

8822/21

D-8810/2021



पश्चिम बंगाल WEST BENGAL Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

43AB 838607

184
 8/8/2021
 200/35/1863

[Signature]
 Addl. District Sub-Registrar
 South 24 Parganas

DEED OF CONVEYANCE

AUG 2021

THIS DEED OF CONVEYANCE made this the *08* day

Contd/P2

Major Information of the Deed

Deed No	I-1607-08810/2021	Date of Registration	09/08/2021
Query No / Year	1607-2001351863/2021	Office where deed is registered	
Query Date	02/08/2021 9:32:55 PM	1607-2001351863/2021	
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, 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. 60,00,000/-	Rs. 60,00,000/-		
Stampduty Paid (SD)	Registration Fee Paid		
Rs. 2,40,020/- (Article:23)	Rs. 60,014/- (Article: A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



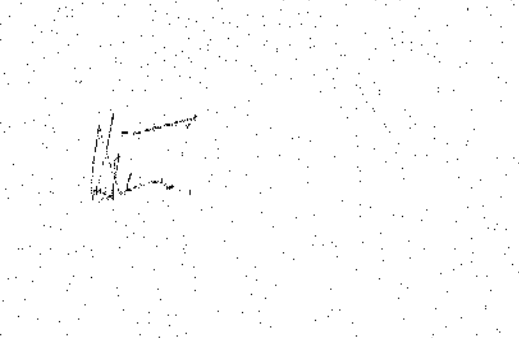
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sudha Sindhu Banerjee Road, , Premises No: 51/1, , Ward No: 131 Pin Code : 700060

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	3 Katha	58,50,000/-	58,50,000/-	Width of Approach Road: 14 Ft.
Grand Total :				4.95Dec	58,50,000 /-	58,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.; Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,50,000 /-	1,50,000 /-	



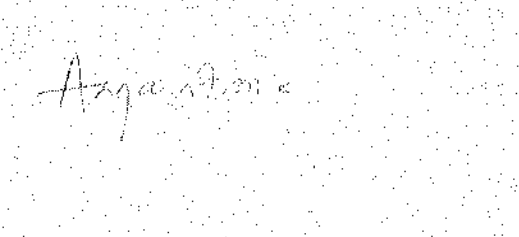
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARUP RATAN CHATTOPADHYAY, (Alias: Mr ARUP RATAN CHATTERJEE) Son of Late Tridib Kumar Chattopadhyay Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
	09/08/2021	LTI 09/08/2021		09/08/2021
1, Gabtala Lane, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: ACxxxxxx3R, Aadhaar No: 88xxxxxxxx4554, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				



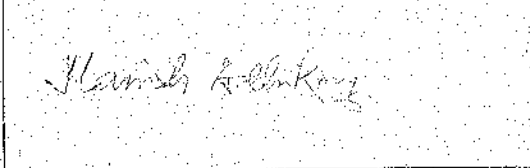
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	E SQUARE DEVELOPER 2/2, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.: AExxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANJAN DUTTA (Presentant) Son of Late Ashim Kumar Dutta Date of Execution - 09/08/2021, , Admitted by: Self, Date of Admission: 09/08/2021, Place of Admission of Execution: Office			
	Aug 9 2021 1:39PM	LTI 09/08/2021		09/08/2021
"PRERONA", 211E, Unique Park, City:- P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx0Q, Aadhaar No: 58xxxxxxxx6253 Status : Representative, Representative of E SQUARE DEVELOPER (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manish Adhikary Son of Mr. Barindra Kumar Adhikary 31, Maharani Indira Devi Road, City:- P.O:- Parnasjee Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060			
	09/08/2021	09/08/2021	09/08/2021

Identifier Of Mr ARUP RATAN CHATTOPADHYAY, Mr ANJAN DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ARUP RATAN CHATTOPADHYAY	E SQUARE DEVELOPER-4.95 Dec

Transfer of property for S1

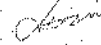
Sl.No	From	To. with area (Name-Area)
1	Mr ARUP RATAN CHATTOPADHYAY	E SQUARE DEVELOPER-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160708810 / 2021

On 03-08-2021

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 60,00,000/-



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

On 09-08-2021

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 13:00 hrs on 09-08-2021, at the Office of the A.D.S.R. BEHALA by Mr ANJAN DUTTA

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

Execution is admitted on 09/08/2021 by Mr ARUP RATAN CHATTOPADHYAY, Alias Mr ARUP RATAN CHATTERJEE, Son of Late Tridib Kumar Chattopadhyay, 1, Gabtala Lane, P.O: Parnasree Pally, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Professionals

