

Niloy Prakash Gangoli
Gautam Deo

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

14

11. That the **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer of the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.

12. The **PURCHASER** shall be entitled to or will have the right to use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the **VENDOR** shall deliver the Original title Deed, link Deed, upto date paid up land-tax bills, B.L. & L.R.O. Mutation certificate, R.S. Record of Right, etc, relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF THE SOLD PROPERTY)

ALL THAT piece and parcel of Bastu land measuring 1 (One) Cottah 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. as per present physical measurement alongwith one Tile shed measuring an area of 100 (One hundred) Sq.ft. more or less situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata - 700 099 and the sold land is delineated in the Site Plan annexed hereto and the property zone is Kalikapur - Kalikapur and sold property is butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	Land of others/Scheme Plot No. 12 ;
<u>ON THE SOUTH</u>	:	30'-0" wide Road;
<u>ON THE EAST</u>	:	Land of others/Scheme Plot No. 2 ;
<u>ON THE WEST</u>	:	Part of KMC Premises No.295, Kalikapur .

[Signature]

Niloy Prakash Gangoli
Partner
NS CONSTRUCTION

Samita
Leha

Gautam Deo
Partner
NS CONSTRUCTION

Niloy Prakash Ganguli
Gautam Dey
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituted Attorney of
ANIRBAN BHAUMIK

15

IN WITNESS WHEREOF the Parties have put their signature hereto on this day,
month and year first above written.

WITNESSES :

1. *Alokajit Kumar Mishra*
69/1, Baghajatin Place
Kolkata - 700086

Samita Laha

SIGNATURE OF THE VENDOR

2. *Rajib Banerjee*
A-46/3 Handan Kanon
Santoshpur. Kol-75

3. *Narayan Chakraborty*
P-33, Ajoyrajpur
Kol - 75

Subankumar

SIGNATURE OF THE PURCHASERS

PREPARED & DRAFTED BY :

Debes Kumar Misra (M) 110

(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/198
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

NS CONSTRUCTION

Niloy Prakash Ganguli
Partner

NS CONSTRUCTION

Gautam Dey
Partner

Niloy Prokash Ganguli

Gautam De

NILOY PROKASH BANGOLI
& GAUTAM DEY
As a Constituted Attorney of
ANIRBAN BHAUMIK

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASERS the within mentioned sum of Rs.49,50,000/- (Rupees Forty nine lac Fifty Thousand) only as full and final settlement of entire consideration sum in respect of the within mentioned property as mentioned in the SCHEDULE B above in the manner followings :

Samita Laha

Sl. No.	Cheque No. PAY ORDER	Date	Name of the Bank & Branch	Amount (Rs.)
1.	993511	13.04.2021	State Bank of India, New Market Branch, Kolkata-13	Rs. 49,50,000.00

TOTAL : Rs.49,50,000.00

(Rupees Forty nine lac Fifty Thousand) only

WITNESSES :

