

19/12/2023

V/C No - 4518/23

F - 1549/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 341656

29.11.23
 ৪২৩
 Q-242923035/23

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

[Signature]
 District Sub-Register-III
 Alipore, South 24-pargana
 31.01.24.

AGREEMENT FOR SALE

THIS AGREEMENT made this 29th day of November, Two Thousand and Twenty Three ("Execution Date") BETWEEN:



35907

28 NOV 2023

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



shantanu sharma



15939

shantanu sharma



15941

Suparna Mukherjee

DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
29 NOV 2023



15942

Praavakar Das

PRAVAKAR DAS
S/o Mr. S. Das
VIII- Nabagram, Shyampur
P.O.- Nabagram, P.S.-Shyampur
Dist.- Howrah, Pin- 711315



SUPARNA MUKHERJEE, daughter of Hemanta Kumar Mukherjee having PAN: AHEPM3574C and Aadhar No.: 9527 5077 3296 and permanently residing at 7, Lans Downe Place, Kolkata 700029, P.O. – Sarat Bose Road & P.S. – Rabindra Sarobar; hereinafter referred to as “**VENDOR**”(which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, heiresses, legal representatives, executors, administrators and permitted assigns)of the **ONE PART**;

AND

PRIME REALCON PRIVATE LIMITED, (PAN – AAFCP7797R), a company within the meaning of the Companies Act, 1956, as extended by the Companies Act, 2013, having its registered office at 448, Hemanta Mukhopadyay Sarani, Kolkata – 700 029, being represented by one of its Director namely, **CHANDAN CHATTERJEE** (PAN – ACRPC0270H & AADHAR CARD NO. 7247 4468 8525), son of Late Sachindra Kumar Chatterjee, residing at 2/2A, Mahendra Road, Police Station and Post Office – Bhowanipore, Kolkata 700 025, hereinafter referred to as “**PURCHASER**” (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its nominees, successors and assigns) of the **OTHER PART**;

[The Vendor and the Purchaser are hereinafter individually referred to as a “**Party**” and collectively as the “**Parties**”.]

WHEREAS:

- 1) One Dr. Nemai Krishna Bandopadhyay was well entitled to and was seized and possessed of ALL THAT piece and parcel of land measuring 4 cottahs 4 chittaks and 15 Sq.ft with three storied building situated at Division VI, Sub Division M, Holding No. 33 (old), 632 (New) at Mouza – Chakraberia now Premises No. 7/1, Chakraberia Road South P.S Bhowanipore, Kolkata – 700 025 (herein after referred to as “**Said Property**” and morefully and particularly described in the **First Schedule** hereinbelow).





DISTRICT SUB REGISAR-III
SOUTH 24 PARGANAS
29 NOV 2023



- 2) The said Dr. Nemai Krishna Bandopadhyay while being entitled to the said Property gifted transferred the right title interest of the said Property to his son Bimal Kumar Bandopadhyay by and under a Deed of Gift dated 19.12.1957 recorded in Book No. 1 Vol. No. 160 Page Nos. 197 to 200 Being no. 9836 for the year 1957 registered with the office of S.R. Alipore Sadar, 24 Parganas.
- 3) Thereafter the said Bimal Kumar Bandopadhyay while being entitled to the right title interest over the said Property died intestate on 24.06.1990 leaving behind his wife and only daughter namely Sujata Banerjee and Nandini Banerjee as his only legal heirs.
- 4) The said Nandini Banerjee (unmarried daughter of Bimal Kumar Bandopadhyay and Sujata Banerjee) died on or about 23.12.2003 leaving behind her mother as her only legal heir. Accordingly, the said Sujata Banerjee (wife of Bimal Kumar Bandopadhyay) became solely entitled to the said Property.
- 5) Thereafter Sujata Banerjee while being seized and possessed of the said Property, created a Will dated 14.07.2009 in respect of the said Property appointing Suparna Mukhapadhyay (the Vendor herein) as the executrix of her Will and bequeathing the said Property in favour of Suparna Mukhapadhyay (the Vendor herein). The said Will dated 14.07.2009 was recorded in Book No. III Vol. No.1 Page Nos. 1051 to 1060 Being no. 00109 for the year 2009 registered with the office of DSR-I South 24 Parganas.
- 6) Thereafter the said Sujata Banerjee died on or about 21.01.2021 and the executrix of the said Will dated 14.07.2009 namely Suparna Mukherjee applied for probate before the Hon'ble Court of District Delegate at Alipore being ACT XXXIX Case (Probate) no. 58 of 2021. The then Learned Court on 10.11.2022 granted the probate in respect of the Estate of Sujata Banerjee.
- 7) In the events aforesaid the Vendor herein became seized and possessed of the said Property in its entirety absolutely forever free from all encumbrances charges claims demands liens lispens and liabilities and schemes of acquisition and requisitions whatsoever however subject to the occupation of occupants as listed in the **Second Schedule** below





