

01/09/23

I - 11317/23

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 371346

12/09/2023
 Q-2002296821/2023
 5-05PM

Certified that the document is well filed in Registration. The signature sheet and the endorsement sheets attached to the document are the part of this document.

District Sub-Registrar-IV
 Registrar (S.A.) of
 Registration 700A
 Alipore, South 24 Parganas

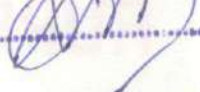
THIS INDENTURE FOR SALE is made this 12th day of Sept 2023 in the year of Two thousands and Twenty three A.D. BETWEEN (1) **SMT. IRA GANGULY** (PAN- ACWPG0442N), Aadhaar No. 9654 1794 3013, daughter of Late Nihar Ganguly, by occupation - Retired, by faith - Hindu, by Nationality- Indian, of Flat No. 5 at Premises No. 7A, Regent Park, Police Station- Regent Park, Post Office - Regent Park, Kolkata - 700 040 and (2) **SRI KUMAR BIKRAM ROY** (PAN- ACJPR6944D), Aadhaar No. 4215 6944 2197, son of Late Barindra Kumar Roy, by occupation - Retired, by faith - Hindu, by Nationality- Indian, of Premises No. 46/42, Jadunath Ukil Road, Paschim Putiary, Police Station - Haridevpur, Post Office- Paschim Putiary, Kolkata - 700 041, hereinafter jointly and collectively called and referred to as the **VENDORS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives, successors, nominees and assigns) of the ONE PART.

5-5 PM
 12/9/23

No. 26 Date 01/9/23 sf

Name

Address

Vendor 

SUBIR KUMAR DUTTA
ADVOCATE
ALIPORE POLICE COURT
KOLKATA - 700 027

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court

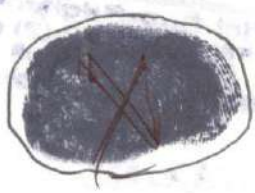
Subhasish Chowdhury



9469

MSD ENCLAVE PROJECTS PVT. LTD.

Subhasish Chowdhury
Director



9470

- Ira Ganguly



9471

- Kumar Biskram Roy



9472

Gautam Khan
S/O S. G. Khan
Alipore police court
Kot-27



A N D

MSD ENCLAVE PROJECTS PVT. LTD., (PAN- AAICM 2869C), a Private Limited Company, having its office at Premises No. 8, Lake Avenue, Police Station-Tollygunge, Post Office - Sarat Bose Road, Kolkata-700 026 represented by its Director **SRI SUBHASISH CHOWDHURY**, son of Late Jayanta Chowdhury, (PAN-AETPC4467J), AADHAR No. 7672 6025 0901, residing at Premises No. 8, Lake Avenue, Police Station-Tollygunge, Post Office - Sarat Bose Road, Kolkata - 700 026, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal heirs, executors, administrators, legal representatives, successors in office, nominees and assigns) of the OTHER PART.

WHEREAS one Janendra Nath Chatterjee during his lifetime and until his death amongst other properties was the owner and occupier and seized and possessed of a two storied dwelling house along with land admeasuring 5 Cottahs 5 Chittaks 41 Sq.ft. more or less being part of Plot No. 323 of the surplus land in Calcutta Improvement Scheme No. XXXIII formed out of a portion of Premises No. 4, Mudiali Road being part of Holding Nos. 43, 52 and 53, Sub-Division-R, Division- 6, Dihi- Panchannagram, comprised in Municipal Premises No. 35, Kabir Road, Police Station- Tollygunge, Kolkata- 700 026 and was enjoying the same free from all encumbrances paying taxes regularly.

AND WHEREAS the said Janendra Nath Chatterjee who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 06/01/1959, leaving behind surviving him his four sons namely Sri Satyendra Nath Chatterjee, Sri Bhupendra Nath Chatterjee, Sri Sourendra Nath Chatterjee and Sri Jitendra Nath Chatterjee and only daughter namely Smt. Nihar Ganguly as his only legal heirs and successors and no other person or persons as his legal heirs heiress and successors and wife of said Janendra Nath Chatterjee predeceased him.



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AND WHEREAS in the circumstances referred to above as per Hindu Succession Act and law of inheritance the said four sons and only daughter of the deceased inherited undivided one-fifth share each in the aforesaid property and were enjoying the same free from all encumbrances paying taxes regularly.