Identified by Mr Manish Adhikary, , Son of Mr Barindra Kumar Adhikary, 31, Maharani Indira Devi Road, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

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

Execution is admitted on 09-08-2021 by Mr ANJAN DUTTA, PROPRIETOR, E SQUARE DEVELOPER (Sole Proprietorship), 2/2, Siddhinath Chatterjee Road, City: - , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr Manish Adhikary, , Son of Mr Barindra Kumar Adhikary, 31, Maharani Indira Devi Road, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60,014/- (A(1) = Rs 60,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2021 6:58PM with Govt. Ref. No: 192021220044314751 on 04-08-2021, Amount Rs: 60,014/-, Bank State Bank of India (SBIN0000001), Ref. No: IK0BFEZQB6 on 04-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,40,020/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 2,40,010/-

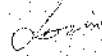
Description of Stamp

1. Stamp: Type: Impressed, Serial no 112, Amount: Rs.10/-, Date of Purchase: 19/04/2021, Vendor name: Sasanka Sekhar Roychowdhury

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 04/08/2021 6:58PM with Govt. Ref. No. 192021220044314751 on 04-08-2021, Amount Rs. 2,40,010/-

Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFEZQB6 on 04-08-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2021, Page from 323005 to 323036

being No 160708810 for the year 2021.



Digitally signed by SANDIP BISWAS
Date: 2021.08.16 16:59:22 +05:30
Reason: Digital Signing of Deed.

Sandip Biswas
(Sandip Biswas) 2021/08/16 04:59:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

of *August*, Two Thousand and Twenty One (2021) **BETWEEN SRI ARUP RATAN CHATTOPADHYAY** alias **SRI ARUP RATAN CHATTERJEE (PAN ACLPC2553R) (AADHAAR No. 8805 2601 4554)**, son of Late Tridib Kumar Chattopadhyay, by Faith- Hindu, by Nationality- Indian, by Occupation- Professional, residing at 1, Gabtala Lane, P.O. Parnasree Pally, P.S. Parnasree, Kolkata- 700060, District- South 24 Parganas, hereinafter called and referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, administrators, executors, legal representatives and assigns) of the **FIRST PART**.

AND

"M/S. E SQUARE DEVELOPER", a Proprietorship Concern, having its Office at 2/2, Siddhinath Chatterjee Road, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, represented by its sole Proprietor **SRI ANJAN DUTTA (PAN AEIPD1170Q) (AADHAAR No. 5882 4555 6253)**, son of Late Ashim Kumar Dutta, by Faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at **"PRERONA"**, 211E, Unique Park, P.O. Behala, P.S. Parnasree, Kolkata- 700034, District- South 24 Parganas, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS by virtue of one Registered Deed of Partition, duly registered in the Office of the A.D.S.R. Behala, 24 Parganas and recorded therein Book No. I, Volume No. 26, Pages from 1 to 12, Being No. 1059 for the year 1966, one Sri Bankim Chandra Chattopadhyay and Others, exclusively got **ALL THAT** piece and parcel of demarcated Land measuring more or less 3 Cottahs 3 Chittacks 7 sq.ft., lying and situated at Mouza- Behala, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Part of C.S. Dag Nos. 3934 and 3935 under C.S. Khatian Nos. 1408 and 159, being **previously** Holding No. 1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas **at present** Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

AND WHEREAS by virtue of a Registered Deed of Sale (written in Bengali), the said Sri Bankim Chandra Chattopadhyay and Others, sold, transferred and conveyed **ALL THAT** said piece and parcel of Land measuring more or less 3 Cottahs 3 Chittacks 7 sq.ft. along with a Tiles Shed Structure measuring more or less 80 sq.ft. standing thereon, lying and situated at Mouza- Behala, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Part of C.S.

Dag Nos. 3934 and 3935 under C.S. Khatian Nos. 1408 and 159, being **previously** Holding No. 1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas **at present** Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas, in favour of one Smt. Purnima Debi, wife of Sri Tridib Kumar Chattopadhyay and the said Deed Of Sale was duly registered at the Office of the A.D.S.R. Behala, 24 Parganas and recorded in Book No. I, Volume No. 20, Pages 168 to 172, Being No. 1060 for the year 1966, at a valuable consideration mentioned therein.

AND WHEREAS after purchase of the said property, the said Smt. Purnima Debi, seized and possessed the same as absolute owner thereof and mutated her name in the Assessment Record of the then Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 and the said property known and numbered as of **previously** Holding No. 1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas **at present** Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O.

Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- previously 24 Parganas now South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal Corporation (S.S. Unit) under Ward No. 131, A.D.S.R. Behala, previously 24 Parganas now South 24 Parganas.

