगी बस्ती,  
कलकत्ता - 700 060.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chirangi Basti,



आधार

ঠিকানা:  
৩, ডঃ রাজেন্দ্র রোড, এল.আর.সারনী,  
কোলকাতা,  
পশ্চিম বঙ্গ - 700020

Address :  
3, DR RAJENDRA  
ROAD, L.R.Sarani,  
Kolkata,  
West Bengal - 700020



1947



helo@uidai.gov.in



www.uidai.gov.in

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



নবনীত কৃষ্ণ শর্মা  
Navneet Krishna Sharma  
জন্মতারিখ/DOB: 25/07/1976  
পুরুষ/ MALE  
Mobile No: 9830962758



3657 6984 0534

আমার আধার, আমার পরিচয়



भारत सरकार  
GOVERNMENT OF INDIA

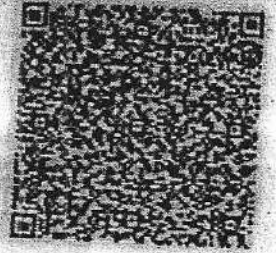


জয়জিত রায় চৌধুরী

Joyjit Roy Choudhury

জন্মতারিখ/ DOB: 16/11/1980

পুরুষ / MALE



5012 6955 9562

আধার-সাধারণ মানুষের অধিকার

*Joyjit Roy Choudhury*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

10ई, काटुया कूठी लान,  
भवानीपुर, कोलकाता,  
पश्चिम बंग - 700025

Address:

10E, KATUA KOTHI LANE,  
Bhawanipore, Kolkata,  
West Bengal - 700025

5012 6955 9562

Aadhaar-Aam Admi ka Adhikar

*Joyita Roy Chandra*



### Major Information of the Deed

Deed No :	I-1903-05731/2019	Date of Registration	18/10/2019
Query No / Year	1903-0001429010/2019	Office where deed is registered	
Query Date	02/09/2019 7:08:49 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	G.D. DEVELOPERS PRIVATE LIMITED Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836905325, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,00,001/-	Rs. 2,31,22,362/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 16,18,686/- (Article:23)	Rs. 2,31,322/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harish Mukherjee Road, , Premises No: 136, , Ward No: 073 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 2 Chatak 16 Sq Ft	1,90,00,001/-	2,14,01,112/-	Property is on Road Encumbered by Tenant,
<b>Grand Total :</b>				<b>5.1929Dec</b>	<b>190,00,001 /-</b>	<b>214,01,112 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4500 Sq Ft.	10,00,000/-	17,21,250/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>4500 sq ft</b>	<b>10,00,000 /-</b>	<b>17,21,250 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SHIBPROSAD MUKHERJEE</b> Son of Late Jayanta Kumar Mukherjee 31 Gobinda Ghosal Lane,, P.O:- Bhowanipore, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AHNPM7466L, Aadhaar No: 43xxxxxxx5123, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>G D DEVELOPERS PRIVATE LIMITED</b> 17 Dr Sundari Mohan Avenue, P.O:- Entally, P.S:- Entally, District:-South 24-Parganas, West Bengal, India, PIN - 700014 , PAN No.:: AAACG9352Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Navneet Krishna Sharma (Presentant )</b> Son of Mr Ghanshyam Das Sharma 3, Dr. Rajendra Road,, P.O:- Bhowanipore, P.S:- Bhowanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKTPS7373K, Aadhaar No: 36xxxxxxx0534 Status : Representative, Representative of : G D DEVELOPERS PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Joyjit Roy Choudhury</b> Son of Late Amal Roy Choudhury High Court, Kolkata, P.O:- GPO Kolkata, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr SHIBPROSAD MUKHERJEE, , Mr Navneet Krishna Sharma			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIBPROSAD MUKHERJEE	G D DEVELOPERS PRIVATE LIMITED-2.59646 Dec,-2.59646 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SHIBPROSAD MUKHERJEE	G D DEVELOPERS PRIVATE LIMITED-2250.00000000 Sq Ft,-2250.00000000 Sq Ft

Endorsement For Deed Number : I - 190305731 / 2019

On 02-09-2019

**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 2,31,22,362/-



Probir Kumar Golder  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
 Kolkata, West Bengal

On 25-09-2019

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

Presented for registration at 17:40 hrs on 25-09-2019, at the Private residence by Mr Navneet Krishna Sharma ..

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

Execution is admitted on 25/09/2019 by Mr SHIBPROSAD MUKHERJEE, Son of Late Jayanta Kumar Mukherjee, 31 Gobinda Ghosal Lane,, P.O: Bhowanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Advocate

Identified by Mr Joyjit Roy Choudhury, , , Son of Late Amal Roy Choudhury, High Court, Kolkata, P.O: GPO Kolkata, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-09-2019 by Mr Navneet Krishna Sharma, Director, G D DEVELOPERS PRIVATE LIMITED, 17 Dr Sundari Mohan Avenue, P.O:- Entally, P.S:- Entaly, District-South 24-Parganas, West Bengal, India, PIN - 700014

Identified by Mr Joyjit Roy Choudhury, , , Son of Late Amal Roy Choudhury, High Court, Kolkata, P.O: GPO Kolkata, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Probir Kumar Golder  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
 Kolkata, West Bengal



On 26-09-2019

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,31,322/- ( A(1) = Rs 2,31,224/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 2,31,322/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/09/2019 3:23PM with Govt. Ref. No: 192019200077846971 on 24-09-2019, Amount Rs: 2,31,322/-,  
Bank: United Bank ( UTBI0OCH175), Ref. No. 16073777 on 24-09-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 16,18,586/- and Stamp Duty paid by by online = Rs 16,18,586/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/09/2019 3:23PM with Govt. Ref. No: 192019200077846971 on 24-09-2019, Amount Rs: 16,18,586/-,  
Bank: United Bank ( UTBI0OCH175), Ref. No. 16073777 on 24-09-2019, Head of Account 0030-02-103-003-02

**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

On 18-10-2019

**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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 16,18,586/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 166617, Amount: Rs.100/-, Date of Purchase: 19/09/2019, Vendor name: S Chatterjee

**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 238830 to 238865  
being No 190305731 for the year 2019.



*Probir Kumar Golder*

Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2019.10.30 16:54:22 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 10/30/2019 4:53:33 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)