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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 376492

Crn
11/10/18
1-38

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

Additional District Sub Registrar
Seoktah

11 OCT 2018 16 JAN 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 11th day of October, 2018 (Two Thousand and Eighteen);

BETWEEN

Q-1/270 797/18

11.0 OCT 2018

1167

NO. DNE. No.

NAME

ADDRESS

ALIPORE JUDGES COURT
A. K. SAMAPATI

SIGNATURE

1001- ADV
Panja
Judee
Caron



by

Identified by
Sambhu Roy
Adv.
s/o A. S. B. Roy
Sealdah Civil Court.
PO & P.S - Entally
Kolkata - 700 014

A.D.S.R., SEALDAH
11 OCT 2018
Dist.- South 24 Parganas

(1) **SRI PIJUSH KUMAR SAHA** (PAN BGCPS8299G), son of Late Chittaranjan Saha, by faith Hindu, by occupation Business, residing at 79/A, Baithak Khana Road, Amherst Street, Post Office & Police Station Amherst Street, Kolkata 700009, (2) **SMT. PAYELI RAYCHAUDHURY** (PAN AWWPR1034P), daughter of Late Chittaranjan Saha and wife of Barun Raychaudhuri, by faith Hindu, by occupation Housewife, residing at Neli Nagar (Part), Ward No. 105, Post Office Kasba, Police Station Garfa, Kolkata- 700078, District: South 24 Parganas (3) **SRI AJIT KUMAR SAHA** (PAN ALFPS7781L), son of Late Chittaranjan Saha, by faith Hindu, by occupation Business, residing at 79, Baithak Khana Road, Amherst Street, Post Office & Police Station Amherst Street, Kolkata 700009, (4) **SMT. SHEULI DAS** (PAN ADTPD4053E), daughter of Late Chittaranjan Saha and wife of Utpal Das, by faith Hindu, by occupation Housewife, residing at 37, Bangur Avenue, Block C, Dum Dum, Post Office & Police Station Lake Town, Kolkata 700059, District: North 24 Parganas (5) **SRI ARUN KUMAR SAHA**, (PAN AJMPS2406D), son of Late Chittaranjan Saha, by faith Hindu, by occupation- Business, residing at 79/C, Baithak Khana Road, Amherst Street, Post Office & Police Station- Amherst Street, Kolkata- 700009, (6) **BADRUDDOZA AHMED**, (PAN AGEPA1172H) son of late Easin Ahmed, by faith Islam, by occupation Business, residing at Paschim Beraberi, Post



[Handwritten signature]

A.D.S.R., SEALDAH
11 OCT 2018
Dist.- South 24 Parganas

Office Rajarhat Gopalpur, Police Station Airport, Kolkata 700136, District: North 24 Parganas; hereinafter jointly and collectively called and referred to as the "VENDORS/OWNERS" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives, nominees and or assigns) of the ONE PART; Vendor No. 1 to 4 represented by their constituted Attorney namely SRI ARUN KUMAR SAHA, (PAN AJMPS2406D), son of Late Chittaranjan Saha, by faith Hindu, by occupation Business, residing at 79/C, Baithak Khana Road, Amherst Street, Post Office & Police Station Amherst Street, Kolkata 700009, by virtue of a registered Power of Attorney dated 8th day of January, 2018 which was registered in the office of Additional District Sub Registrar Sealdah vide Book No. IV, CD Volume No. 1606-2018, Pages from 310 to 334, being No. 160600014 for the year 2018.

AND

CASITA REAL ESTATE LLP (PAN- AAJFC3382L), a Limited Liability Partnership firm incorporated under the Limited Liability Partnership Act, 2008, presently having its registered office at 175J, Manicktala Main Road, Police Station- Phoolbagan, Post Office- Kankurgachi, Kolkata- 700054, previously was at 5th Floor, Ashoka House, 3A,

Hare Street, Police Station Hare Street, Kolkata 700001, represented by its present partners **(1) SRI ANINDYA SENGUPTA** (PAN AJBPS2886C), son of Arun Kanti Sengupta, of 175J, Maniktala Main Road, Post Office Phoolbagan, Police Station Phoolbagan, Kolkata 700054, **(2) SRI SOUMEN MUKHERJEE** (PAN AHSPM8235E), son of Bimal Mukherjee, residing at 175/L/1, Manicktala Main Road, Post Office Kankurgachi, Police Station Phoolbagan, Kolkata 700054, **(3) SHRI SUPRIYADITYA PAUL** (PAN AFTPP5080M), son of Bishnupada Paul, residing at P-27, Manicktala Main Road, Post Office-Kankurgachi, Police Station Phoolbagan, Kolkata 700054, hereinafter called and referred to as the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include its Office, successors, executors, administrators, legal representatives, nominees and assigns) of the **OTHER PART**;

WHEREAS the predecessor-in-interest of the Vendors No. 1 to 5 namely Chittaranjan Saha through his Benamdar Dharendra Kr. Roy purchased the part of the premises No. 173, 174, 174A and 174B, Maniktala Main Road, Eight Bighas from on Golam Ahmed. Sometime in the year 1966 as his undivided share. The said Benamdar Dharendra Kr. Roy subsequently upon executing Deed of

Declaration declared that the property transferred through Deed of Conveyance by Golam Ahmed in respect of the aforesaid property are the Benami Property of Chittaranjan Saha.