AND WHEREAS by virtue of a Registered Deed of Gift dated 22nd day of December, 2005, registered with the Office of the District Sub- Registrar- II, Alipore, South 24 Parganas and the same had been duly recorded in Book No. 1, Volume No. 25, Pages from 228 to 244, Being No. 01258 for the year 2006, the said Smt. Purnima Debi, gifted, transferred and assured her **entire** share of **ALL THAT** said piece and parcel of Land measuring more or less 3 Cottahs 3 Chittacks 7 sq.ft. but at present the physical measurement of the said Land is 3 Cottahs more or less along with a Tiles Shed Structure measuring more or less 80 sq.ft. standing thereon, lying and situated at Mouza- Behala, J.L. No. 2, R.S. No. 83, District Collectorate Touzi No. 346, comprising in Part of C.S. Dag Nos. 3934 and 3935 under C.S. Khatian Nos. 1408 and 159, being **previously** Holding No. 1, Gabtala Lane, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas **at present** Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of the South Suburban Municipality then the Calcutta Municipal Corporation (S.S. Unit) now The Kolkata Municipal

Corporation (S.S. Unit) under Ward No. 131, A.D.S.R. Behala, South 24 Parganas together with right, title and interest in the said property, in favour of her son namely Sri Arup Ratan Chattopadhyay alias Sri Arup Ratan Chatterjee, the Vendor herein, which he had already accepted.

AND WHEREAS the said Sri Arup Ratan Chattopadhyay alias Sri Arup Ratan Chatterjee, the Vendor herein, become the absolute Owner of the said property and has been possessing the same by mutating his name in the record of Kolkata Municipal Corporation (S.S. Unit) and the said property being now known and numbered as of Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of The Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 vide Assessee No. 41-131-18-0127-6, A.D.S.R. Behala, South 24 Parganas and also the Vendor herein by paying R.O.R. in Land Revenue duly mutated and recorded his name in respect of his above mentioned land in the records of BL and LRO operation under R.S. Khatian No. 159, C.S. Dag No. 3934, R.S. Dag No. 13452 and thereafter the Vendor herein constructed one Tiles Shed Structure measuring more or less 400 sq.ft. over the said land and used the same as Bastu land and paying taxes regularly.

AND WHEREAS now the Vendor herein become the absolute Owner in respect of the Schedule Property and has been enjoying the same and has been enjoying without any interruption whatsoever.

AND WHEREAS the Vendor intend to sell the above mentioned property that is more fully and particularly described in the Schedule and the Purchaser having been known the intention of the Vendor and after inspection of all the relevant papers and documents and after satisfaction agreed to purchase the Schedule mentioned property and offered the Vendor for purchase of the said property and which the Vendor agreed to at a total consideration of Rs. 60,00,000/- (Rupees Sixty Lacs) only.

AND WHEREAS that the Purchaser herein of the other part relying on the statements of the Vendor of the one part herein that he has good and marketable title over the said property and the same is free from all sorts of encumbrances, charges, liens, lispensens, attachments, claim, trust, acquisitions requisition, more fully and particularly described in the Schedule hereunder written agreed to purchase said Schedule-land at for a total consideration of Rs. 60,00,000/- (Rupees Sixty Lacs) only.

NOW THIS INDENTURE WITNESSETH that the said Vendor doth hereby in total consideration of a sum of Rs. 60,00,000/- (Rupees Sixty Lacs) only of good and lawful money of the Union of India in hand well and truly paid by the Purchaser to the Vendor doth here by and also by receipt hereunder written admits and acknowledge and the Vendor doth hereby grant, transfers, conveys, assign and assures unto the Purchaser **ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs more or less along with a Tiles Shed Structure measuring more or less 400 sq.ft. standing there on, lying and situate at Mouza- Behala, J.L No. 2, R.S. No. 83, District Collectorate Touzi No. 346, C.S. Dag No. 3934, R.S. Dag No. 13452 under R.S. Khatian No. 159, being

Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata- 700060, District- South 24 Parganas, within the limits of The Kolkata Municipal Corporation (S.S. Unit), Ward No. 131 vide Assessee No. 41-131-18-0127-6, A.D.S.R. Behala, South 24 Parganas together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the said property and appurtenances and inheritances for access and user thereof, being the said property more fully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and marked with "RED" colour border line along with and bounded **TOGETHER WITH** all benefits and advantages or ancient of other light ways, paths and passages and Roads and all other manner of the former and other rights liberties, easements, quasi-easements, privileges, appendages and appurtenances whatsoever to the said land hereditaments property or any part thereof belonging or in anywise appertaining to or with the some or every part thereof now is or at any time or times heretofore were hold used occupied accepted or enjoyed or reputed or belonging or appurtenant thereto **AND** the reversion or reversions remainder or remainders or reminders rents issues and profits or the said hereditaments property and of and every part thereof **AND** all the estates, right, title hereditaments property or any part or portion thereof is or are or heretofore was or were situated butted, interest inheritance use trust property claim and demand whatsoever both in law and in equity of the Vendor into and upon the said land and hereditaments property or portion thereof **AND** all deeds or documents muniments and evidences of title which is any way relates to the said land hereditaments property or portion thereof which now are or hereafter shall or may be in the custody power or possession of the Vendor or any person or persons from whom he can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said land hereditaments property hereby granted sold, conveyed, transferred and assured or expressed or

intended so as to be with all rights and appurtenances unto and to the use of the Purchaser absolutely and forever from all encumbrances charges liens, lispendences, trusts, claim, demands and liabilities whatsoever **AND** the Vendor doth hereby covenants with the Purchaser that he has not any time heretofore done or execute or knowingly suffered or been party to any act deed, matter or thing whereby or by reasons where of the said hereditaments property hereby granted, sold, conveyed, transferred and assured or expressed or intended so to be or portion thereof was is can or may be effected or encumber in title estate or otherwise or by reason whereof he may or can be prevented from granting selling conveying and assuring the said landed, property and every part thereof in manner aforesaid **AND THAT** notwithstanding any act deed or thing by the Vendor done executed or knowingly suffered the Vendor is now lawfully rightfully and absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said landed property hereby granted, sold, conveyed transferred and assured or expressed so to be and every part thereof for a perfect indefeasible estate without any manner or condition use trust or things whatsoever to after defect encumber or make void the same and that notwithstanding any such act deed, or thing whatsoever as aforesaid the Vendor has now in himself good and full power to grant, sell convey, transfer and assure the said landed property hereby granted, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all time hereafter peaceably and without any lawful eviction interruption claim or demand whatsoever from the Vendor any person lawfully and equitably claiming from under or in trust for the Vendor and that the Purchaser shall be free and clear and freely and clearly and absolutely discharged and harmless and kept indemnified against all estate and encumbrances, charges, claims, liens, demands, and liabilities created in respect of the said property by the Vendor by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise **AND FURTHER** that the Vendor

and all persons or persons having lawfully or equitably claiming any estate or interest in the said land hereditaments property or portion thereof from under or in trust for the Vendor who shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute cause to be done or executed all such lawful acts deeds and thing whatsoever for further and more perfectly assuring the said landed property and every part thereof unto and to the sue of the Purchaser in manner aforesaid as shall or may be reasonably required.

PROVIDED ALWAYS AND IT IS EXPRESSLY AGREED AND DECLARE BY AND BETWEEN THE PARTIES HERETO AS follows:-

1. It is specifically mentioned that the Vendor will liable to pay all the arrear rates and taxes in respect of the entire landed property more fully and particularly described in the Schedule hereunder written till the date of execution of these presents.

2. That the Vendor will co-operate and supply the necessary papers including the available chain deeds to the Purchaser and shall be handed over for filing the mutation application before the Block Land and Land Reforms Department (B.L.R.O.) Behala, Government of West Bengal and any other Government Authority.

3. That after execution and registration of this Deed of Conveyance the Purchaser shall has absolute right to any kind of transfer in favour of any

person or persons or any concern at its own choice in that event Vendor and his successors shall not raise any objection at all in future.

4. That the Vendor herein declare that he has not executed any Agreement For Sale, Deed of Conveyance or any Will, Power Of Attorney or any type of Agreement in favour of any person or persons or any concern before execution of this Deed of Conveyance for this said land.

5. The map or plan and photograph of all the parties and finger print sheet are annexed hereto which are also the part of the Deed of Conveyance.

6. The Vendor specifically mentioned and declare that he shall not do any act deed or thing whereby the Purchaser shall be prevented from selling the aforesaid property to any intending Purchaser or Purchasers.