1. Abhejit Kumar Mishra
69/1, Baghbatini Place
Kolkata - 700 86

NS CONSTRUCTION

Niloy Prokash Ganguli

Partner

Samita Laha

SIGNATURE OF THE VENDOR

2. Rajib Banerjee
A-46/3, Mandan Kanan
Santoshpur, Kol-75

Advocate

NS CONSTRUCTION

Gautam De

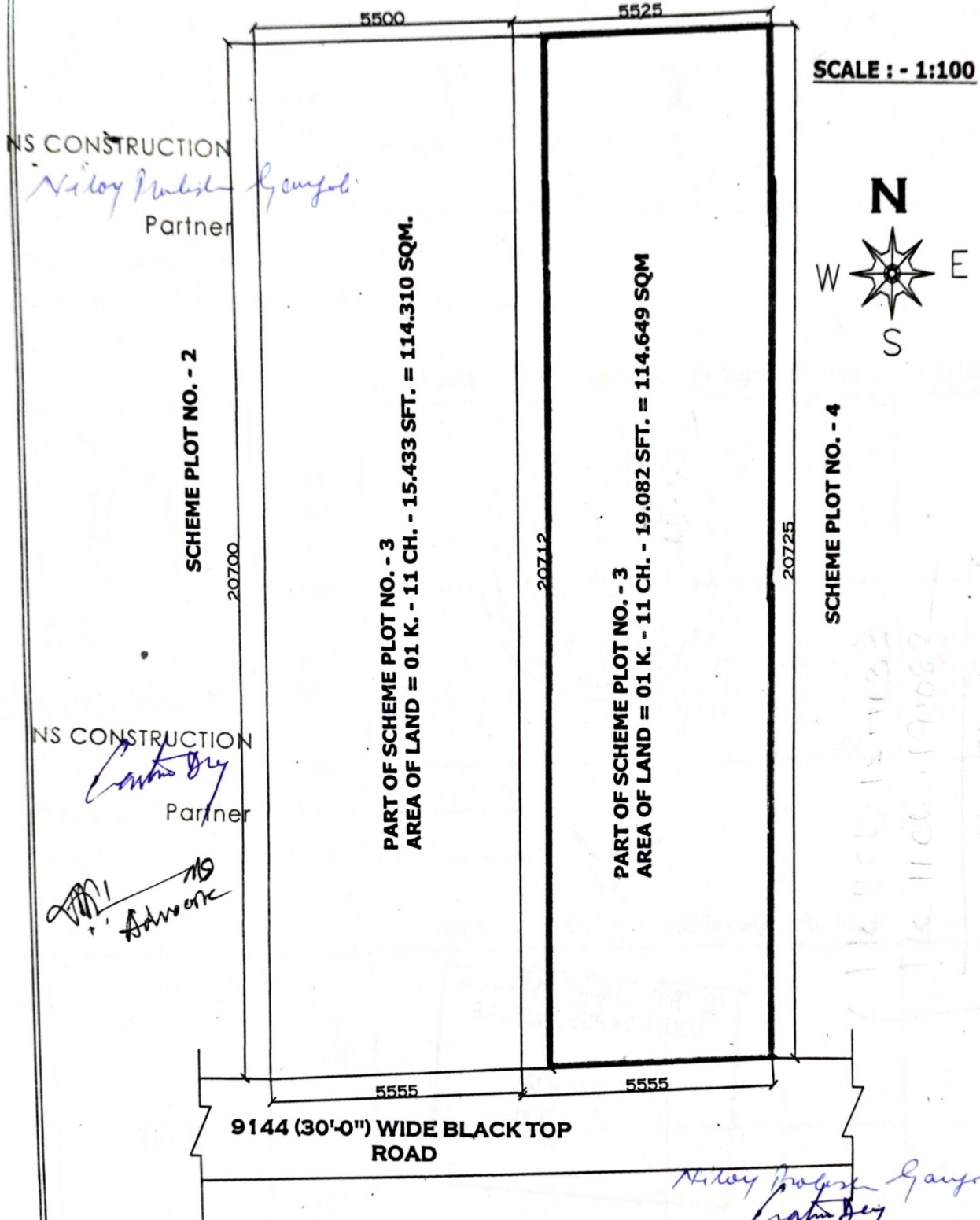
Partner

3. Nazayan Chakraborty
A-33, Adyanagar
KOL - 75

**SITE PLAN OF THE PLOT AT C.S. DAG NO. - 306/213, PORTION OF R.S. DAG NO. - 365,
 J.L. NO. - 20, MOUZA - KALIKAPUR, KHATIAN NO. - 169, BEING PART OF K.M.C. PREMISES
 NO.- 295, KALIKAPUR, WARD NO.-109, BOROUGH NO. - XII, P.S. - PURBA JADAVPUR,
 KOLKATA - 700 099 .**

AREA OF LAND = 01 K. - 11 CH. - 15.433 SFT. = 114.310 SQM. (SHOWN IN RED BORDER.)

SCHEME PLOT NO. - 12



NS CONSTRUCTION

Niloy Prakash Gangoli
 Partner

SCHEME PLOT NO. - 2

20700

PART OF SCHEME PLOT NO. - 3
 AREA OF LAND = 01 K. - 11 CH. - 15.433 SFT. = 114.310 SQM.

20712

PART OF SCHEME PLOT NO. - 3
 AREA OF LAND = 01 K. - 11 CH. - 19.082 SFT. = 114.649 SQM

20725

SCHEME PLOT NO. - 4

SCALE : - 1:100



NS CONSTRUCTION

Gautam Dey
 Partner

Advocate

9144 (30'-0") WIDE BLACK TOP ROAD

Debabrata Ghosh

SIGNATURE OF PURCHASER

Samita Lahiri

SIGNATURE OF OWNER

NILOY PROKASH GANGOLI & GAUTAM DEY

As a Constituted Firm of ANIRBAN BHACMIK

DRAWN BY

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name SAMITA LAHA

Signature Samita Laha

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name ANIRBAN BHATTACHARYA

Signature Anirban Bhattacharya

Thumb 1st finger middle finger ring finger small finger

<p><i>Niloy Prokash Ghosh</i> <i>Laha by</i></p> <p>NILOY PROKASH GHOSH & GAUTAM DEB As a Constituted Attorney of ANIRBAN BHATTACHARYA</p> <p>PHOTO</p>	left hand				
	right hand		<p>NS CONSTRUCTION <i>Niloy Prokash Ghosh</i> Partner</p>	<p>NS CONSTRUCTION <i>Laha by</i> Partner</p>	