AND WHEREAS by an Indenture dated 19/01/1960, registered before the Sub-Registrar at Alipore Sadar and recorded in Book No. I, Volume No. 14, pages 114 to 118, Being No. 460, for the year 1969, the said Smt. Nihar Ganguly wife of Sourendra Mohan Ganguly as Vendor sold, transferred and conveyed ALL THAT piece and parcel of in her inherited undivided one-fifth share of the aforesaid property equivalent to 1 Cottah 1 Chittak and 8 Sq.ft. more or less with undivided share of the building to her brothers namely Sri Satyendra Nath Chatterjee, Sri Bhupendra Nath Chatterjee, Sri Sourendra Nath Chatterjee and Sri Jitendra Nath Chatterjee, all mentioned therein as Purchasers at or for a consideration mentioned thereunder.

AND WHEREAS in the circumstances referred to above the said four brothers namely Sri Satyendra Nath Chatterjee, Sri Bhupendra Nath Chatterjee, Sri Sourendra Nath Chatterjee and Sri Jitendra Nath Chatterjee, all sons of Late Jnanendra Nath Chatterjee became the joint owners of the schedule below property each having and enjoying undivided one-fourth share therein and also mutated their joint names in the records of the K.M.C. and was enjoying the same free from all encumbrances paying taxes regularly.

AND WHEREAS while seized and possessed of one of the aforesaid owners namely Satyendra Nath Chatterjee who was a Hindu, Bachelor, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 19/07/1978, leaving behind surviving his three brothers namely Sri Bhupendra Nath Chatterjee, Sri Sourendra Nath Chatterjee and Sri Jitendra Nath Chatterjee and only living sister Smt. Nihar Ganguly as his only legal heirs, heiress and successors and no other person or persons as his heirs, heiress and successors, whereby and whereunder the undivided one-fourth share of Satyendra Nath Chatterjee since deceased, devolved upon his living



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brothers and only living sister each inheriting undivided one-sixteenth share of the estate left by the deceased.

AND WHEREAS in the circumstances referred to above thus the said Bhuupendra Nath Chatterjee became the owner of undivided five-sixteenth share (one fourth + one-sixteenth) of the schedule below property and Sourendra Nath Chatterjee became the owner of undivided five-sixteenth share (one fourth + one-sixteenth) of the schedule below property and Jitendra Nath Chatterjee became the owner of undivided five-sixteenth share (one fourth + one-sixteenth) of the schedule below property and only sister namely Nihar Ganguly became the owner of undivided one-sixteenth share of the schedule below property.

AND WHEREAS in this meantime the said Smt. Nihar Ganguly who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu law, died intestate on 04.07.1981 leaving behind surviving her two daughters Smt. Meera Ganguly alias Meera Roy and Smt. Ira Ganguly as her only legal heirs and successors and no other person or persons as her only heirs, heiress and successors.

AND WHEREAS the said Smt. Meera Roy being issueless who was a Hindu, governed by the Dayabhaga or Bengal School of Hindu law, died intestate on 10.07.2011 leaving behind surviving her-husband Kumar Bikram Roy as her only legal heirs and successors and no other person or persons as her only heirs, heiress and successors.

AND WHEREAS in this circumstances referred to above thus by way of inheritance as aforesaid the said Sri Kumar Bikram Roy and Smt. Ira Ganguly both as legal heirs of Late Nihar Ganguly nee Roy became entitled to the said undivided 1/16th Share of the land and building comprised in the said Municipal Premises No. 35, Kabir Road, Police Station- Tollygunge, Kolkata- 7000 26 and at present are enjoying the same as absolute joint Owners thereof with other Co-Owners of the said property free from all encumbrances whatsoever, having good right, marketable title and peaceful symbolic possession over the said property, the particular of such property morefully described in the Schedule hereunder written and hereinafter referred to as the "Said Premises".



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AND WHEREAS the present Vendors herein have had expressed their intention and desire to dispose of the said undivided One Sixteenth share of the Property on an as is where is basis to a Purchaser who is capable enough to purchase the said property and to develop the said Premises .

AND WHEREAS the present Purchaser being interested to purchase the said undivided share of the property as aforesaid on as is where is basis , approached the present Vendors herein for selling the Schedule below property to the present Purchaser on as is where is basis free from all encumbrances , at or for the total consideration of Rs.10,00,000.00 (Rupees Ten Lacs) only .