7. The Vendor hereby specifically mentioned and declares that the Purchaser shall has absolute right to use in all purpose in respect of all road, common passage whatsoever of the said property.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs more or less along with a Tiles Shed Structure measuring more or less 400 sq.ft. standing there on, lying and situate at Mouza- Behala, J.L No. 2, R.S. No. 83, District Collectorate Touzi No. 346, C.S. Dag No. 3934, R.S. Dag No. 13452 under R.S. Khatian No. 159, being Municipal Premises No. 51/1, Sudha Sindhu Banerjee Road, P.O. Parnasree Pally, P.S. previously Behala now Parnasree, Kolkata-700060, District- South 24 Parganas, within the limits of The Kolkata

Municipal Corporation (S.S. Unit), Ward No. 131, A.D.S.R. Behala, South 24 Parganas together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the said property and appurtenances and inheritances for access and user thereof. The said property shown in the annexed plan or map herewith and delineated by **RED** border lines and the said land is butted and bounded as follows:

ON THE NORTH : By 30, Gabtala Lane;

ON THE SOUTH : By 1, Sudha Sindhu Banerjee Road;

ON THE EAST : By 43, Banamali Naskar Road (House of Mr. M. Choudhury);

ON THE WEST : By 14'- 00" wide K.M.C. Road. ~~(Sudha Sindhu Banerjee Road)~~
Road;

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

SIGNED AND DELIVERED at

Kolkata in the presence of:

1. *Manish Adhikary*
31, N.I. D Road
Belur, Kol-60

[Handwritten Signature]

SIGNATURE OF THE VENDOR

2. *Malay Tal*
Begunesh
Kol-700141

E SQUARE DEVELOPER

[Handwritten Signature]
Proprietor

SIGNATURE OF THE PURCHASER

Drafted and Prepared by:

Avishek Guha

**AVISHEK GUHA
ADVOCATE**

HIGH COURT, CALCUTTA.

AVISHEK GUHA
Advocate
High Court, Calcutta
130/A, Sagar Manna Road,
Parnasree, Kolkata-700061
Enrolment No. F722K2011

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 60,00,000/- (Rupees Sixty Lacs) only, being the within mentioned consideration amount, as per the Memo below:-

MEMO:-

1) Paid by D. D. No. 014638 dated 06.08.2021.

drawn on Axis Bank Ltd., Manton Branch.

Rs. 59,40,000/-

(Subject to realisation)

2) Tax Deducted At Source dated 09.08.2021.

Rs. 60,000/-

014638 - 19,40,000 (Sixty thousand)

014691 - 40,80,000 (only)

(Fifty nine lacs Forty Thousands only)

Total

Rs. 60,00,000/-

(RUPEES SIXTY LACS) ONLY.

WITNESSES:

1) Manish Adhikary
31, M.T.D. Road
Belula, Kol-6

2) Malay Pal
Begosehral
Kol-700141

SIGNATURE OF THE VENDOR

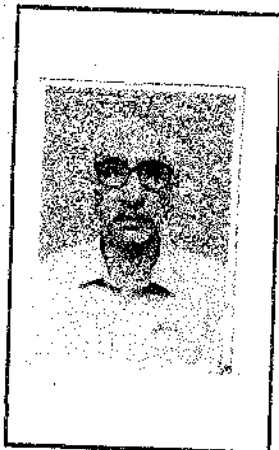
Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name **SRI ANJAN DUTTA**

Signature *Anjan Dutta*



left hand					
right hand					

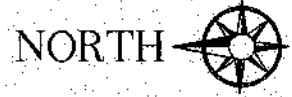
Name. **SRI ARUP RATAN CHATTOPADHYAY alias SRI ARUP RATAN CHATTERJEE**