DISTRICT SUB REGISTRAR-III
SU. 1124 ALIPORE
29 NOV 2023



- 8) The Vendor is now desirous of selling the said Property subject to the occupation of the said Occupants and the Purchaser have agreed to purchase the said Property subject to the terms and conditions contained herein below.
- 9) Accordingly, the Parties are now desirous of entering into this Agreement for the purposes of recording the terms for sale/transfer of the said Property by the Vendor to the Purchaser and the rights and obligations of each Party in connection therewith.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Vendor has agreed to sell convey and transfer to the Purchaser and the Purchaser has agreed to purchase from the Vendor, subject to the occupation of the said Occupants, **ALL THAT** the said Property being piece and parcel of land measuring 4 cottahs 4 chittaks and 15 Sq.ft with three storied building situated at Division VI, Sub Division M, Holding No. 33 (old), 632 (New) at Mouza – Chakraberia now Premises No. 7/1, Chakraberia Road South P.S Bhowanipore, Kolkata – 700 025, free from all encumbrances and liabilities whatsoever (subject to the rights of the said Occupants), for the consideration and on the terms and conditions hereinafter contained.
2. At the option of the Purchaser, which option shall be communicated to the Vendor at or before execution of the Deed of Conveyance, the sale of the said Property may be completed by the Vendor in favour of the Purchaser and such other persons/ entities as the Purchaser may nominate, without payment of any additional sums of money as nomination bargain money or other similar heads.
3. Relying on the representations made by the Vendor and believing the same to be true and correct and on satisfaction of the title of the Vendor on the basis of the documents supplied to the Purchaser, the Purchaser have expressed its desire to acquire the said Property free from all encumbrances, charges, liens, tenancies, occupancies, *lispendens*, attachments, acquisitions, requisitions, trusts whatsoever however subject to the occupation of the said Occupants, at and for the total consideration of **Rs. 2,00,00,000/- (Rupees Two Crores) ("Consideration")** only and the same shall be paid by the Purchaser to the Vendor as follows:





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
29 NOV 2023



- (i) Rs. 20,00,000/- (Rupees Twenty Lacs) only ("Advance") as earnest money and/or in part payment of the said consideration at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipts and memos hereunder written admit and acknowledge).
- (ii) Rs. 1,80,00,000/- (Rupees One Crore Eighty Lacs) only ("Balance") being the balance consideration at the time of execution and registration of the Deed of Conveyance for the said Property by the Vendor in favour of the Purchaser and/or its nominee or nominees.
4. The Vendor agree that the Purchaser shall be entitled to deduct TDS in accordance with the provisions of the Income Tax Act, 1961, as amended from time to time, while making payment of the Advance and/or Balance considerations to the Vendor and agree to deposit the same to the credit of the Vendor against their Income Tax permanent account numbers with the Income Tax authorities. The Purchaser agree to handover a copy of the TDS certificate / challan issued by the Income Tax authorities in respect of deposit of such TDS within thirty (30) business days of the date of receipt of such certificate or sooner, as the same may be available from the concerned department.
5. The Vendor has further agreed that they shall, sign the required documents and power of attorney, if required, in favour of the Purchaser to deal with the said Property.
6. The Vendor hereby authorises the Purchaser to deal, negotiate, settle and conclude with the occupants presently in occupation of various parts and portions of the said Property for the purpose of obtaining vacant possession of the areas presently in their respective occupation to enable the Purchaser to obtain possession from such Occupants.
7. Notwithstanding anything contained herein, during period between the execution of this Agreement and execution and registration of the Deed of Conveyance, the Vendor shall not (i) initiate, solicit or consider, whether directly or indirectly, any offers or agreements from any third party for the sale/ transfer or disposal of the said Property or any rights or entitlements for, including any development rights in the said Property, in any manner whatsoever; (ii) enter into any arrangement or agreement of any nature whatsoever for sale/ transfer or disposal of the said Property or for creating any third party interests in the said Property, in any manner whatsoever with any other person; (iii) negotiate or