Name _____

Signature _____

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

GRN Details

GRN: 192021220003050381 Payment Mode: Online Payment
GRN Date: 12/04/2021 12:24:22 Bank/Gateway: State Bank of India
BRN: CKQ2093611 BRN Date: 12/04/2021 12:04:32
Payment Status: Successful Payment Ref. No: 2000748701/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANIRBAN BHAUMIK
Address: P-44, DR. SUNDARI MOHAN AVENUE BENIAPUKUR KOLKATA
700014
Mobile: 8582823544
Depositor Status: Buyer/Claimants
Query No: 2000748701
Applicant's Name: Mr Somesh Mishra
Identification No: 2000748701/7/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000748701/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	324709
2	2000748701/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	54145
			Total	378854

IN WORDS: THREE LAKH SEVENTY EIGHT THOUSAND EIGHT HUNDRED FIFTY FOUR ONLY.

Niloy Prokash Gangoli
Gautam Dey
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Dey
Partner

নিরঞ্জন গাঙ্গুলি

নিরঞ্জন গাঙ্গুলি

ঠিকানা:
 13A/13B/13C/13D/13E/13F/13G/13H/13I/13J/13K/13L/13M/13N/13O/13P/13Q/13R/13S/13T/13U/13V/13W/13X/13Y/13Z
 700004

Address:
 13A/13B/13C/13D/13E/13F/13G/13H/13I/13J/13K/13L/13M/13N/13O/13P/13Q/13R/13S/13T/13U/13V/13W/13X/13Y/13Z
 700004

13A/13B/13C/13D/13E/13F/13G/13H/13I/13J/13K/13L/13M/13N/13O/13P/13Q/13R/13S/13T/13U/13V/13W/13X/13Y/13Z
 700004

13A/13B/13C/13D/13E/13F/13G/13H/13I/13J/13K/13L/13M/13N/13O/13P/13Q/13R/13S/13T/13U/13V/13W/13X/13Y/13Z
 700004

নিরঞ্জন গাঙ্গুলি

নিরঞ্জন গাঙ্গুলি

Samita Laha
 পিতা : কুমারেশ চন্দ্র দাস
 Father : KUMERASH CHANDRA DAS
 জন্ম সাল / Year of Birth : 1942
 মহিলা / Female

6953 3049 4952

আধার - সাধারণ মানুষের অধিকার

Niloy Prokash Gangoli
Gautam De
NILOY PROKASH GANGOLI
& GAUTAM DEY
 As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION
Gautam De
 Partner



*Niloy Prokash Ganguli
Gautam Deu*

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& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION

Niloy Prokash Ganguli
Partner

NS CONSTRUCTION

Gautam Deu
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFSPB6803K



नाम /NAME

ANIRBAN BHAUMIK

पिता का नाम /FATHER'S NAME

MANABENDRA NARAYAN BHAUMIK

जन्म तिथि /DATE OF BIRTH

15-01-1978

हस्ताक्षर /SIGNATURE

Anirban Bhaumik

आयकर आयुक्त, प.सं.-111

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

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

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

*Niloy Prokash Gangoli
Gautam Deo*

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As a Constitute Attorney of
ANIRBAN BHAUMIK

Anirban Bhaumik

NS CONSTRUCTION

Niloy Prokash Gangoli

Partner

NS CONSTRUCTION

Gautam Deo

Partner



ভারত সরকার
Unique Identification Authority of India
Government of India

ভাণ্ডারিক আই ডি/Enrollment No.: 1040/19610/38400

To
 অনির্বান ভৌমিক
 Anirban Bhaumik
 P/44 DR. SUNDARI MOHAN AVINUE
 Intally S.O
 Intally Kolkata
 West Bengal 700014

15883649

 MN158836497DF



*Niloy Prokash Gangoli
 Gautam Deu*

NILOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constitute Attorney of
 ANIRBAN BHAUMIK