Signature *Arup Ratan*

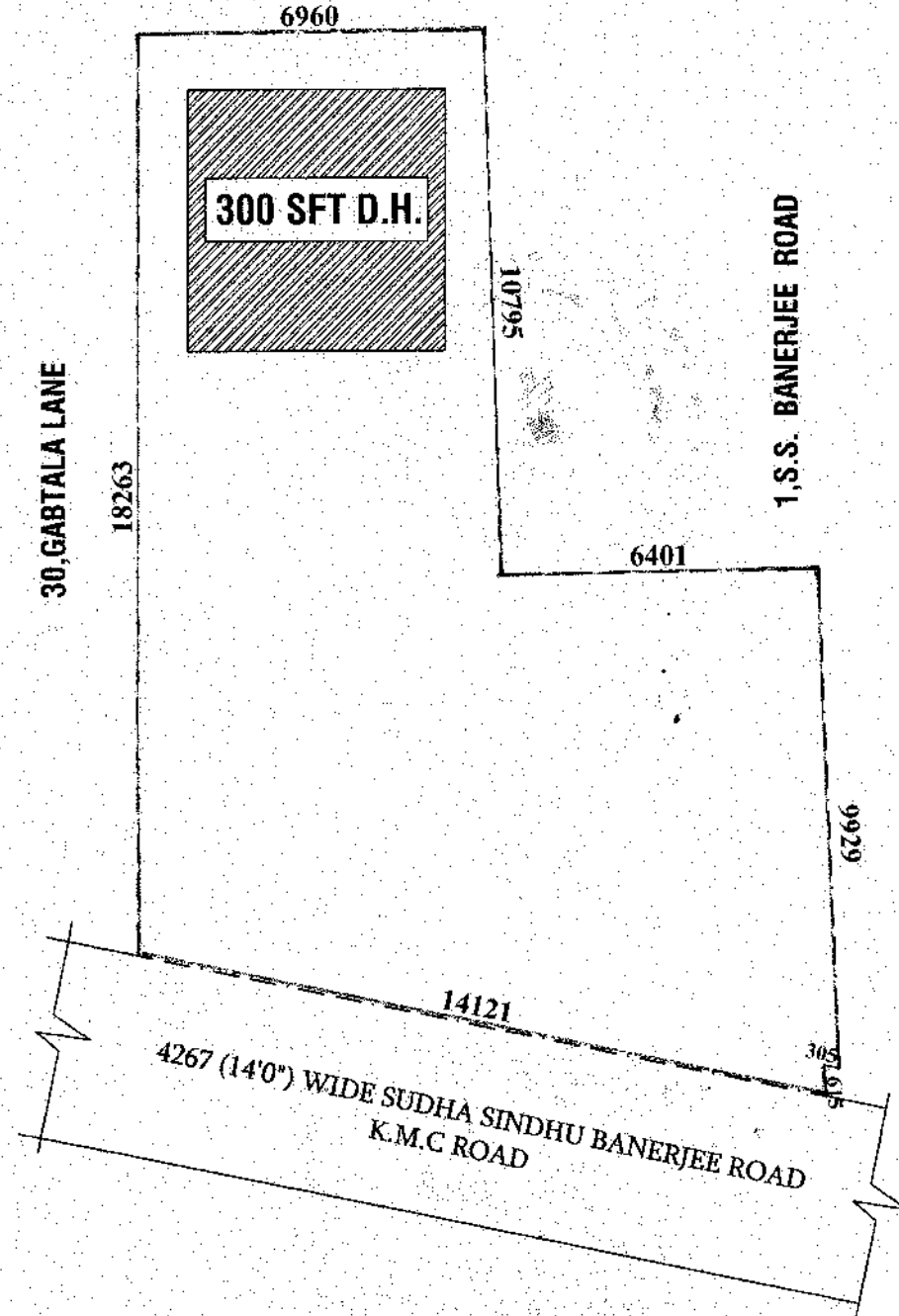
SITE PLAN OF E SQUARE DEVELOPER PROPRIETOR :- ANJAN DUTTA AT PREMISES NO. - 51/1, SUDHA SINGHA BANERJEE ROAD, WARD NO.- 131 ,BOROUGH - XIV , J.L. NO -2, MOUZA -BEHALA, KHATIAN NO- 159, C.S. DAG NO - 3934, R/S DAG NO - 13452 . KOLKATA-700034, P.S. - PARNSREE

**TOTAL AREA OF LAND = 201.556 SQ.M. =2169 SQ.FT.
= 03 K - OCH -10 SFT (APPROX)**

**43, B.N. ROAD
HOUSE OF MR. M. CHOUDHURY**



SCALE = 1:150



Anjan Dutta

ANJAN DUTTA
B. ARCH (CAL) T.I.I.A
REGISTERED WITH COUNCIL
OF ARCHITECTURE
REGD. NO. CA/93/16409
APP. VALUER F-1597
KMC SL. NO. 267 (A)

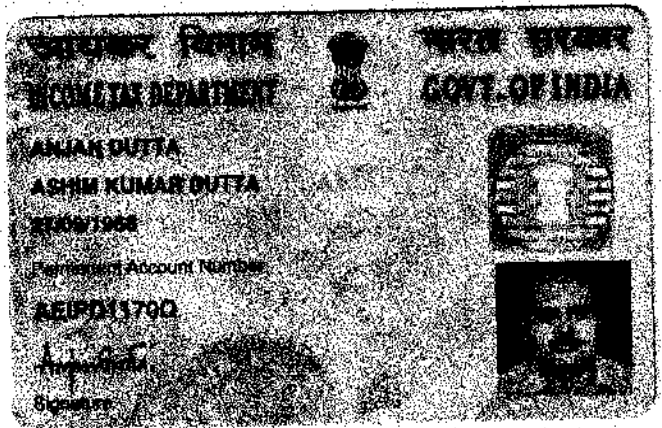
SIGNATURE OF ARCHITECT

[Signature]

