

016212/22

E-15644/22

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 699519

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-i
Alipore, South 24-parganas

28 SEP 2022

THIS DEED OF CONVEYANCE made on this 28th day of September, 2022 **B E T W E E N** : **SUBRATA CHOWDHURY** (Pan No. ACQPC7598B), (Aadhaar No. 568133761889), (Mobile No. 9831059152), son of Late Sudhansu Bhusan Chowdhury, by faith Hindu, by occupation Retired and presently residing at 42/136, Ballygunge Road, P.O. Tiljala, P.S. Kasba, Kolkata - 700039, AND (2) **SUMIT CHAUDHURY** (Pan No. BDOPC7135E), (Aadhaar No. 683450989249), (Mobile No. 9880627272) son of Late Col. Sumanta Chaudhury, by faith - Hindu, by occupation - Retired residing at 15, Brunton Manor 21/1, P.S. Halasooru, P.O. Brunton Road, Bangalore, Pin - 560025, being represented by his Constituted Attorney i.e. his sister Smt. Madhumita Chaudhury

28/09/22
C-22876017

F-1204/22

50861

ANUBRATA DHAR
(Advocate)
C.M. M Court Kol-1

24 AUG 2022

TO
SOLD TO
OF
RS.
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2016

24 AUG 2022



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
28 SEP 2022

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AND (3) SMT. MADHUMITA CHAUDHURY, (Pan No. AHHPC9313N), (Aadhaar No. 965259706597), (Mobile No. 9880627272), daughter of Late Col. Sumanta Chaudhury, presently residing at 15, Brunton Manor 21/1, P.S. Halasooru, P.O. Brunton Road, Bangalore, Pin - 560025, hereinafter referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and/or assigns) of the **ONE PART**.

AND

(1) **M/S. DEEPAJ CONSTRUCTION PRIVATE LIMITED**, (Pan No. AACCD5069P) a company incorporated under the Companies Act, 1956 and having its registered office at 48/1A, Dr. Suresh Sarkar Road, P.O.- Entally, Police Station - Beniapur, Kolkata - 700014, represented by its one of the Director **SMT. JAYATI PAUL** (Pan No. AKEPP6359B), (Aadhaar No. 315531651768) (Mobile No. 9836968333) wife of Sri. Madhab Chandra Paul, by faith - Hindu, by occupation - Business and carrying on business at and/or from Premises No. 48/1A, Dr. Suresh Sarkar Road, P.S. Beniapur, P.O. Entally, Kolkata - 700014, hereinafter referred to as "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective executors, administrators, representatives and assigns) on the **SECOND PART**.

WHEREAS by and/or under an Indenture of Sale dated 30th November, 1949 and registered before the Registrar of Kolkata recorded in Book No. 1, Volume No. 81, Pages 286 to 291, Being No. 3776 for the year 1949 one Hazi Karim Buksh as Vendor sold, transferred and alienated unto and in favour one Smt. Agamoni Debi, wife of Dr. Purnendu Nath Chaudhuri as Purchaser a plot of land measuring 5 Cottah 1 Chittack 2 Sq. ft. together with a Two Storied Brick Built Dwelling House including Garage, and Out houses and comprised within Premises No. 214/1/4, Lower Circular Road, now known and numbered as Premises No. 5, Moulavi Muzibur Rahaman Sarani (formerly also known as 214/1/4, A.J.C. Bose Road), P.S. Beniapur, P.O. Circus Avenue, in the town of Kolkata, Sub-Division - A, Division - V, Dihi - Panchannagram now under KMC Ward no. 64, Kolkata - 700 017, at a valuable consideration as morefully and particularly mentioned and described in the said Indenture.



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AND WHEREAS the said Dr. Purnendu Nath Chaudhuri purchased the aforesaid property out of his own money in ostensible name of his wife Smt. Agamoni Debi.

AND WHEREAS disputes and differences arose by and between the said Purnendu Nath Chaudhuri and Smt. Agamoni Debi and ultimately by and/or a Decree for Divorce dated 21st December, 1959, the marriage between the said Purnendu Nath Chaudhuri and Agamoni Debi was dissolved absolutely and forever.