DISTRICT SUB REGISTRAR-III
SR. 1424 PGS., ALIPORE
29 NOV 2023



discuss with any third party the financing, transfer, mortgage of the said Property (or any rights or entitlements, including any development rights in the said Property); and (iv) disclose any information pertaining to this Agreement or the said Property to any other person.

8. The Vendor has, with the intention of selling the said Property, represented, assured and warranted in favour of the Purchaser, *inter alia*, as follows:

- (a) That the facts recited hereinabove are all true and correct and that the Purchaser can safely rely upon the same;
- (b) That the Vendor is the full and absolute owner of the said Property no other person has any right title or interest therein whatsoever save and except the occupation of the said Occupants;
- (c) That the Vendor has a clear and marketable title in respect of the said Property;
- (d) That parts and portion of the said Property is under the occupation of the said Occupants and the Vendor is in possession of the remaining portion of the said Property without any hindrance, objection or disturbance from any person in any manner whatsoever;
- (e) That the said Property is free from all encumbrances, mortgages, charges liens, *lis pendens*, litigations, restrictions of any nature whatsoever, restrictive covenants, attachments, debutters, leases, tenancies, occupancy rights, acquisition, requisition, alignment claims, demands and liabilities whatsoever, however subject to the occupation of the said Occupants;
- (f) That there are no orders or impediments or constraints under any proceeding or litigation whatsoever or otherwise in the Vendor conveying the said Property save and except Title Suit No. 674/2020 pending before the Learned 4th Civil Judge (Senior Division) Court, at Alipore ("Litigation");





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 NOV 2023



- (g) That the Vendor has not entered into any agreement for sale or transfer or development or any other agreement in respect of the said Property or any part thereof, with any person or persons whatsoever.
- (h) That the Vendor has not executed any Power of Attorney in respect of the said Property or any part thereof for any purpose whatsoever in favour of any person.
- (i) That there is no suit or proceeding filed by or pending against the Vendor in any court of law or tribunal concerning the said Property or any part thereof or any share therein and the said Property or any part thereof is not involved in any civil, criminal or arbitration proceedings and no such proceedings and claims of any nature whatsoever are pending or threatened by or against the Vendor in respect of the said Property or any part thereof save and except Title Suit No. 674/2020 pending before the Learned 4th Civil Judge (Sr. Div.) Court, at Alipore;
- (j) That the said Property or any part thereof is not affected by the provisions of the West Bengal Thika Tenancy (Acquisition & Regulation) Act, 2001 or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981 and that all the structures and constructions at the said Property have been constructed and erected by the Vendor's predecessors-in-title, and that there is no impediment for the Vendor to sell convey and transfer the said Property;
- (k) The Vendor has every right to enter into this Agreement with the Purchaser in respect of the absolute sale of the said Property;
- (l) That the said Property is not affected by any attachment including attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or otherwise whatsoever or howsoever and there is no Certificate Case or proceeding against the Vendor for realisation of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 NOV 2023