AND WHEREAS in view of the aforesaid representations , the Purchaser agreed to purchase the same at or for a total consideration of Rs. 10,00,000.00 (Rupees Ten Lacs) only but subject to the marketability of the Schedule below property, free from all encumbrances, charges , liens, attachments, whatsoever the particular of entirety of such property morefully described in the Schedule hereto and the Undivided share hereby sold , hereinafter for the sake of brevity referred to as " the Said Share of the Said Property " which is morefully stated in the Second Schedule hereunder written .

AND WHEREAS at or before the execution of these presents the Vendors have assured and represented to the Purchaser as follows which has been relied and searched and satisfied fully by the Purchaser :-

- a) The Vendors now seized and possessed of or otherwise well and sufficiently entitled to the Said Share of the Said Property as the absolute Owners with a good marketable title in respect thereof.
- b) The Said Share of the Said Property is free from all encumbrances, charges, liens, lispens, attachments, trusts, mortgages whatsoever and/or howsoever .
- c) No suits and/or legal proceedings and/or prohibitory orders are pending or subsisting in respect of the said premises or any part thereof.



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- d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under Public Demands Recovery Act or under any other Act or Statutes or Rules and Regulations.
- e) Any Notice of Acquisition or requisition does not affect the said Premises nor there is any bar legal or otherwise in the Vendors selling the said share of the premises to the Purchaser.
- f) The freehold interest and/or ownership interest of the Vendors in the said share of the premises does not stand mortgaged and/or encumbered and/or agreed to be mortgaged by the Vendors by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or Government undertaking or anybody else whomsoever to secure repayment of any other loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever.
- g) The Vendors have not entered into any Agreement for Sale and/or transfer nor have entered into any other agreement and/or understanding whatsoever and/or however with any person whatsoever and/or howsoever in respect of the said share of the premises or any part thereof.
- h) All municipal rates taxes and outgoing payable in respect of the said share of the Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing and the Vendors shall keep the Purchaser indemnified against all actions, suits, proceedings and costs, charges and expenses in respect of the said share of the Premises upto the date of execution of these presents.
- i) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- j) The recitals hereinbefore mentioned herein are true correct and factual and the Vendors have not suppressed any facts and/or incidents relating to and/or in respect of the said respect or any part thereof which is also within the knowledge of the Purchaser.



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AND WHEREAS the Purchaser after being satisfied with the title of the Vendors and their rights and authority to transfer and sell the share of the property morefully described in the Second Schedule hereunder agreed to purchase the same and now has called upon the Vendors to sign, execute and register the Deed of Conveyance in respect of the said share of the Premises with the intent and object that pursuance to the execution of these presents the Vendors shall cease to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said share of the premises and/or any part or portion of the said Premises and the same shall absolutely and forever belong to the Purchaser.

NOW THIS INDENTURE WITNESSETH

In pursuance of the same and in consideration of the said sum of Rs. 10,00,000.00 (Rupees Ten Lacs) only of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendors as total consideration of the said land and premises as described in the SECOND SCHEDULE herein below (the receipt whereof the Vendors do hereby as also by the memo hereunder written admit and acknowledge to have received of and from the payment of the same and every part thereof) the Vendors do hereby acquit release and discharge the Purchaser and the said share of the Premises being hereby intended to be conveyed, the Vendors do hereby grant sell convey transfer assign and assure unto and in favour of the Purchaser herein All THAT the piece or parcel of Undivided One Sixteenth share of the total land containing by ad-measurement an area of about 05 Cottahs 05 Chittacks and 41 Sq. ft. more or less along with two storied old dilapidated structure as standing thereon and lying situate at and/or being Municipal Premises No. 35, Kabir Road, Police Station- Tollygunge, Kolkata- 7000 26, District South 24 Parganas, within Ward No. 087 of The Kolkata Municipal Corporation (hereinafter referred to as the said PREMISES) and is morefully and particularly described in the SCHEDULE hereunder written, with the intent and object that the Vendors have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said share of the Premises or any part thereof OR



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HOWSOEVER OTHERWISE the premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH all structures and/or erection as standing thereon with ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever to the extent of the said share of the Premises or any part thereof belonging or in anyway appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto AND TOGETHER WITH all legal incidents thereto and the reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said share of the Premises AND TOGETHER WITH the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said premises hereby conveyed with or without cars vehicles whether mechanically propelled or otherwise to pass and/or repass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said share of the Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendors of in and into or upon the said share of the Premises and/or any part or portion of the said share of the Premises mentioned in to Schedule hereunder written and every part thereof including the said share of the Premises being hereby sold transferred conveyed assured and assigned and/or intended so to be TOGETHER WITH all pattas monuments of title writings plans maps deeds document indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said share of the premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendors AND TO HAVE AND TO HOLD the said share of the premises being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all



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encumbrances, charges, liens, lispens, attachments, trusts, mortgages, trespassers, tenancies etc.