আপনার আধার সংখ্যা/ Your Aadhaar No. :

7124 8370 7544

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

অনির্বান ভৌমিক
 Anirban Bhaumik
 পিতা : মানবেন্দ্র নারায়ণ ভৌমিক
 Father : MANABENDRA NARAYAN BHAUMIK
 জন্ম সাল / Year of Birth : 1978
 পুরুষ / Male

7124 8370 7544



আধার - সাধারণ মানুষের অধিকার

Anirban Bhaumik

NS CONSTRUCTION

Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION

Gautam Deu
 Partner

Major Information of the Deed

Deed No :	I-1630-02098/2021	Date of Registration	16/04/2021
Query No / Year	1630-2000748701/2021	Office where deed is registered	
Query Date	08/04/2021 9:48:10 PM	1630-2000748701/2021	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Culcatta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8582823544, 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. 49,50,000/-	Rs. 54,13,145/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,24,809/- (Article:23)	Rs. 54,177/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 295, , Ward No: 109 JI No: 20, Pin Code : 700099

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	1 Katha 11 Chatak 15.433 Sq Ft	49,20,000/-	53,83,145/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.8197Dec	49,20,000 /-	53,83,145 /-	

Structure Details :



Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

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& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK



NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Deu
Partner

Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Smt Samita Laha Wife of Mr SambhuNath Laha Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 16/04/2021 ,Place : Office	 16/04/2021	 LTI 16/04/2021
43, New Santoshpur Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AFxxxxxx0N, Aadhaar No: 69xxxxxxxx4952, Status :Individual, Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 16/04/2021 ,Place : Office			

Buyer Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Shri Anirban Bhaumik (Presentant) Son of Late Manabendra Bhaumik Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 16/04/2021 ,Place : Office	 16/04/2021	 LTI 16/04/2021
Son of Late Manabendra Bhaumik Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx3K, Aadhaar No: 71xxxxxxxx7544, Status :Individual, Executed by: Self, Date of Execution: 16/04/2021 , Admitted by: Self, Date of Admission: 16/04/2021 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr Debes Misra High Court, Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 16/04/2021	 16/04/2021	 16/04/2021
Identifier Of Smt Samita Laha, Shri Anirban Bhaumik			

Niloy Prakash Gangoli
NILOY PROKASH GANGOLI & GAUTAM DEY
 As a Constituent's Attorney of ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prakash Gangoli
 Partner

NS CONSTRUCTION
Gautam Dey
 Partner

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt Samita Laha	Shri Anirban Bhaumik-2.81974 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Samita Laha	Shri Anirban Bhaumik-100.00000000 Sq Ft

Niloy Prokash Gangoli
Gautam Deo
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& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Deo
Partner

Endorsement For Deed Number : I - 163002098 / 2021

16-04-2021

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 12:28 hrs on 16-04-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Anirban Bhaumik ,Claimant.

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 54,13,145/-

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

Execution is admitted on 16/04/2021 by 1. Smt Samita Laha, Wife of Mr Sambhu Nath Laha, 43, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Shri Anirban Bhaumik, Son of Late Manabendra Bhaumik, P-44, Dr. Sundari Monhan Avenue,, P.O: Entally, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , Son of Mr Debes Misra, High Court, Calcutta,, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,177/- (A(1) = Rs 54,131/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 54,145/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/04/2021 12:25PM with Govt. Ref. No: 192021220003050381 on 12-04-2021, Amount Rs: 54,145/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKQ2093611 on 12-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,24,809/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,24,709/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1723, Amount: Rs.100/-, Date of Purchase: 13/04/2021, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/04/2021 12:25PM with Govt. Ref. No: 192021220003050381 on 12-04-2021, Amount Rs: 3,24,709/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKQ2093611 on 12-04-2021, Head of Account 0030-02-103-003-02

Niloy Prokash Gangoli
Gautam Deu

**NILOY PROKASH GANGOLI
& GAUTAM DEY**
As a Constitute Attorney of
ANIRBAN BHAUMIK

Rita Lepcha

Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Deu
Partner

www.hdfcbank.com
8-5-2021

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1630-2021, Page from 78519 to 78548
being No 163002098 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.06.29 15:31:59 +05:30
Reason: Digital Signing of Deed.

[Handwritten mark]

(Rita Lepcha) 2021/06/29 03:31:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

Samir Roy
Partner

Niloy Prokash Gangoli
Gautam De
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam De
Partner

(This document is digitally signed.)