AND WHEREAS the said Chittaranjan Saha however during his lifetime for acquiring the said undivided share of the property by metes and bounds. purchased from Golam Ahmed, filed suit for partition against the other co-owners of the property i.e. the Vendor No. 6 and his predecessor-in-interest, Yasin Ahmed, Nurnahan Begum, Mst. Rozi, Mst Sofia Khatoon, Mst. Anwari Begum and one Bengal Miscellany Limited having their office at 174, Maniktala Main Road the existing in respect of the property amongst other i.e. 174B, Manicktala Main Road, Kolkata.

AND WHEREAS the suit instituted by the said Chittaranjan Saha since deceased, vide T.S. No. 59/73 before the Ld. 8th Court of Civil Judge (Sr. Division) at Alipore was decreed on contest in preliminary form on 15.06.1985 declaring 1/3rd share each of Chittaranjan Saha, Bengal Miscellany Limited and the Vendor No. 6 and his predecessor-in-interest named in the suit.

AND WHEREAS the Chittaranjan Saha during his lifetime after passing of the aforesaid Preliminary Decree by dint of a registered Deed of Conveyance executed on 10.09.1986 purchased the undivided 1/3rd share of the said Bengal Miscellany Limited the said Deed was registered in the office of the Sub-Registrar Alipore, recorded in Book No. I, Volume No. 354, Pages from 153 to 162, Being No. 17542 for the year 1986 and thus became the owner of ALL THAT 2/3rd undivided share in respect of the said 173 and 174B, Maniktala Main Road, Kolkata -700054.

AND WHEREAS the said Chittaranjan Saha died on _____ leaving behind him surviving the Vendor No. 1 to 5 as his legal heirs who inherited the said 2/3rd undivided share of the property being 173 and 174B, Maniktala Main Road, Kolkata.

AND WHEREAS the Vendor No. 6 Badruddoza Ahmed and his predecessors-in-interest were parties in the suit jointly owned the undivided 1/3rd share in respect of 173 and 174B, Maniktala Main Road, Kolkata 700054 being the subject matter of the suit being T.S. No. 59/73 which was decreed in preliminary form on 15.06.1985.

AND WHEREAS after the Preliminary Decree passed the suit for aforesaid was subsequently missing from the office of the Ld. 8th Civil Judge (Sr. Division) Alipore. However, searches since the same could not be found. The same was reconstructed as per order of the Ld. District Judge at Alipore on 09.10.2015 by the Ld. 8th Civil Judge (Sr. Division) at Alipore.

AND WHEREAS after the record being reconstructed the Vendor No. 1 to 5 duly substituted themselves in respect of undivided 2/3rd share upon the suit property in place of their father Chittaranjan Saha, since deceased. Similarly, the Vendor No. 6 also substituted and devolved with in respect of the undivided 1/3rd share upon the suit property of his predecessor in interest. There are parties to the suit.

AND WHEREAS the said predecessor-in-interest of Vendor No. 6 wherein those were parties to the suit as aforesaid however subsequently died after their demise according to the Muslim law and "FARAIZNAMA" dated 30th September, 2006 issued from the office of the Shahi Imam Tipu Sultan Mosque the Vendor No. 6 was devolved with the right title and interest of his predecessors-in-

shall of the property lying and situated at 173 and 174B, Maniktala Main Road.

AND WHEREAS the Vendor accordingly prayed for modification of the preliminary decree as per their acquired share in respect of the property lying and situated at 173 and 174B, Maniktala Main Road admeasuring about 8 Cottahs 10 Chittaks 29 sq. ft. more or less together with the temporary structure standing thereon.