AND WHEREAS by and/or under a decree of the Civil Court dated 4th January, 1960 the said Purnendu Nath Chaudhuri was declared as the real owner of the said immovable property whereupon the said Purnendu Nath Chaudhuri mutated his name in the records of Kolkata Municipal Corporation of premises no. 214/1/4, Lower Circular Road, now known and re-numbered as Premises No. 5, Moulavi Muzibur Rahaman Sarani (formerly also known as 214/1/4, A.J.C. Bose Road).

AND WHEREAS the said Purnendu Nath Chaudhuri created a private trust in respect of the said immovable property and accordingly by and/or under a Deed of Trust dated 10th October, 1985 as per the terms & conditions mentioned therein and registered before the Additional District Sub-Registrar, Kolkata recorded in Book No. I, Volume No. 335, Pages 176 to 186, Being No. 14877 the said Dr. Purnendu Nath Chaudhuri as Settlor executed a Deed of Trust appointing himself and also his younger brother Sudhansu Bhusan Chowdhury and two others namely Dharendra Kumar Bhattacharya and Tara Prasad Chakrabarti as Trustee of the said trust estate being Municipal Premises No. 214/1/4, Lower Circular Road, now known and re-numbered as Premises No. 5, Moulavi Muzibur Rahaman Sarani (formerly also known as 214/1/4, A.J.C. Bose Road).

AND WHEREAS as per the said deed of trust the front portion flat on the first floor of the said premises was to be possessed and enjoyed by settlors' two sons and their wives namely Dr. Gautam Chaudhuri and Samar Chaudhuri to only have the right of residence therein during their respective lifetime without any right title interest in the said property.



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AND WHEREAS the entire 2nd & 3rd floor & half of the garage in the ground floor of the said immovable property was jointly used & occupied by the said settlor and his younger brother Sudhansu Bhusan Chowdhury and his descendants for the residential purpose and as per the said deed of trust upon the death of the said Settlor his younger brother Sudhansu Bhusan Chowdhury alias Jitu and his descendants will become absolute owners of the entire Second, Third Floor & half of the garage on the ground floor of the aforesaid property.

AND WHEREAS the said Dr. Purnendu Nath Chaudhuri died intestate on 5th December, 1989.

AND WHEREAS the said Dr. Gautam Chaudhuri died on 14th January, 2016 as bachelor, Smt. Channda Chaudhuri wife of Samar Chaudhuri died on 28th September, 2017 and Samar Chaudhuri also died on 17th August 2020 as a widower and issue-less.

AND WHEREAS the said Sudhansu Bhusan Chowdhury also died intestate on 21st March, 1990 whereupon the estate left by the said Sudhansu Bhusan Chowdhury including the Second, Third Floor & half of the garage on the ground floor of the said immovable property absolutely devolved upon his only two sons namely Subrata Chowdhury and Sumanta Chaudhuri absolutely and forever.

AND WHEREAS as per the said Deed of Trust on demise of any of the trustees the vacancy in the trusteeship will be filled in by any one of the two sons of Sudhansu Bhusan Chowdhury namely Subrata Chowdhury and Sumanta Choudhury. Thus Subrata Chowdhury became a trustee in the said trust estate.

AND WHEREAS during the subsistence of the said trust the said trustees namely Dharendra Kumar Bhattacharya died & Tara Prasad Chakrabarti resigned from the post of Trustee and thereby a vacancy took place in the office of Trustees of the said trust estate which was not filled up subsequently.



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AND WHEREAS in 10.04.2002 the said Sumanta Chaudhury, son of Sudhansu Bhusan Chowdhury died intestate after obtaining the Decree for Divorce against his wife leaving his one son Sumit Chaudhury and one daughter Madhumita Chaudhury as his Class - I heirs and legal representatives under the Hindu Succession Act, 1956, who have jointly inherited the estate left by the said Sumanta Chaudhury.

AND WHEREAS said Sumit Chaudhury has appointed his own sister Madhumita Chaudhury as his Constituted Attorney vide registered General Power of Attorney recorded in document no. 717 of Book no. IV, dated 17.09.2022 registered before the Registration office of Bangalore.