II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) THAT notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to ALL THAT the said share of the premises hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispens attachments trusts mortgages tenancies whatsoever and/or howsoever.
- b) THAT the interest which the Vendors so hereby profess to transfer subsists and that the Vendors have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said share of the Premises and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents.
- c) THAT it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the Said share of the Premises and to receive the rents issues and profits thereof without any eviction interruption hindrance claims of demands or disturbance whatsoever from or by the Vendors herein and/or any person or persons or any other person or persons claiming through under or in trust for them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said premises and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendors well and sufficiently saved defended



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kept harmless and indemnified of and from and against all charges arrear of rates and taxes encumbrances and deposits whatsoever and/or howsoever made done executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors and/or any of them.

- d) THAT the said share of the premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances, liens and attachment whatsoever on its ownership.
- e) THAT the Vendors and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said share of the premises or any part thereof shall and will from time to time and at all materials times hereafter upon every request and cost of the Purchaser made do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said share of the premises hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as well or which may be required.
- f) THAT the Vendors simultaneously with the execution of this Indenture hereby handover peaceful vacant khas possession of the said share of the Premises to the Purchaser herein and do hereby handover all originals of relevant deeds and documents as are now in possession of the Vendors and the Purchaser hereby acknowledge the receipt of the same.
- g) THAT the Vendors henceforth have ceased to have any right title interest claim and/of demand into or upon the said share of the Premises or any part thereof and any right of any nature accruing shall now belong to the Purchaser exclusively.



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THE FIRST SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of total land measuring 5 Cottahs 5 Chittaks 41 Sq. ft. more or less together with undivided 3000 Sq. Ft. constructed Built up area in each of the Two Floors of the existing 30 years old dilapidated building being part of Plot No. 323 of the surplus land in Calcutta Improvement Scheme No. XXXIII formed out of a portion of Premises No. 4, Mudiali Road being part of Holding Nos. 43, 52 and 53, Sub-Division - R, Division - 6, Dihi- Panchannagram, comprised in Municipal Premises No. 35, Kabir Road, Police Station- Tollygunge, Kolkata- 700 026, within the limits of the Kolkata Municipal Corporation, Ward No. 087, Sub-Registry Office at Alipore, District 24-Parganas (South) and butted and bounded as follows :

ON THE NORTH : By Premises No. 40A, Southern Avenue, Kolkata.

ON THE SOUTH : By Kabir Road

ON THE EAST : By Premises No. 37, Kabir Road, Kolkata

ON THE WEST : By Premises No. 33, Kabir Road, Kolkata

THE SECOND SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of UNDIVIDED ONE-SIXTEENTH SHARE of total land measuring 5 Cottahs 5 Chittaks 41 Sq. ft. more or less equivalent undivided 0 Cottahs 05 Chittaks 16.625 Sq.ft. more or less together with undivided 180 Sq. Ft. constructed Built up area in the First and Second Floor of the existing 30 years old dilapidated building being part of Plot No. 323 of the surplus land in Calcutta Improvement Scheme No. XXXIII formed out of a portion of Premises No. 4, Mudiali Road being part of Holding Nos. 43, 52 and 53, Sub-Division - R, Division - 6, Dihi- Panchannagram, comprised in Municipal Premises No. 35, Kabir Road, Police Station- Tollygunge, Kolkata- 700 026, within the limits of the Kolkata Municipal Corporation, Ward No. 087, Sub-Registry Office at Alipore, District 24-Parganas (South) .



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

SIGNED AND DELIVERED

By the VENDORS at Kolkata

In presence of :

1. Sauryi Roy
18, More Avenue
Kolkata - 700040
Bikram Halder
Jagadishpur
Dist: 24(S) Pasragana
PIN: 743395

- Ira Ganguly

- Kumar Bikram Roy.