SIGNATURE OF VENDOR

Anjan Dutta

SIGNATURE OF PURCHASER



INCOME TAX DEPARTMENT

GOVT. OF INDIA

ANJAN DUTTA
ASHIM KUMAR DUTTA

25001908

Permanent Account Number

AEIP011700

Signature



স্বাধীন ভারত
GOVERNMENT OF INDIA



অঞ্জন দত্ত
Anjan Dutta
পিতা : অশীম কুমার দত্ত
Father : ASHIM KUMAR DUTTA
জন্ম. মাস. / Year of Birth : 1968
পুরুষ / Male



5882 4555 6253

স্বাধীন - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২১১ই, ইউনিক পার্ক, বেহালা,
কলকাতা, পশ্চিমবঙ্গ, 700034

Address:
211E, UNIQUE PARK,
Behala S.O, Behala, Kolkata,
West Bengal, 700034

1947
1800 185 1947

help@uidai.gov.in

www.uidai.gov.in

PO. Box No. 1947,
Seraguru-760 001

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACLPC2553R



नाम /NAME

ARUP RATAN CHATTAPADHYAY

पिता का नाम /FATHER'S NAME

TRIDIB KUMAR CHATTAPADHYAY

जन्म तिथि /DATE OF BIRTH

30-12-1953

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.प. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिरा जाने पर पुनः जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रणालि एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
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,
Chowringhee Square,
Calcutta - 700 060.



भारत सरकार
 Government of India

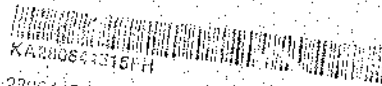
Enrollment No.: 1528/20202/00181

To
 Arup Ratan Chattapadhyay

S/O: Tridip Kumar Chattapadhyay

GAITA LA LANE
 Parkside Park
 Parkside Park, Group, Bangalore/Kolkata,
 West Bengal, INDIA
 9331026737

19-072017



KAR0084316FH

2306454



आपका आधार क्रमांक / Your Aadhaar No.:

8805 2001 4554

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India

Arup Ratan Chattapadhyay



DOB: 20/01/1983

Gender:

8805 2001 4554



मेरा आधार, मेरी पहचान

(Handwritten signature)



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

GRN Details

GRN: 192021220044314751 Payment Mode: Online Payment
GRN Date: 04/08/2021 18:57:31 Bank/Gateway: State Bank of India
BRN: IK0BFEZQB6 BRN Date: 04/08/2021 18:08:29
Payment Status: Successful Payment Ref. No: 2001351863/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Avishek Guha
Address: High Court, Calcutta
Mobile: 9831225973
EMAIL: guha_avishek@yahoo.com
Contact No: 9831225973
Depositor Status: Advocate
Query No: 2001351863
Applicant's Name: Mr Avishek Guha
Identification No: 2001351863/3/2021
Remarks: Sale, Sale Document Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001351863/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	240010
2	2001351863/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	60014
			Total	300024

IN WORDS: THREE LAKH TWENTY FOUR ONLY.



सत्यमेव जयते

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

Query No / Year	2001351863/2021	Office where deed will be registered
Query Date	02/08/2021 9:32:55 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Avishek Guha High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831225973, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 60,00,000/-	Rs. 60,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,40,020/- (Article:23)	Rs. 60,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 10/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sudha Sinchu Banerjee Road, Premises No: 51/1, Ward No: 131, Pin Code : 700060