AND WHEREAS the Vendors herein since were in urgent need of money jointly intends to sell out of the said property occupied by the tenants entered in a Agreement for Sale dated 7th April, 2014 with the purchaser hereto at and for a total consideration of Rs. 1,61,00,000/- out of which the purchaser have already paid Rs. 60,00,000/- at the time of registration of this Agreement and the said Agreement for Sale was registered in the office of Additional District Sub-Registrar at Sealdah vide Book No. I, CD Volume No. 3, Pages from 2524 to 2542, being No. 01051 for the year 2014 subject to the Final decree to be passed by the Ld. Court in the said T.S No. 59 of 1973 in respect of the property situated at 173 & 174B, Maniktala Main Road;

AND WHEREAS the Vendors out of a amicable settlement out of their own filed an application for compromise in the aforesaid suit for drawing up Final Decree by metes and bound together with a site plan demarcating their respective shares in respect of the properties in 173 and 174B, Maniktala Main Road, Ld. Court of 8th Civil Judge Sr. Division at Alipore accordingly vide its Order dated 19.1.2018, and the Final Decree has been drawn up on 24.01.2018 on the basis of the compromise application together with the Partition Plan. The Vendors have duly deposited the requisite stamp duty obtaining the decree in Final form.

AND WHEREAS the Vendors as per the terms of the registered Agreement for Sale duly handed over the copy of the Final Decree to the Purchaser herein above before execution of this presence;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the total sum of Rs.1,61,00,000/- (Rupees one crore sixty one lac) only of the lawful money of the Union of India in hand and truly paid to the Vendors by the

from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the property hereby Conveyed the Vendors doth hereby indefeasibly grant sell, convey and transfer assign and assure unto the Purchaser free from all encumbrances, attachment and defect in title **ALL THAT** piece and parcel of a Plot of land measuring an area **8 (eight) Cottahs 10 (ten) Chittaks and 29 (twenty nine) sq. ft.** more or less together with R.T. Shed structure occupied by tenants measuring approximately 4170 (four thousand one hundred and seventy) sq. ft. lying and situated at and being Municipal Premises No. 173 and 174B, Maniktala Main Road, Police Station- Phoolbagan, Kolkata- 700054, within the jurisdiction of Kolkata Municipal Corporation, under Ward No. 31, Sub-Registration, office- Sealdah, District: South 24 Parganas, together with all right, title, interest and rights of easement more fully and particularly described in **Schedule** property, and hereinafter referred to as the said property, together with right, title, interest or share in the land together with the rights advantages and facilities for use and enjoyment of all common passages, sewerage, electric meter, water connection and all or any other common amenities and services those may be necessary for use and enjoyment of the said premises and all appurtenant attached thereto and all messuage, tenements,

and (3) the existing sewage connection and more fully and particularly described in **Schedule** below, and hereinafter referred to as the said property, together with right, title, interest or share in the land together with the rights advantages and facilities for use and enjoyment of all common passages, sewerage, electric meter, water connection and all or any other common amenities and services those may be necessary for use and enjoyment of the said premises and all appurtenant attached thereto and all messuage, tenements, hereditaments and premises now are or is or heretofore were or was situate butted and bounded, called, known, numbered, described, distinguished TOGETHER WITH the right of common user of all yards courtyards sewers drains fences boundary walls paths passages drains ditches, water courses, electricity and plumbing installations, lights, liberties, easements, privileges, rights, appendages and appurtenances hereditaments and premises belonging or in anywise appertaining to or with the same or in any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto AND ALL Deeds pattahs monuments writings or evidence of title which exclusively related to the said property and the said share or interest in the said land

messuage tenement hereditaments and premises or any part thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendors or any person or persons from whom they may procure the same without any action or suit at law or in equity AND all the rents, issues and profits of the said property and profits share or interest in the same AND all the legal incidents thereto AND all the estate rights, title, interest inheritances, use, trust, possession, property claim demand whatsoever of the Vendors in or upon or in respect of the said property and the share or interest in the said land **TO HAVE AND TO HOLD** the said property or every part thereof hereby granted, sold, conveyed and transferred or expressed and intended to be with their rights, members or appurtenances for the use of the purchaser along with share or interest in the said land **TOGETHER WITH** all right appendages and appurtenance whatsoever thereof and all other rights for use and enjoyment of common spaces, and common facilities, and amenities required for the use and enjoyment of the said premises hereby granted transferred and conveyed or expressed or intended to be unto and to the use of the Purchaser absolutely and for ever free from all charges encumbrances attachments liens lispence and

liabilities whatsoever and the Vendors do hereby covenant with the Purchaser that notwithstanding any act deed thing or matter whatsoever by the Vendors made done committed or knowingly suffered to the contrary they the Vendors had at all material times heretofore and now have good right full power and absolute authority and indefeasible title to grant transfer, sell and convey, assignor, assure to the said property hereby granted to the use of the purchaser ALL AND SINGULAR the said property together with the share or interest in the said land unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said property together with the said share or interest in the said land and use and enjoy the common and common facilities and amenities relating to the use of the said property in common and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors AND THAT the **VENDORS** or any person or persons claiming as aforesaid shall and will from time to time and at