SIGNED AND DELIVERED

By the PURCHASER at Kolkata

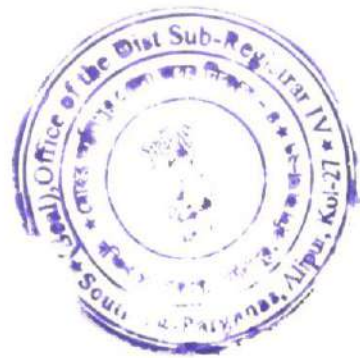
In presence of :

1. Sauryi Roy
18, More Avenue
Kolkata - 700040
Bikram Halder
Jagadishpur
Dist: (S) 24 Pasragana
PIN - 743395

MSD ENCLAVE PROJECTS PVT. LTD.

Subhasish Chowdhury

Director



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RECEIVED of and from the withinnamed Purchaser the within mentioned a sum of Rupees Ten Lacs only being the total Consideration in terms hereof and in the manner as follows

Rs. 10,00,000.00

MEMO OF CONSIDERATION

Date	Pay Order/Cheque No.	Drawn on	Amount (Rs.)
12.09.2023	004215	HDFC Lake Avenue P.O.	400 000 = 00
By cash to for the firm RBI in the name of IRACANGULY			
12.09.2023	004216	HDFC Lake Avenue P.O. for Mr. Kumar Bikram Roy	200 000.00 400 000.00
			Rs. 10,00,000.00

(Rupees Ten Lacs) only .

- Ira Ganguly

- Kumar Bikram Roy

SIGNATURE OF THE VENDORS

IN PRESENCE OF :-

- Sauri Roy
18, Main Avenue
Ward - 700040
Bikram Halder
Jagadish Puri
Dist - 24 (S) Paschaganga
P.O. - 743395

DRAFTED BY :-

Subir Kumar Dutta
SUBIR KUMAR DUTTA
Advocate

Alipore Civil & Criminal Court, Kolkata - 700 027 .

WB 2165/99



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Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name :-

Signature :- *Ira Ganguly*



Left Hand
Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name :-

Signature :- *Kumar Bishram Rung*



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Finger Prints

Thumb Fore Middle Ring Little



Right Hand
Finger Prints



Name :-

Signature :- *Subhaash Choudhary*



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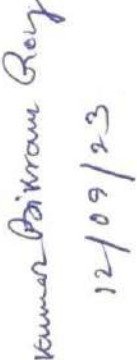
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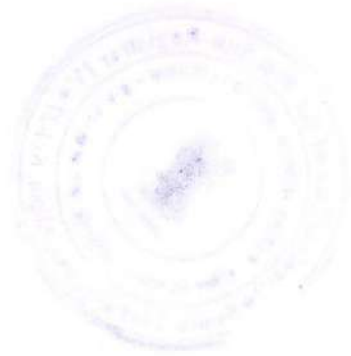


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042002296821/2023

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


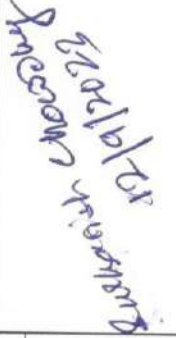


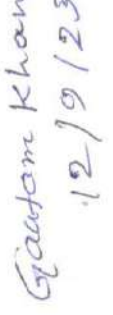
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs IRA GANGULY 7A, REGENT PARK, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040	Seller			
2	Mr KUMAR BIKRAM ROY 46/42, JADUNATH UKIL ROAD, KOLKATA, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Seller			



<p>1/10/2011</p> <p>1/10/2011</p>					
<p>1/10/2011</p> <p>1/10/2011</p>					



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
3	Mr SUBHASISH CHOWDHURY 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026	Representative of Buyer [MSD ENCLAVE PROJECT S PRIVATE LIMITED]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr GAUTAM KHAN Son of Mr SAKHI GOPAL KHAN ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs IRA GANGULY, Mr KUMAR BIKRAM ROY, Mr SUBHASISH CHOWDHURY			

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



13/11/2019
Diet Sub-Registrar
South 24 Parganas



13/11/2019
Diet Sub-Registrar
South 24 Parganas



13/11/2019
Diet Sub-Registrar
South 24 Parganas





ভারতের নির্বাচন কমিশন
 भारत चयन पत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