AND WHEREAS in the aforesaid facts & circumstances, both, the trustee namely Subrata Chowdhury and the beneficiaries namely Subrata Chowdhury, Sumit Chaudhury and Madhumita Chaudhury, thought, fit and proper to extinguish the said trust created by the Deed Of Trust dated 10th October, 1985 by Dr. Purnendu Nath Chaudhuri, since deceased and accordingly, by and/or under a Deed of Revocation of Trust dated 27th day of September, 2022 and registered before the D.S.R. III Alipore, South 24 Parganas, recorded in Being no. IV-160300534, for the year 2022, the trust created by the said Deed of Trust dated 10th October, 1985 was revoked and extinguished absolutely and forever by the trustee with the consent and concurrence of the beneficiaries named therein and upon such revocation the marketable title over and in respect of the said trust estate devolved upon the said Subrata Chowdhury, Sumit Chaudhury & Madhumita Chaudhury, the beneficiaries named therein in their equal respective share free from all encumbrances.

AND WHEREAS said Subrata Chowdhury (half share), Sumit Chaudhury (one fourth share) and Madhumita Chaudhury (one fourth share), the Vendors herein being joint owners having their undivided respective share, decided to sell the said property measuring about 5 Cottah, 1 Chittack, 2 Square Feet be the same a little more or less together with a Three Storied Brick Built Dwelling House with Garage, Out house comprised within Municipal Premises No. 214/1/4, Lower Circular Road, now known



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and re-numbered as Premises No. 5, Moulavi Muzibur Rahaman Sarani (formerly also known as 214/1/4, A.J.C. Bose Road) and accordingly M/S. Deepraj Construction Private Limited, the Purchasers herein, agreed to purchase the same at or for a total consideration amount of Rs. 3,65,00,000 (Rupees Three Crore Sixty Five Lakhs) only free from all encumbrances, charges, liens, attachments, etc whatsoever.

AND WHEREAS the Purchaser has adopted a Resolution in its Board of Directors on 19.09.2022 that the said immovable property is beneficial to the business of the said company and has, inter alia, appointed and authorized Smt. Jayati Paul one of the Directors of the Company to sign all documents and execute this Deed Of Conveyance.

NOW THIS DEED WITNESSES AS FOLLOWS that in consideration of a sum of **Rs. 3,65,00,000/-** (Rupees Three Crore Sixty Five Lakhs) only paid by Purchasers to the Vendors according to their respective proportionate share at or before execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof the Vendors doth hereby sell transfer convey assign grant assure) release and discharge unto and to the use of the said purchaser free from all encumbrances **AND FURTHER** simultaneously with the execution of this Deed of Conveyance the Vendor's delivers vacant possession of the aforesaid property to the Purchasers **ALL THAT** the piece and parcel of revenue free land measuring measuring 5 cottahs 01 chittacks 02 sq.ft be the same little more or less together with about three storied residential pucca structure having an area of 3005.09 sq. ft. on Ground floor, an area of 1836.98 sq. ft. on first floor & area of 1836.98 sq. ft. on second floor totaling an area about 6679.05 sq. ft. standing thereon situated at being premises No. 214/1/4, Lower Circular Road, now known and numbered as Premises No. 5, Moulavi Muzibur Rahaman Sarani (formerly also known as 214/1/4, A.J.C. Bose Road), comprised in part and Holding No. 41, 42, 43, 51, 55, 56, 57, 59, and 64, Sub Division - A, Division - V, Dihi - Panchannagram, P.S. Beniapukur, P.O. Circus Avenue, within the jurisdiction of Kolkata Municipal Corporation, Ward No. 064, District - 24 Parganas (South), Kolkata - 700017 (more fully described in the Schedule hereunder written) hereinafter referred to as the "said property" **TOGETHER WITH** all other