all times hereafter at the request and costs of the Purchaser shall execute all such and acts, deeds and things for further assuring, title in the said demised premises hereby conveyed and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required, AND FURTHER MORE THAT in consideration aforesaid the Vendors doth hereby further agree and undertake to indemnify and keep the purchaser indemnified and harmless at all times hereafter the Purchaser from and against all actions losses costs charges expenses claims and demands that the Purchaser may suffer, incur or be put to due to any defect in title of the Vendors or any of their predecessors in title to the said demised premises hereby granted transferred and conveyed or expressed or intended so to be or which the Purchaser may sustain or incur by reason of any claim to the property or in respect of any arrears of rents and taxes or any other charges or attachments or encumbrances due to in respect thereof or to which the Purchaser may be put to by reason of or an accounts or as a result of dispossession or otherwise howsoever and also against all costs, action, suits appeals and proceeding arising out of or in any relating thereto, AND THAT the said property shall be transferable, heritable and also may be let out, leased out as the

absolute property of the Purchaser. The Vendors agreed with the Purchaser that the transfer is being effected by this Conveyance is **SUBJECT TO** (1) express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendors, should the Vendors failed or neglected to remove or rectify the title of Vendors then the Vendors confirm, undertake, assure and declare that the Vendors shall return the total consideration paid to the Vendors along with the stamp duty, registration fee and/or any other

charge/s as incurred by the Purchaser for registration of this conveyance along with damages, as the Purchaser may deem fit and proper. Further, the Vendors hereby expressly confirm, undertake, assure and declare that if the Vendors fail to return the Consideration paid to the Vendors along with the stamp duty, registration fee and/or any other charge/s as incurred by the Purchaser for registration of this Conveyance along with damages, within the stipulated time as agreed above, the Purchaser may take necessary legal action/s against the Vendors, as the Purchaser deem fit and proper (2) all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

THE VENDORS FURTHER COVENANT, CONFIRM AND DECLARE
WITH THE PURCHASER AS FOLLOWS:

- 1) The Vendors have delivered the *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser simultaneously with the execution of this Conveyance.

- 2) The Vendors also confirm, undertake and assure that, the location, measurement of the Said Property as stated herein are true and correct.

- 3) All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified

- 4) The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully

or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

- 5) The Purchaser shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property

in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchasers.

- 6) Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 7) The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the Said Property)

ALL THAT piece and parcel of a Plot of land measuring an area **8 (eight) cottah 10 (ten) chittak and 29 (twenty nine) square feet** more or less together with structure measuring approximately 4170 (four thousand one hundred and seventy) sq. ft. lying and situated at

and being Municipal Premises No. 173 and 174B, Maniktala Main Road, Police Station- Phoolbagan, Kolkata- 700054, within the jurisdiction of Kolkata Municipal Corporation, under Ward No. 31, Sub-Registration, office- Sealdah, District: South 24 Parganas, and the Said Property is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the NORTH : By 60' feet wide Maniktala Main Road;

On the SOUTH : By Municipal Premises No. 172A,
Maniktala Main Road;

On the EAST : By Municipal Premises No. 174A,
Maniktala Main Road;

On the WEST : By Municipal Premises No. 174A,
Maniktala Main Road;

TOGETHER WITH all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

IN WITNESS WHEREOF the **PARTIES** have hereto set and subscribed their respective hands and seals this the day month and year first above written.

WITNESSES:

1)

Arun Kumar Saha,
For Self and As Constituted
Attorney of Pijush Kumar Saha
Ajinkya Kumar Saha, Payali Roy
Choudhury, Shevli Das
Rahimuddin Ahmed

2) Saubhik Roy
Adv.

Signature of the **VENDORS**

Drafted by me and prepared in my office :

Koushik Paul

Advocate

Alipore Judges' Court,

Kolkata- 700 027

Enrolment No. WTD/269/2002

Computer Print by me :

Jog Biswas

Alipore Judges' Court, Kol- 27

CASITA REAL ESTATE LTD

Anindya Sengupta
(ANINDYA SENGUPTA)
Suman Bhargava
Sugmudit Sengupta

Signature of the **PURCHASERS**

Partners

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.1,61,00,000/- (Rupees one crore and sixty one lac) only from the **PURCHASER** being the full and final settlement of the total consideration under these presents as mentioned below :-