- (m) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Municipal Corporation, the Kolkata Metropolitan Development Authority or the Kolkata Improvement Trust or the Metro Railways or the Government or any other public body or authority;
- (n) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act, 1894 or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or case whatsoever;
- (o) That the said Property or any part thereof is not affected by or subject to (a) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (b) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (c) any debutter wakf or devseva, (d) any right of way water light support drainage or any other easement with any person or property, (e) any burden or obligation, (f) any restrictive covenant, (g) any registered or equitable mortgage or anomalous mortgage or charge or lien, (h) any other encumbrance of any kind whatsoever save and except as disclosed above;
- (p) That there is no dispute of whatsoever nature with any revenue or other financial department of the State or Central Government or with any other statutory or public authority in relation to the affairs of the said Property or any part thereof and there are no facts currently existing, which may give rise to any such dispute.
- (q) The Vendor has not done or permitted to be done anything whatsoever that would in any way impair, hinder and/or restrict the sale and/or transfer of the said Property in the manner contemplated in this Agreement.
- (r) That the representations assurances warranties and covenants contained in the title deeds by which the Vendor and/or her predecessors-in-title acquired the said Property still hold true and the Vendor has not done any act deed or thing which could in any manner encumber or affect their title or interest in the said Property;





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 NOV 2023



- (s) The Vendor shall give necessary power of attorney to the Purchaser or their authorised representatives for:
- i. To do all acts deeds matter or things that is necessary for the benefit of the Purchaser in the existing Litigation.
 - ii. To deal and settle with the said Occupants.
- (t) The Vendor shall keep the Purchaser, their respective assigns and/or nominees, safe harmless and indemnified in connection with any loss, damage, demands, claims, etc. which may arise due to any inherent defect in the title of the Vendor over the said Property or any part thereof.
- (u) That all outstanding property taxes (including but not limited to any penalty, surcharge, General Revaluation etc.) in respect of the said Property till the time of execution and registration of the Deed of Conveyance shall be borne and paid by the Vendor and only upon such execution and registration of the Deed of Conveyance shall the Purchaser be responsible for payment of the property taxes in respect of the said Property from the date of execution and registration of the Deed of Conveyance; and
- (v) That no Receiver has been appointed in respect of the said Property.
9. The Vendor, under normal circumstances, will not have any right to terminate this Agreement or any subsequent deed, document or agreement executed by them with the Purchaser. The Purchaser may terminate this Agreement in case of any breach of the representations, warranties and undertakings of the Vendor contained herein by giving a prior written notice of 15 (fifteen) days to the Vendor. Upon such termination, all consideration and monies paid by the Purchaser to the Vendor shall be refunded by the Vendor to the Purchaser forthwith and immediately upon demand by either of the Purchaser and unless the amount paid is refunded to the Purchaser, the Purchaser shall have a charge on the said Property and the Purchaser shall continue to be in possession of the parts and portions of the said Property acquired by the Purchaser from various occupants till such time the Vendor refunds to the Purchaser all the sums paid in respect of the said Property and the Vendor shall not be entitled to deal or transfer or mortgage or create any encumbrances whatsoever. However, in the extraordinary circumstances,





DISTRICT SUB REGISTRAR-III
SOUTH 24 P.S., ALIPORE
29 NOV 2023



wherein the Purchaser fails to take positive steps to fulfil his obligations under this agreement, or the purchaser desolates the said Property, leaving the entire project in jeopardy, for a substantial period of time, this agreement shall automatically stand frustrated and terminated. In that case the Vendor shall also not be liable to return the money received in advance from the purchaser.