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easement rights including the right of ingress and egress **TOGETHER WITH** all other easement and/or facilities and/or amenities attached thereto free from all encumbrances, charges liens, attachments whatsoever, **TOGETHER WITH** the appurtenances belonging thereto **TOGETHER WITH** all ways waters watercourses lights liberties privileges easements and appurtenances, whatsoever to the said property belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or appurtenant thereto **AND ALL** the estate right, title, interest, claim, demand, whatsoever of the Vendors unto and upon the same and every part thereto **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers, their, legal heirs executors, administrators representative and/or assigns absolutely and forever together with all title, deeds, writings, muniments and other evidences of title and the Vendors doth hereby covenant with the Purchasers, their executors, administrators, legal representatives and/or assigns that notwithstanding any act deed or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments, or defect in title, whatsoever therein **AND THAT** the Vendors have full power and absolute authority to sell the said property in manner as aforesaid **AND THAT** Purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any demand, whatsoever form the Vendors or any person or persons claiming together or under their **AND FURTHER** that the Vendors their heirs, executors, administrators, legal representatives and/or assigns covenant shall indemnify the Purchasers, on any breach of the aforesaid deed/indenture **AND FURTHER** that the Vendors or any person or persons having or lawfully or equitably claiming any estate or right title interest whatsoever in the said property or part thereof from under or in trust for the Vendors or from or under or any of their ancestors in interest at the request and at the cost of the Purchasers, their executors, administrators, legal representatives and/or assigns from time to time shall do and execute or cause to be done and executed such acts deeds, things and matters whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers, their executors, administrators, legal representatives



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and/or assigns accordingly, to the true intents and meaning of this deed as shall or may be reasonably required. Immediate after executing this Deed of Conveyance the Vendor shall handover to the Purchaser all relevant papers and documents of title in respect of the said immovable property.

SCHEDULE ABOVE REFERRED TO

(Description of the Property)

ALL THAT a Homestead Plot of Land measuring about 5 Cottah, 1 Chittack, 2 Square Feet be the same a little more or less together with a Three Storied (Ground plus upper two storey) Brick Built Dwelling House with Garage, Out house, having an area of 3005.09 sq. ft. on Ground floor, an area of 1836.98 sq. ft. on first floor & area of 1836.98 sq. ft. on second floor totaling an area about 6679.05 sq. ft. comprised within Municipal Premises No. 214/1/4, Lower Circular Road, now known and re-numbered as Premises No. 5, Moulavi Muzibur Rahaman Sarani (formerly also known as 214/1/4, A.J.C. Bose Road), comprised in part of Holding Nos. 41, 42, 43, 51, 55, 56, 57, 59, and 64, Sub Division - A, Division - V, Dihi - Panchannagram, P.S. Beniapukur, P.O. Circus Avenue, within the jurisdiction of Kolkata Municipal Corporation, Ward No. 064, District - 24 Parganas (South), Kolkata and butted and bounded by :

ON THE NORTH	:	No. 4, West Range;
ON THE SOUTH	:	By 40 Feet wide KMC Road;
ON THE EAST	:	By Premises No. 6, West Range
ON THE WEST	:	Premises No. 214/1/5, A.J.C. Bose Road.



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IN WITNESS WHEREOF the parties hereto of the first and second part have set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED and DELIVERED by
 (1) **SUBRATA CHOWDHURY**, (2)
SUMIT CHAUDHURY AND (3)
SMT.MADHUMITA CHAUDHURY, the
 VENDORS herein at Kolkata in the
 presence of:.

✓ *Subrata Chowdhury*
Madhumita Chaudhury
 Madhumita Chaudhury
 as self & consulted attorney
 on behalf of SUMIT CHAUDHURY

1) *Rabul Hossain*
 16, Seva Pazar Road
 Net-19,
 2) *p.m.c.*
 Alipore Police Court
 424

SIGNED SEALED and DELIVERED by
M/S. DEEPRAJ CONSTRUCTION
PRIVATE LIMITED, through its
 Director Smt. Jayati Paul the
 PURCHASERS herein at Kolkata in the
 presence of:

DEEPRAJ CONSTRUCTION PVT. LTD.
Jayati Paul
 Director

1) *Rabul Hossain*
 2) *p.m.c.*

Prepared by me

p.m.c.
BAPI DAS
 Advocate
 Alipore Police Court
 Kolkata-700 027
 Regd No.-WB-613/2001



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MEMO OF CONSIDERATION

RECEIVED of and from the within named **PURCHASERS** the within mentioned sum of Rs. Three Crore and Sixty Five Lakh (Rs. 3,65,00,000/-) only in full as consideration money as per details under:

SL. NO.	NAME	DATE	MODE OF TRANSACTION	TRANSACTION DETAILS	AMOUNT	T.D.S.	TOTAL
1	SUBRATA CHOWDHURY	26.09.2022	NEFT	SBIN4222696 45367	5,000		1,82,50,000
		27.09.2022	RTGS	SBINR520220 92706562950	1,80,62,500	1,82,500	
2	SUMIT CHAUDHURY	26.09.2022	NEFT	SBIN4222696 45070	5,000		91,25,000
		27.09.2022	RTGS	SBINR520220 92706858802	90,28,750	91,250	
3	MADHUMITA CHAUDHURY	27.09.2022	RTGS	SBINR520220 92706555100	90,33,750	91,250	91,25,000
				TOTAL	3,61,35,000	3,65,000	3,65,00,000

WITNESSES:

1. *Lahul Kr. Jc.*
16, Suren Pagar Road
Kolkata 700019.

2. *p.m.*
Acia pite u.
u20

Subrata Chowdhury
Madhita Chaudhury
Madhuma Chaudhury
as self & constituted attorney
on behalf of SUMIT CHAUDHURY

SIGNATURE OF THE VENDORS



DISTRICT SUB REGISTRAR-III
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EXISTING STRUCTURE PLAN AT PRE. NO.- 214/1/4, LOWER CIRCULAR ROAD, NOW KNOWN AND RE-NUMBERED AS PRE. NO.- 5, MOULAVI MUZIBUR RAHAMAN SARANI, (FORMERLY ALSO KNOWN AS 214/1/4, A.J.C. BOSE ROAD) KOLKATA- 700017. P.O. - CIRCUS AVENUE, P.S. - BENIAPUKUR, WARD NO. - 064, BROUGH -VII.

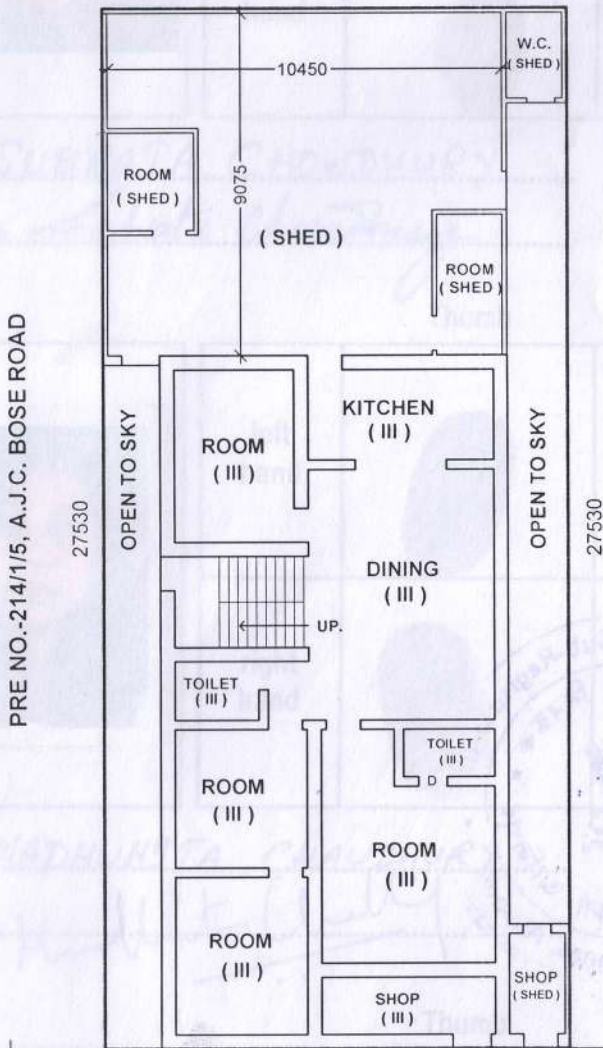
LAND AREA = 5K. -1CH. -2 SQFt. = 338.815 SQ.M. (MORE / LESS)



(SCALE - 1:200)

PRE NO.-4, WEST RANGE

12307



EXISTING STRUCTURE AREA :-

FLOOR	R.C.C.	SHED
GROUND FLOOR AREA	170.66 SQM.	108.52 SQM.
FIRST FLOOR AREA	170.66 SQM.	—
SECOND FLOOR AREA	170.66 SQM.	—
TOTAL AREA	511.98 SQM.	108.52 SQM.