Cheque/DD No.	Date	Bank	Amount	Favouring
225846	02.04.2014	Axis Bank Ltd.	3,50,000/-	Pijush Kumar Saha
000031	02.04.2014	Bank of Baroda	3,50,000/-	Pijush Kumar Saha
225849	02.04.2014	Axis Bank Ltd.	3,50,000/-	Payeli Raychoudhury
000032	02.04.2014	Bank of Baroda	3,50,000/-	Payeli Raychoudhury
246208	02.04.2014	Axis Bank Ltd.	3,50,000/-	Ajit Kumar Saha
000033	02.04.2014	Bank of India	3,50,000/-	Ajit Kumar Saha
246210	02.04.2014	Axis Bank Ltd.	3,50,000/-	Sheuli Das
000037	02.04.2014	Bank of Baroda	3,50,000/-	Sheuli Das
007085	02.04.2014	Oriental Bank of Commerce	11,00,000/-	Arun Kumar Saha
000035	02.04.2014	Bank of Baroda	11,00,000/-	Arun Kumar Saha
007086	02.04.2014	Oriental Bank of Commerce	5,00,000/-	Badruddoza Ahmed
000038	02.04.2014	Bank of Baroda	5,00,000/-	Badruddoza Ahmed
000109	03.08.2017	Bank of Baroda	5,00,000/-	Arun Kumar Saha
000110	03.08.2017	Bank of Baroda	5,00,000/-	Arun Kumar Saha
014794	10.10.2018	IDBI Bank	33,00,000/-	Arun Kumar Saha
014791	10.10.2018	IDBI Bank	7,00,000/-	Ajit Kumar Saha
014793	10.10.2018	IDBI Bank	7,00,000/-	Sheuli Das
		IDBI Bank	7,00,000/-	Payeli Raychaudhury

014092	10.10.2018	IDBI Bank	7,00,000/-	Pijush Kumar Saha
415347	11.10.2018	IDBI Bank	28,00,000/-	Badruddoza Ahmed
By Cash on 02.09.2014			20,000/-	Badruddoza Ahmed
By Cash on 08.09.2014			20,000/-	Badruddoza Ahmed
By Cash on 02.10.2014			20,000/-	Badruddoza Ahmed
By Cash on 12.03.2015			20,000/-	Badruddoza Ahmed
By Cash on 09.04.2015			20,000/-	Badruddoza Ahmed
By Cash on 15.05.2015			20,000/-	Badruddoza Ahmed
By Cash on 03.06.2015			20,000/-	Badruddoza Ahmed
By Cash on 07.07.2015			20,000/-	Badruddoza Ahmed
By Cash on 09.01.2016			20,000/-	Badruddoza Ahmed
By Cash on 11.03.2016			20,000/-	Badruddoza Ahmed

Total = Rs.1,61,00,000/-

(Rupees one crore sixty and one lac) only

WITNESSES :-

1)

Ajiz Kumar Saha
for self and as constituted
attorney of Pijush Kumar Saha
Ajiz Kumar Saha Payeli Ray Das
Sheuli Das

Badruddoza Ahmed

=====
Signature Of The **VENDORS**

2) Sanbhui Ray

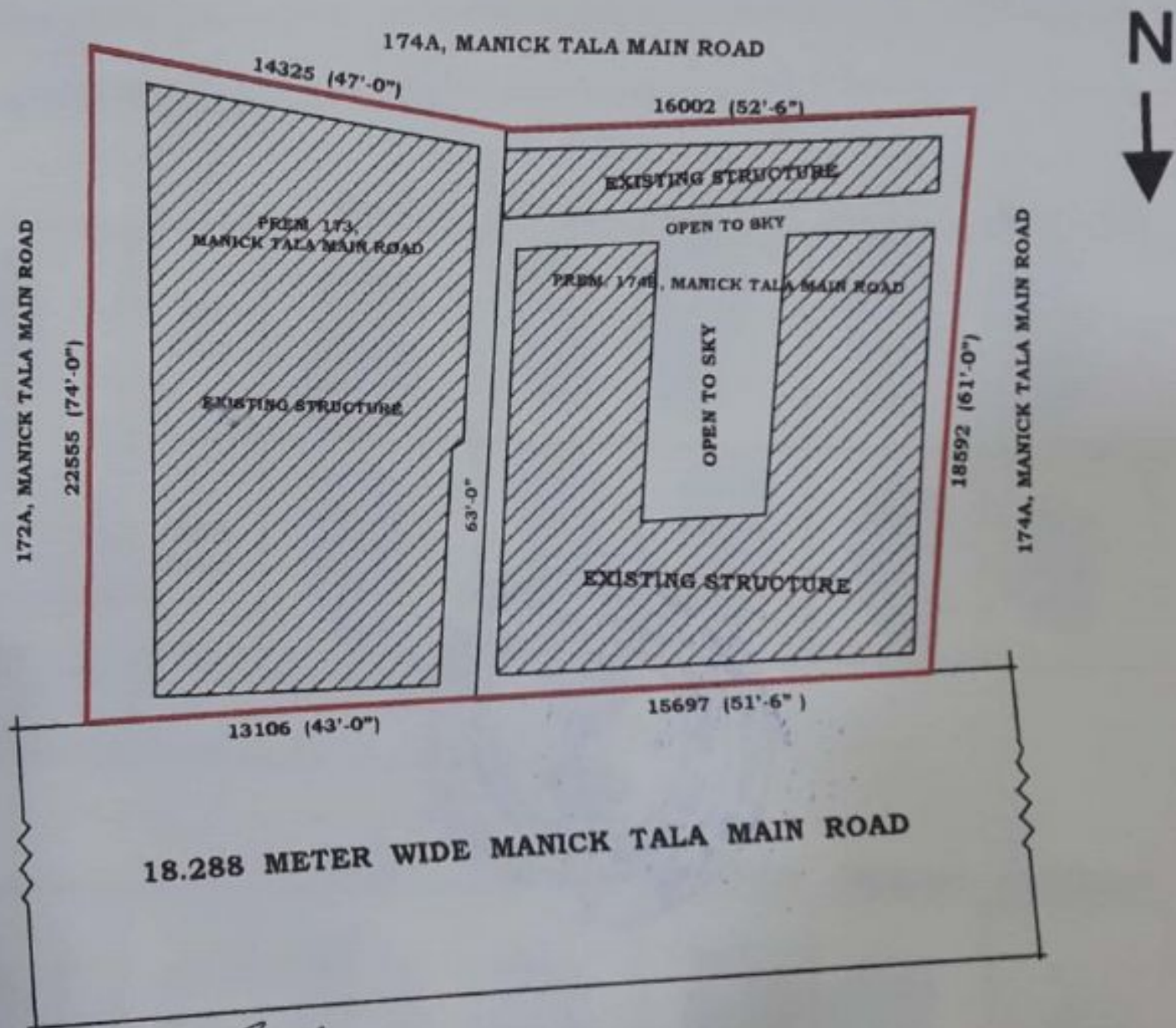
OF LAND LYING AND SITUATED AT PREMISES NO. 173 & 174B, MANICKTALA MAIN ROAD, WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION, UNDER BOARD NO. 31, BOROUGH - III, POLICE STATION- PHOOL BAGAN, KOLKATA- 700054, DISTRICT: SOUTH 24 PARGANAS.