10. The Purchaser is making substantial investments in the property upfront, to get the property ready for development. In case the Purchaser fails to proceed with the development work by evicting all the occupiers within a reasonable time and the purchaser is unable to continue the project, then the Purchaser and/or the Vendor shall search for a prospective third party, within a reasonable time. The said prospective third party shall enter into the shoes of the Purchaser. There shall be a tripartite agreement between the Vendor, Purchaser and the third party, and such third party shall take the possession of the property from the Purchaser in 'as it is' condition. Such third party shall, without causing any prejudice to the Vendor, pay the Purchaser, a sum as liquidated damages, as demanded by the Purchaser, for the expenses incurred by the Purchaser till that day. However, the Vendor shall not be liable to return the advance amount to the Purchaser for any failure of the Purchaser. This clause shall be harmoniously interpreted with the clause no. 9 (previous clause) in case of any contradiction.
11. The sale of the said Property, shall be free and clear of any and all encumbrances, mortgages, charges, liens, lis pendens, litigations, restrictions of any nature whatsoever, restrictive covenants, attachments, debutters, leases, tenancies, thika tenancies, occupancy rights, acquisition, requisition, assignment, claims, demands and liabilities, whatsoever, save as aforesaid already disclosed.
12. The Vendor shall ensure that throughout the execution and performance of this Agreement and associated or related acts or deeds, all representations made by Vendor continues to hold good and subsist. For any deviation or extinction of any such representations of the Vendor, as made in this Agreement, having the potential of or actually negatively impacting or affecting the sale and/or transfer of the said Property, the Vendor shall be solely responsible for restoration and/or curing of such deviation and/or extinction of such represented conditions at their own cost and also to indemnify and keep the Purchaser saved, harmless and indemnified of from and against any and all losses, costs, claims, demands, damages, actions, suits or proceedings, which the Purchaser may





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 NOV 2023



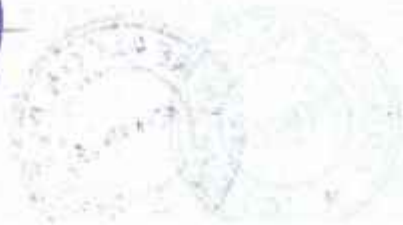
suffer or be put to due to any action or step taken by the Purchaser in good faith without having any knowledge of such deviation or extinction of such representations and the possible implications which the same may have on the sale and/or transfer of the said Property.

13. The Vendor shall simultaneously with the execution of these presents, deliver to the Vendor's Advocate namely Adv. Hiran Chatterjee ("Vendor's Advocate") the original of all documents of title and other papers and documents relating to the said Property and the Vendor's Advocate shall hold such documents in safe custody and in trust, till the date of execution of the Deed of Conveyance. The Vendor hereby grant consent to the Purchaser to lodge general diaries with the appropriate police station and to publish newspaper publications in leading English, Hindi and Bengali dailies on account of loss/theft of any original title documents which may be made in the name of the Vendor as well.
14. The Vendor hereby agree to, make, do or cause to be made and done the following acts, deeds and things, to the extent applicable, in order to complete the sale of the said Property in favour of the Purchaser and/or their nominees:
 - (a) cause the execution and registration of a deed of conveyance of the said Property in favour of the Purchaser and/or their nominee(s) within 31st March, 2024;
 - (b) hand over physical possession of the said Property to the Purchaser; and
 - (c) cause all person(s) to join as necessary parties to the deed of conveyance or such other documents, as may be requested by the Purchaser and/or their Advocates.
15. All costs on account of stamp duty and registration fees payable on this Agreement and the said Deed of Conveyance shall be paid and borne by the Purchaser.
16. This Agreement contains the entire understanding between the parties with respect to the subject matter contained herein.
17. *In the event of any dispute or difference arising between the Parties hereto as to the*





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
29 NOV 2023



construction, meaning or effect of this Agreement or any clause or thing contained herein or the rights, duties, liabilities and obligations of the Parties hereto, the Parties shall first endeavor to resolve the same amicably through negotiations. In the event such dispute or difference is not resolved by means of negotiations within a period of seven (7) days from the date of occurrence thereof, or such other period as is agreed between the Parties, such dispute shall then be referred to and settled by arbitration in accordance with the provisions of the Arbitration and Conciliation Act, 1996, as amended from time to time. The decision of the arbitrator/s shall be final and binding upon the parties. The seat and venue of arbitration proceeding shall be at Kolkata, West Bengal.