Sabvata Choudhury
Madhumita Chaudhury
Madhumita Chaudhury
 as self & constituted attorney
 on behalf of SUMIT CHAUDHURY

SIGNATURE OF OWNERS

K. M. C. ROAD

DEEPAJ CONSTRUCTION PVT. LTD.

Jayanti Paul
 Director

SIGNATURE OF PURCHASERS

Name: SAYANTI PAUL

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name SUBRATA CHOWDHURY

Signature Subrata Chowdhury

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name MADHUNITA CHAUDHURY

Signature Madhuni Chaudhury

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name JAYATI PAUL

Signature Jayati Paul



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ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KNH6583660

পরিচয় পত্র



Elector's Name Bapi Das

নির্বাচকের নাম বাপি দাস

Father's Name Sunil

পিতার নাম সুনীল

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2000 23

১.১.২০০০-এ বয়স ২৩

121, SARAT BOSE GARDEN ROAD

Calcutta - 700031

স্বাক্ষর

১২১ নং সারৎ বোস গার্ডেন রোড কলকাতা

৭০০০৩১

Facsimile Signature
Electoral Registration Officer

নির্বাচন নিয়ন্ত্রক অফিসার

For 161, Dhakuria

Assembly Constituency

১৬১-দহকুরিয়া

নিয়ন্ত্রক নিয়ন্ত্রক অফিস

Place Calcutta

১৬১ কলকাতা

Date 02/19/2000

০২/১৯/২০০০

Major Information of the Deed

Deed No :	I-1603-15644/2022	Date of Registration	28/09/2022
Query No / Year	1603-2002876013/2022	Office where deed is registered	
Query Date	24/09/2022 9:16:11 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8334980846, 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. 3,65,00,000/-	Rs. 3,65,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,25,070/- (Article:23)	Rs. 3,65,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



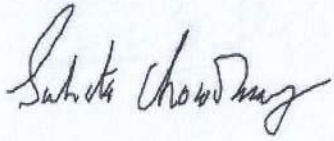


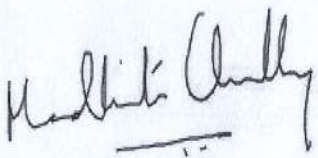
District: South 24-Parganas, P.S:- Beniapukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Moulavi Mujibor Rahaman Sarani, , Premises No: 5, , Ward No: 064 Pin Code : 700017

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 1 Chatak 2 Sq Ft	3,19,00,000/-	3,19,00,000/-	Width of Approach Road: 40 Ft.,
Grand Total :					8.3577Dec	319,00,000 /-	319,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	6679.05 Sq Ft.	46,00,000/-	46,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 3005.09 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1836.98 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1836.98 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		6679.05 sq ft	46,00,000 /-	46,00,000 /-	



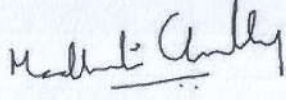
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subrata Chowdhury Son of Late Sudhansu Bhusan Chowdhury Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
		28/09/2022	LTI 28/09/2022	28/09/2022
42/136,ballygunge Road, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx8b, Aadhaar No: 56xxxxxxxx1889, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				
2	Mr Sumit Chaudhury Son of Late Sumanta Chaudhary 15,brunton Manor,21/1, City:- , P.O:- Brunton Road, P.S:-H.A.L., District:-Bangalore, Karnataka, India, PIN:- 560025 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: bdxxxxx5e, Aadhaar No: 68xxxxxxxx9249, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	Name Mrs Madhumita Chaudhury Daughter of Late Sumanta Chaudhury Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
		28/09/2022	LTI 28/09/2022	28/09/2022
15,brunton Manor,21/1, City:- , P.O:- Brunton Road, P.S:-H.A.L., District:-Bangalore, Karnataka, India, PIN:- 560025 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxx3n, Aadhaar No: 96xxxxxxxx6597, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				