CFZ1387018



নির্বাচকের নাম : গোতম কুমার খাঁ
 Elector's Name : Geutam Kumar Khan
 পিতার নাম : সাক্ষীগোপাল খাঁ
 Father's Name : Sakshigopal Khan
 লিঙ্গ / Sex : পুরু / MA
 জন্ম তারিখ : 05/01/1980
 Date of Birth :

CFZ1387018

ঠিকানা:
 মেহাই মাজী পাড়া রানিয়া নোদাখলি দক্ষিণ 24 পর্গানা
 743318

Address:
 Mehai Maji Para Raniya Nodakhali South
 24 Parganas 743318

Date: 05/08/2007
 117-সাতগাছিয়া নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ
 আধিকারিকের স্বাক্ষরের অনুমোদিত

Facsimile Signature of the Electoral
 Registration Officer for
 117-Satgachia Constituency

উপস্থিত পরিবর্তন হলে মতন নির্দেশের ক্ষেত্রে নির্দিষ্ট সনদ
 জমা ও একটি নতুন সনদ পরিচালনা করা হবে।
 অন্য নির্দিষ্ট সনদ এই পরিচালনার অন্তর্গত উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 card at the changed address and to obtain the card
 with same number.



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



192023240213781158

GRN Details

GRN:	192023240213781158	Payment Mode:	SBI Epay
GRN Date:	11/09/2023 12:47:27	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9493090313619	BRN Date:	11/09/2023 12:48:45
Gateway Ref ID:	232541092353	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	110920232021378114	Payment Init. Date:	11/09/2023 12:47:27
Payment Status:	Successful	Payment Ref. No:	2002296821/17/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUBHASISH CHOWDHURY
Address:	8 FT. LT. TAPAN CHOWDHURY AVENUE, GROUND FLOOR, KOKALATA-700026
Mobile:	9830071101
EEmail:	bdgraphics2005@gmail.com
Period From (dd/mm/yyyy):	11/09/2023
Period To (dd/mm/yyyy):	11/09/2023
Payment Ref ID:	2002296821/17/2023
Dept Ref ID/DRN:	2002296821/17/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002296821/17/2023	Property Registration- Stamp duty	0030-02-103-003-02	73920
2	2002296821/17/2023	Property Registration- Registration Fees	0030-03-104-001-16	18489
			Total	92409

IN WORDS: NINETY TWO THOUSAND FOUR HUNDRED NINE ONLY.

PAID



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002296821/2023	Office where deed will be registered
Query Date	08/09/2023 8:56:00 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status :Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 10,00,000/-	Rs. 18,47,505/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 73,920/- (Article:23)	Rs. 18,489/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabir Road, , Premises No: 35, , Ward No: 087, Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Chatak 16.625 Sq Ft	9,00,000/-	17,44,231/-	Width of Approach Road: 40 Ft.,
Grand Total :				.5537Dec	9,00,000 /-	17,44,231 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	180 Sq Ft.	1,00,000/-	1,03,274/-	Structure Type: Structure
Gr. Floor, Area of floor : 90 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 90 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		180 sq ft	1,00,000 /-	1,03,274 /-	

Dating - memo
13/2 - 1/20



Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs IRA GANGULY Daughter of Late NIHAR GANGULY,7A, REGENT PARK, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACxxxxxx2N, Aadhaar No.: 96xxxxxxxx3013,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr KUMAR BIKRAM ROY Son of Late BARINDRA KUMAR ROY,46/42, JADUNATH UKIL ROAD, KOLKATA, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ACxxxxxx4D, Aadhaar No.: 42xxxxxxxx2197,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MSD ENCLAVE PROJECTS PRIVATE LIMITED (Private Limited Company) ,8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx9C, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr SUBHASISH CHOWDHURY Son of Late JAYANTA CHOWDHURY,8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx7J , Aadhaar No.: 76xxxxxxxx0901	MSD ENCLAVE PROJECTS PRIVATE LIMITED (as PROPRIETOR)

Identifier Details :

Name & address
Mr GAUTAM KHAN Son of Mr SAKHI GOPAL KHAN ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mrs IRA GANGULY, Mr KUMAR BIKRAM ROY, Mr SUBHASISH CHOWDHURY



Major Information of the Deed

Deed No :	I-1604-11317/2023	Date of Registration	13/09/2023
Query No / Year	1604-2002296821/2023	Office where deed is registered	
Query Date	08/09/2023 8:56:00 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration#: 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 18,47,505/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 73,970/- (Article:23)	Rs. 18,521/- (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:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kabir Road, , Premises No: 35, , Ward No: 087 Pin Code : 700026