LAND MEASURING : 579.617 SQM. i.e. 8 KA 10CH. 29 SFT. (M/L) (SHOWN IN RED)

NAME OF THE VENDORS : SRI PIJUSH KUMAR SAHA & ORS.

NAME OF THE PURCHASER : CASITA REAL ESTATE LLP.

SCALE - 1: 100



*Arun Kumar Saha
for self and as constituted Attorney
of Pijush Kumar Saha, Ajit
Kumar Saha Payele Roulbouders
Shenli Das*

CASITA REAL ESTATE LLP

2) Babrudhoga Ahmed

VENDOR
Represented by his
constituted Attorney












1) Anubhuj...
2) Soumitra...
3) Supriya...

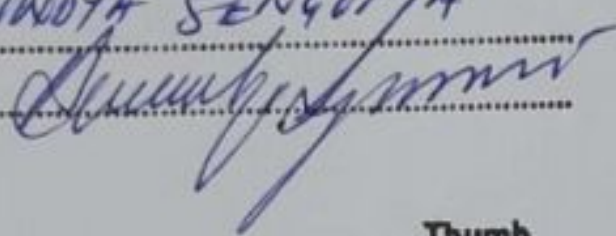
PURCHASERS Partners












DRAWN BY:

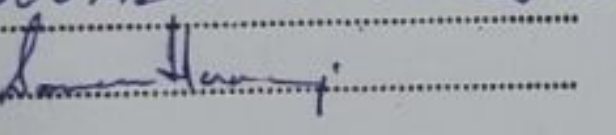
Jojo Bhowan












Allpore Judges Court,
Kolkata- 700027

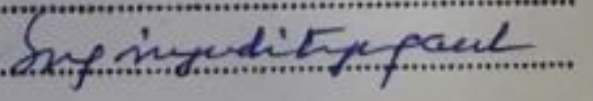
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ANWODA SENGOTTA
 Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SOUMEN MUKHERJEE
 Signature 











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	left hand					
	right hand					

Name SUPRIYADITYA PAUL
 Signature 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ARUN KUMAR SAHA

Signature Arun Kumar Saha

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name BADRUDDOZA AHMED

Signature Badruddoza Ahmed


 भारत के निर्वाचन आयोग
 भारत सरकार
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

YMQ2861169




निर्वाचक नाम : अरुण कुमार साहा
 Elector's Name : Arun Kumar Saha
 पिता नाम : चित्तरंजन साहा
 Father's Name : Chittaranjan Saha
 लिंग/Sex : पुरु / M
 जन्म तिथि / Date of Birth : 16/01/1947