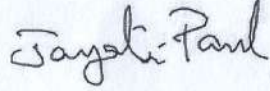
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Deepraj Construction Private Limited 48/1A,dr.suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700014 , PAN No.:: aaxxxxx9p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



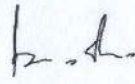
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Madhumita Chaudhury Daughter of Late Sumanta Chaudhury Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	Photo  <small>Sep 28 2022 12:35PM</small>	Finger Print  <small>LTI 28/09/2022</small>	Signature  <small>28/09/2022</small>
15,burnton Road,21/1, City:- , P.O:- Brunton Road, P.S:-H.A.L., District:-Bangalore, Karnataka, India, PIN:- 560025, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ahxxxxx3n, Aadhaar No: 96xxxxxxxx6597 Status : Attorney, Attorney of : Mr Sumit Chaudhury				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Jayati Paul (Presentant) Wife of Mr Madhab Chandra Paul Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	Photo  <small>Sep 28 2022 12:36PM</small>	Finger Print  <small>LTI 28/09/2022</small>	Signature  <small>28/09/2022</small>
48/1A,dr. Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxx9b, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : Deepraj Construction Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bapi Das Son of Late S Das Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>13/10/2022</small>	 <small>13/10/2022</small>	 <small>13/10/2022</small>
Identifier Of Mr Subrata Chowdhury, Mrs Madhumita Chaudhury, Mrs Madhumita Chaudhury, Mrs Jayati Paul			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Chowdhury	Deepraj Construction Private Limited-2.7859 Dec
2	Mr Sumit Chaudhury	Deepraj Construction Private Limited-2.7859 Dec
3	Mrs Madhumita Chaudhury	Deepraj Construction Private Limited-2.7859 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Chowdhury	Deepraj Construction Private Limited-2226.35000000 Sq Ft
2	Mr Sumit Chaudhury	Deepraj Construction Private Limited-2226.35000000 Sq Ft
3	Mrs Madhumita Chaudhury	Deepraj Construction Private Limited-2226.35000000 Sq Ft

Endorsement For Deed Number : I - 160315644 / 2022

On 28-09-2022

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.

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

Presented for registration at 12:01 hrs on 28-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs Jayati Paul .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,65,00,000/-

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

Execution is admitted on 28/09/2022 by 1. Mr Subrata Chowdhury, Son of Late Sudhansu Bhusan Chowdhury, 42/136,ballygunge Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Retired Person, 2. Mrs Madhumita Chaudhury, Daughter of Late Sumanta Chaudhury, 15,brunton Manor,21/1, P.O: Brunton Road, Thana: H.A.L., , Bangalore, KARNATAKA, India, PIN - 560025, by caste Hindu, by Profession Others

Indetified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-09-2022 by Mrs Jayati Paul, Director, Deepraj Construction Private Limited, 48/1A,dr.suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700014

Indetified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mrs Madhumita Chaudhury, , Daughter of Late Sumanta Chaudhury, 15,brunton Road,21/1, P.O: Brunton Road, Thana: H.A.L., , Bangalore, KARNATAKA, India, PIN - 560025, by caste Hindu, by profession Others as constituted attorney for Mr Sumit Chaudhury 15,brunton Manor,21/1, P.O: Brunton Road, Thana: H.A.L., , Bangalore, KARNATAKA, India, PIN - 560025 is admitted by him

Indetified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,65,046.00/- (A(1) = Rs 3,65,000.00/- ,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 3,65,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 4:28PM with Govt. Ref. No: 192022230130132271 on 27-09-2022, Amount Rs: 3,65,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1909072958 on 27-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,25,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 18,25,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 50861, Amount: Rs.50.00/-, Date of Purchase: 24/08/2022, Vendor name: J Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2022 4:28PM with Govt. Ref. No: 192022230130132271 on 27-09-2022, Amount Rs: 18,25,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1909072958 on 27-09-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2022, Page from 517137 to 517157
being No 160315644 for the year 2022.**



Dhar

Digitally signed by Debasish Dhar
Date: 2022.10.17 12:23:29 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2022/10/17 12:23:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)