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 Chatak 16.625 Sq Ft	9,00,000/-	17,44,231/-	Width of Approach Road: 40 Ft.,
Grand Total :				.5537Dec	9,00,000 /-	17,44,231 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	180 Sq Ft.	1,00,000/-	1,03,274/-	Structure Type: Structure
Gr. Floor, Area of floor : 90 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 90 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		180 sq ft	1,00,000 /-	1,03,274 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs IRA GANGULY Daughter of Late NIHAR GANGULY 7A, REGENT PARK, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx2N, Aadhaar No: 96xxxxxxxx3013, Status :Individual, Executed by: Self, Date of Execution: 12/09/2023 , Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/09/2023 , Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence</p>
2	<p>Mr KUMAR BIKRAM ROY Son of Late BARINDRA KUMAR ROY 46/42, JADUNATH UKIL ROAD, KOLKATA, City:- Not Specified, P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4D, Aadhaar No: 42xxxxxxxx2197, Status :Individual, Executed by: Self, Date of Execution: 12/09/2023 , Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/09/2023 , Admitted by: Self, Date of Admission: 12/09/2023 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>MSD ENCLAVE PROJECTS PRIVATE LIMITED 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx9C,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 SUBHASISH CHOWDHURY (Presentant) Son of Late JAYANTA CHOWDHURY 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7J, Aadhaar No: 76xxxxxxxx0901 Status : Representative, Representative of : MSD ENCLAVE PROJECTS PRIVATE LIMITED (as PROPRIETOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr GAUTAM KHAN Son of Mr SAKHI GOPAL KHAN ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Mrs IRA GANGULY, Mr KUMAR BIKRAM ROY, Mr SUBHASISH CHOWDHURY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs IRA GANGULY	MSD ENCLAVE PROJECTS PRIVATE LIMITED-0.276862 Dec
2	Mr KUMAR BIKRAM ROY	MSD ENCLAVE PROJECTS PRIVATE LIMITED-0.276862 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs IRA GANGULY	MSD ENCLAVE PROJECTS PRIVATE LIMITED-90.00000000 Sq Ft
2	Mr KUMAR BIKRAM ROY	MSD ENCLAVE PROJECTS PRIVATE LIMITED-90.00000000 Sq Ft

Endorsement For Deed Number : I - 160411317 / 2023

On 12-09-2023

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

Presented for registration at 17:05 hrs on 12-09-2023, at the Private residence by Mr SUBHASISH CHOWDHURY ,

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 18,47,505/-

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

Execution is admitted on 12/09/2023 by 1. Mrs IRA GANGULY, Daughter of Late NIHAR GANGULY, 7A, REGENT PARK, KOLKATA, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 2. Mr KUMAR BIKRAM ROY, Son of Late BARINDRA KUMAR ROY, 46/42, JADUNATH UKIL ROAD, KOLKATA, P.O: PASCHIM PUTIARY, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Retired Person

Indetified by Mr GAUTAM KHAN, , Son of Mr SAKHI GOPAL KHAN, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 12-09-2023 by Mr SUBHASISH CHOWDHURY, PROPRIETOR, MSD ENCLAVE PROJECTS PRIVATE LIMITED (Private Limited Company), 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr GAUTAM KHAN, , Son of Mr SAKHI GOPAL KHAN, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-09-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,521.00/- (A(1) = Rs 18,475.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 18,489/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/09/2023 12:48PM with Govt. Ref. No: 192023240213781158 on 11-09-2023, Amount Rs: 18,489/-, Bank: SBI EPay (SBIPay), Ref. No. 9493090313619 on 11-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 73,920/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 73,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26, Amount: Rs.50.00/-, Date of Purchase: 01/09/2023, Vendor name: L K Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/09/2023 12:48PM with Govt. Ref. No: 192023240213781158 on 11-09-2023, Amount Rs: 73,920/-,
Bank: SBI EPay (SBlePay), Ref. No. 9493090313619 on 11-09-2023, Head of Account 0030-02-103-003-02

(Handwritten Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 346203 to 346229

being No 160411317 for the year 2023.



Handwritten signature

Digitally signed by Anupam Halder
Date: 2023.09.13 12:24:11 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 13/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.