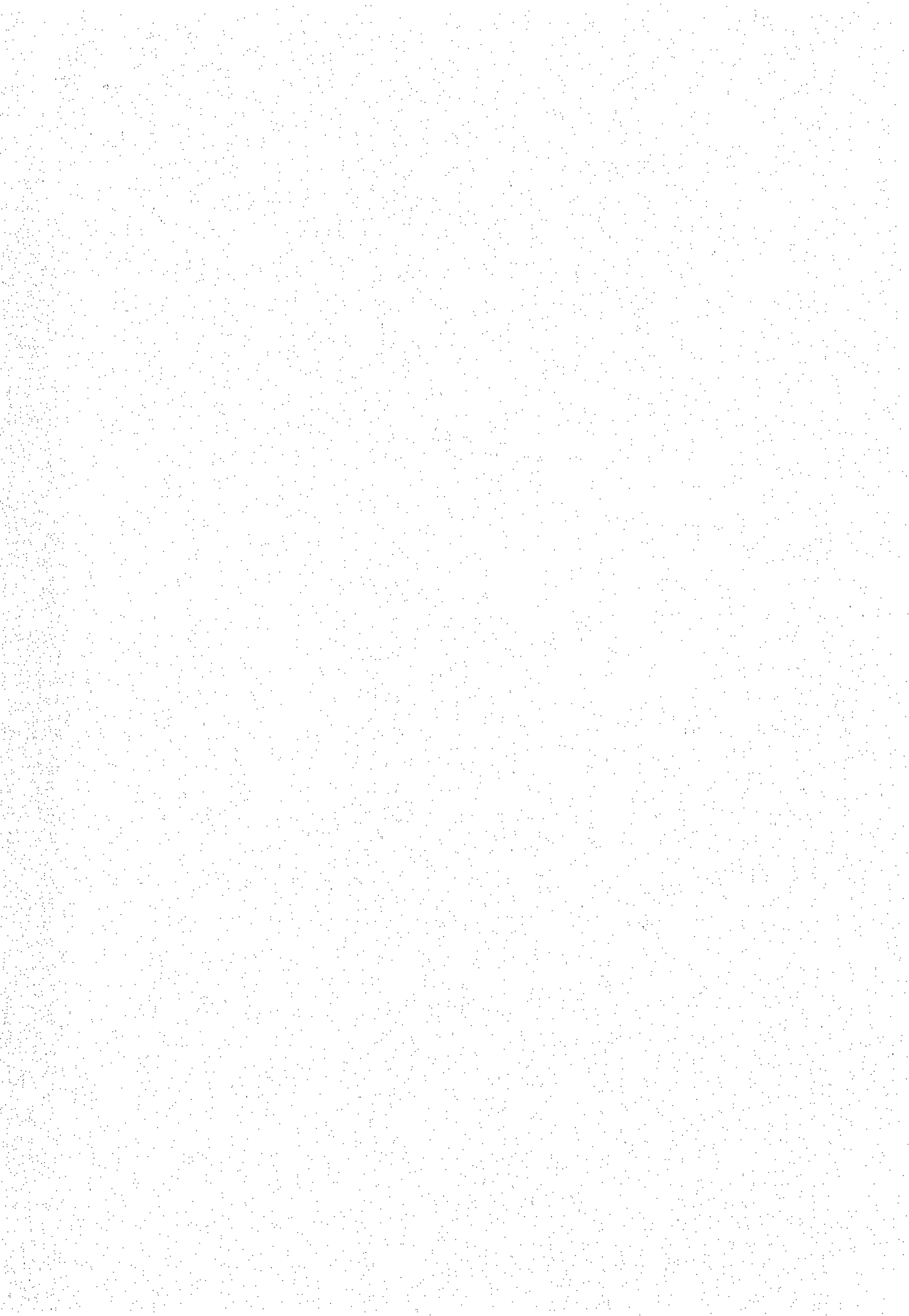
Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	58,50,000/-	58,50,000/-	Width of Approach Road: 14 Ft.,
Grand Total :				4.95Dec	58,50,000 /-	58,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,50,000 /-	1,50,000 /-	



Query No: 2001351863 of 2021, Printed On : Aug 2 2021 9:33PM, Generated from wregistration.gov.in



Seller Details :

Sl No	Name & address	Status	Execution Admission Details
1	Mr ARUP RATAN CHATTOPADHYAY, (Alias: Mr ARUP RATAN CHATTERJEE) Son of Late Tridib Kumar Chattopadhyay, 1, Gabtaia Lane, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ACxxxxxx3R, Aadhaar No.: 88xxxxxxx4554, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details
1	E SQUARE DEVELOPER (Sole Proprietorship) 2/2, Siddhinath Chatterjee Road, City:- , P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 PAN No. AExxxxxx0Q, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr ANJAN DUTTA Son of Late Ashim Kumar Dutta"PRERONA", 211E, Unique Park, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx0Q , Aadhaar No.: 58xxxxxxx6253	E SQUARE DEVELOPER (as PROPRIETOR)

Identifier Details :

Name & address
Mr Manish Adhikary Son of Mr Barindra Kumar Adhikary 31, Maharani Indira Devi Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mr ARUP RATAN CHATTOPADHYAY, Mr ANJAN DUTTA

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr ARUP RATAN CHATTOPADHYAY	E SQUARE DEVELOPER-4.95 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr ARUP RATAN CHATTOPADHYAY	E SQUARE DEVELOPER-400 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.



2. Query is valid for 30 days (i.e. upto 01-09-2021) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 01-09-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs. 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACLPC2553R

10-01



नाम /NAME

ARUP RATAN CHATTAPADHYAY

पिता का नाम /FATHER'S NAME

TRIDIB KUMAR CHATTAPADHYAY

जन्म तिथि /DATE OF BIRTH

30-12-1953

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.S.