18. Courts at Kolkata alone shall have the jurisdiction to exclusively try, entertain and decide the disputes and differences, if any, between the parties hereto in respect of or arising out of this Agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Said Property)

ALL THAT piece and parcel of land measuring 4 cottahs 4 chittaks and 15 Sq.ft with G+2 storied building admeasuring 1120 sq.ft. in the Ground floor, 1119 Sq.ft in the First floor, 1119 Sq.ft. in the Second floor together with a tin shed structure admeasuring an area of 1700 sq.ft area totalling to 5058 sq.ft super built up area more or less situated at Division VI, Sub Division M, Holding No. 33 (old), 632 (New) at Mouza – Chakraberia now under KMC and known as Premises No. 7/1, Chakraberia Road South P.S Bhowanipore, Ward no. 70, Kolkata – 700 025 and the said Property is delineated in the plan annexed hereto duly bordered thereon in "Red" and butted and bounded as follows:

ON THE NORTH: By Premises no. 7/2, Chakraberia Road (South)
 ON THE SOUTH: By KMC road namely Chakraberia Road (South)
 ON THE EAST: By common passage
 ON THE WEST: By Premises no. 7, Chakraberia Road (South)

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
29 NOV 2023



THE SECOND SCHEDULE ABOVE REFERRED TO:

(The said Occupants)

Srl. No.	Name of the Occupant	Occupied Area
1.	Suresh Saha	2808 Sq.ft. (approx.) situated at ground floor, first floor and second floor.
2.	Shanti Ranjan Ghosh	300 Sq.ft.(approx.) on the ground floor out house
3	Aditi Ghosh	250 Sq.ft. (approx.) on the ground floor





DISTRICT SUB REGISTRAR-III
SU-174 P. S. ALIPORE
29 NOV 2023



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

SIGNED AND DELIVERED by the Vendor at Kolkata in the presence of:

1. Aravinda Dutta
82A, Beltala Road
Kolkata - 700024

2. Sumati Chakraborty
2C, Mahendra Road,
Kolkata; 700025

Suparna Mukherjee

SIGNED AND DELIVERED on behalf of the Purchaser at Kolkata in the presence of:

1. Aravinda Dutta

2. Sumati Chakraborty

PRIME REALCON PVT. LTD.

Shantanu Chatterjee
DIRECTOR

Witnessed by me
Abhishek Roy
Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No. F/2047/1780/2019





DISTRICT SUB REGISTRAR-III
SC. TH. 24th IS, ALIPORE
29 NOV 2023



RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 20,00,000/- (Rupees Twenty Lakhs) only as part payment of the consideration payable under these presents as per the Memo below:

MEMO OF CONSIDERATION

SL.No.	Particulars	Amount (in Rupees)
1.	By Cheque No. 001178 dated 28.11.2023 Bank of Baroda, Lansdown Mkt, Branch by the Purchaser in favour of the Vendor.	19,80,000/-
2.	TDS	20,000/-
	TOTAL	20,00,000/-

(Rupees Twenty Lakhs only)

Witnesses:

1. *Prachiinda Dutta*
82A, Beltala Road,
Kolkata - 700026
2. *Suman Chakraborty*

Sunil Kumar Mukherjee

VENDOR





DISTRICT/SUB REGISTRAR-III
SO. 11/24/23 ALIPORE
29 NOV 2023



SPECIMEN FORM FOR TEN FINGERPRINTS



Supalpa Inphojice

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shundan Shant

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

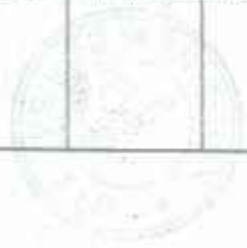


Benaka Das

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
29 NOV 2023



Major Information of the Deed

Deed No :	I-1603-01549/2024	Date of Registration	31/01/2024
Query No / Year	1603-2002923035/2023	Office where deed is registered	
Query Date	28/11/2023 8:06:29 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status :Solicitor firm		
Transaction	Additional Transaction		
[0143] Sale, Sale agreement without possession	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,00,000/-	Rs. 2,14,03,618/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,70,301/- (Article:5(d))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chakraberia Road (South), , Premises No: 7/1, , Ward No: 070 Pin Code : 700025

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 4 Chatak 15 Sq Ft	1,85,00,000/-	1,96,03,127/-	Property is on Road Encumbered by Tenant,
Grand Total :				7.0469Dec	185,00,000 /-	196,03,127 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3358 Sq Ft.	10,00,000/-	13,00,491/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1120 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1119 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1119 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1700 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		5058 sq ft	15,00,000 /-	18,00,491 /-	





Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SUPARNA MUKHERJEE Daughter of Mr Memanta Kumar Mukherjee 7, Lans Sowme Place, City:-, P.O:- Sarat Bose Road, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxx4c, Aadhaar No: 95xxxxxxxx3296, Status: Individual, Executed by: Self, Date of Execution: 29/11/2023 Admitted by: Self, Date of Admission: 29/11/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/11/2023 Admitted by: Self, Date of Admission: 29/11/2023, Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>PRIME REALCON PRIVATE LIMITED 448, Hemanta Mukhopadhyay Sarani, City:-, P.O:- Hemanta Mukhopadhyay Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, PAN No.:: Axxxxxx7R,Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr CHANDAN CHATTERJEE (Presentant) Son of Late Sachindra Kumar Chatterjee 2/2A, Mahendra Road, City:-, P.O:- Bhawanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx0H, Aadhaar No: 72xxxxxxxx8525 Status : Representative, Representative of : PRIME REALCON PRIVATE LIMITED (as Director)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pravakar Das Son of Mr Senkar Das Nabagram, City:-, P.O:- Nabagram, P.S:- Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315			
Identifier of SUPARNA MUKHERJEE, Mr CHANDAN CHATTERJEE			

Endorsement For Deed Number : I - 160301549 / 2024

On 29-11-2023

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

Presented for registration at 14:29 hrs on 29-11-2023, at the Private residence by Mr CHANDAN CHATTERJEE .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,14,03,618/-

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

Execution is admitted on 29/11/2023 by SUPARNA MUKHERJEE, Daughter of Mr Memanta Kumar Mukherjee, 7, Lans Sowne Place, P.O: Sarat Bose Road, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Identified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

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

Execution is admitted on 29-11-2023 by Mr CHANDAN CHATTERJEE, Director, PRIME REALCON PRIVATE LIMITED, 448, Hemanta Mukhopadyay Sarani, City:- , P.O:- Hemanta Mukhopadyay Sarani, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

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

On 30-11-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2023 1:12PM with Govt. Ref. No: 192023240299521248 on 29-11-2023, Amount Rs: 53/-, Bank: SBI EPay (SBIEPay), Ref. No. 8784634622920 on 29-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,70,201/- and Stamp Duty paid by by online = Rs 10,35,490/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/11/2023 1:12PM with Govt. Ref. No: 192023240299521248 on 29-11-2023, Amount Rs: 10,35,490/-, Bank: SBI EPay (SBIEPay), Ref. No. 8784634622920 on 29-11-2023, 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





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

[Handwritten signature]

Bank: SBI EPay (SBIEPay), Ref. No. 3624469144930 on 22-01-2024, Head of Account 0030-02-103-003-02
Online on 22/01/2024 12:08PM with Govt. Ref. No: 192023240356530988 on 22-01-2024, Amount Rs: 34,711/-,
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Subhankar Das
1. Stamp: Impressed, Serial no 35907, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name:

Description of Stamp
Certified that required Stamp Duty payable for this document is Rs. 10,70,201/- and Stamp Duty paid by Stamp Rs
100.00/-, by online = Rs 34,711/-

Payment of Stamp Duty

EPay (SBIEPay), Ref. No. 3624469144930 on 22-01-2024, Head of Account
Online on 22/01/2024 12:08PM with Govt. Ref. No: 192023240356530988 on 22-01-2024, Amount Rs: 0/-, Bank: SBI
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
= Rs 4,00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 0/-

Certified that required Registration Fees payable for this document is Rs 53,00/- (E = Rs 21,00/-, H = Rs 28,00/-, M(b)

Payment of Fees

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 5
(d) of Indian Stamp Act 1899.

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

On 31-01-2024

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 45734 to 45755

being No 160301549 for the year 2024.



Digitally signed by MD IYARAFIUN GAZI
Date: 2024.02.06 12:34:51 +05:30
Reason: Digital Signing of Deed.

(Md Iyarafiun Gazi) 06/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