Arun Kumar Saha

YMQ2861169

पता
 79C, बाथना खाना रोड, अमहेस्ट
 स्ट्रीट, कोलकाता-700009

Address:
 79C, BATHNA KHANA ROAD, AMHERST
 STREET, KOLKATA-700009

[Signature]

Date: 28/11/2018

16.5.2018 को निर्वाचन आयोग द्वारा जारी
 की गई है।
 Facsimile Signature of the Electoral
 Registration Officer for
 165-Jorasanko Constituency

इस कार्ड पर कोई भी परिवर्तन करने के लिए
 आपको निर्वाचन आयोग के कार्यालय में
 आवेदन करना होगा।
 In case of change in address mention the Card No.
 in the relevant Form by including your name in the
 cell at the changed address and to obtain the card
 with new number.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJMPS2406D



नाम /NAME

ARUN KUMAR SAHA

पिता का नाम /FATHER'S NAME

CHITTARANJAN SAHA

जन्म तिथि /DATE OF BIRTH

16-01-1947

हस्ताक्षर /SIGNATURE

B. Das

आयकर आयुक्त, प. नं. 11

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

5

Arun Kumar Saha
Arun

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,

पी-7,

घोरींगी स्क्वायर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PIJUSH KUMAR SAHA
CHITTA RANJAN SAHA

13/12/1948

Permanent Account Number
BGCPS8299G

Pijush Kumar Saha
Signature



Pijush Kumar Saha.

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISE,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौदाग :
आयकर पैन सेवा यूनिट, UTISE,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Pijush Kumar Saha.

आयकर विभाग

INCOME TAX DEPARTMENT

AJIT KUMAR SAHA
CHITTARANJAN SAHA

08/01/1953

Permanent Account Number

ALFPS7781L

Signature



भारत सरकार

GOVT. OF INDIA



Ajit Kumar Saha.

In case this card is lost / found, kindly inform / return to :-

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,


Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें :-

आयकर पैन सेवा यूनिट, ए टी आई एस एल



प्लॉट नं: 3, सेक्टर 11, नवी मुंबई, नवी मुंबई

नवी मुंबई-400 614


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

WB / 22 / 157 / 168745

IDENTITY CARD
 পরিচয় পত্র





Elector's Name নির্বাচক নাম	Saha Pijush সহা পিযুষ
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Chittaranjan চিত্তরঞ্জন
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	48 ৪৮

Pijush Kuma Saha

Address
 79 ,Baithak Khana Road,Calcutta.

ঠিকানা
 ৭৯ ,বৈঠক খানা রোড,কলিকাতা ।



Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক

For **157.-VIDYASAGAR**
 Assembly Constituency
 ১৫৭,-বিদ্যাসাগর
 বিধানসভা নির্বাচন ক্ষেত্র

Place	CALCUTTA
স্থান	কলিকাতা
Date	23.08.95
তারিখ	২৩.০৮.৯৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHEULI DAS
CHITTA RANJAN SAHA
14/08/1955



Permanent Account Number
ADTPD4053E



Sheuli Das
Signature

Sheuli Das.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/18/108/033341



নির্বাচকের নাম : পায়েলী রায়চৌধুরী

Elector's Name : Payeli Raychowdhury

স্বামীর নাম : বরুন রায়চৌধুরী

Husband's Name : Barun Raychowdhury

লিঙ্গ/Sex : ষ্ট্র/F

জন্ম তারিখ
Date of Birth : XX/XX/1948

Payali Roy Chowdhury.

WB/18/108/033341

ঠিকানা:
157, নেলীনাগর, কাসবা, কোলকাতা- 700078

Address:
157, NELINAGAR, KASBA, KOLKATA-
700078

M. J. D.

Date: 01/12/2011

150-জাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
150-Jadavpur Constituency

টিকান পরিবর্তন হলে নতুন ঠিকানার খোঁজ নিয়ে এক সপ্তাহের মধ্যে নতুন ঠিকানা পরিবর্তন পত্রটিতে নাম লিখি করে এই পরিচয়পত্রের নকলটি সংগ্রহ করুন।
In case of change in address mention this Card No. in the relevant Form for including your name in the roll at the changed address and to obtain the card with same number

Payali Roy Chowdhury.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PAYELI ROYCHOU DHURY

CHITTA RANJAN SAHA

14/12/1950

Permanent Account Number

AWWPR1034P

Payali Roy Choudhury.

Signature



Payali Roy Choudhury.



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/20/139/348696



নির্বাচকের নাম : শিউলি দাস
Elector's Name : Sheuli Das
স্বামীর নাম : উৎপল দাস
Husband's Name : Utpal Das
লিঙ্গ/Sex : স্ত্রী / F
জন্ম তারিখ : 14/08/1955
Date of Birth

Sheuli Das

WB/20/139/348696

ঠিকানা:

37, বাঙ্গুর এ্যাভিনিউ, ব্লক-সি, (প্রেমিসেস নং -
১ থেকে, সাউথ দুমদুম, লেক টাউন, উত্তর ২৪
পরগণা-700055

Address:

37, BANGUR AVENUE, BLOCK-C,
(PREMISES NO. - 1 TO 65), SOUTH DUM
DUM, LAKE TOWN, NORTH 24
PARGANAS-700055

Date: 06/01/2017

116 - বিধান নগর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

116 - Bidhannagar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জেটার ঠিকানা
যেখানে ও একই বছরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথ্যকপি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

34 / 382

Sheuli Das

आयकर विभाग
INCOME TAX DEPARTMENT
BADRUDDOZA AHMED
EASIN AHMED



भारत सरकार
GOVT. OF INDIA

28/06/1962

Permanent Account Number

AGEPA1172H

Badruddoza Ahmed

Signature



भारत सरकार

Government of India



বদ্রুদোজা আহমেদ

Badruddoza Ahrned

জন্মতারিখ/ DOB: 28/06/1962

পুরুষ / MALE



3652 7714 0547

আমার আধার, আমার পরিচয়

Badruddoza Ahmed

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

युनिक आइडी कार्ड खोने/पानेवा कुयवा सुचिन को/सौटाए :

आयकरा टैर सेवा सुवीट, यूटीएसएल
प्लॉट नं: ३, सेक्टर ११, नवी मुंबई, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.



भारतीय विनिर्दिष्ट परिचय प्राधिकरण

Unique Identification Authority of India

ठिकाना:

नारायण पुर बटतला बाजार,
राजारहट गोपालपुर, नारायणपुर
पश्चिम बेडाबेडि, राजारहट, उत्तर
२४ परगना,
पश्चिमबङ्ग - 700136

Address:

NARAYAN PUREBATTALA
BAJAR, RAJARHAT
GOPALPUR, narayanpur
paschim beraberi, Rajarhat,
North 24 Parganas,
West Bengal - 700136

3652 7714 0547



1947



help @ uidai.gov.in

WWW

www.uidai.gov.in

Badanoboy Ahmed

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJFC3382L

नाम / Name
CASITA REAL ESTATE LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
26/02/2014

250142018

CASITA REAL ESTATE LLP

Amulya G...
Suman K...
Surya...

Partners



भारत सरकार
GOVERNMENT OF INDIA



অনিন্দা সেনগুপ্ত
Anindya Sengupta
পিতা : অরুণ কান্তি সেনগুপ্ত
Father : ARUN KANTI SENGUPTA
জন্ম সাল / Year of Birth : 1971
পুরুষ / Male



8811 5766 5565

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৭২ - জে, মানিকতলা মেইন
রোড, কংকুর্গাচি, কোলকাতা,
পশ্চিমবঙ্গ, ৭০০০৫৪

Address:
175/J. MANICKTALA MAIN
ROAD, Kankurgachi S.O.
Kankurgachi, Kolkata, West
Bengal, 700054

1947
1800 194 1947

1800 194 1947
1800 194 1947

www.uidai.gov.in
www.uidai.gov.in

P.O. Box No. 1047
Bangalore, 560 001

Anindya Sengupta


ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JSC2865640

নির্বাচকের নাম : অমিন্দ্যা সেনগুপ্ত
Elector's Name : Anindya Sengupta


পিতার নাম : অরুণকান্তি সেনগুপ্ত
Father's Name : Arunkanti Sengupta

লিঙ্গ / Sex : পুং / M
জন্ম তারিখ : 09/04/1971
Date of Birth

JSC2865640

ঠিকানা:
175কে সতীন সেন সরানী 31 ফুলবাগান কলকাতা
700054

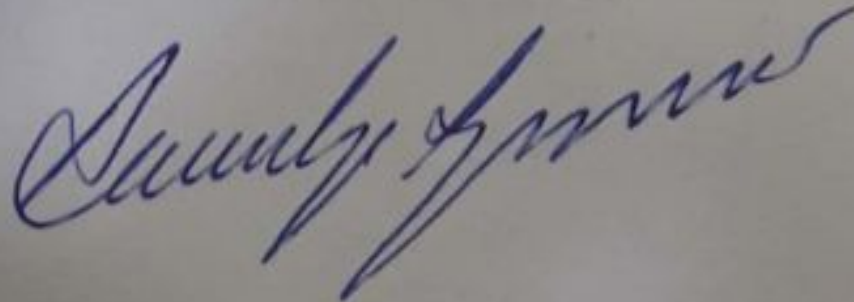
Address:
175J SATIN SEN SARANI. 31
Phoolbagan Kolkata 700054



Date: 21/08/2007
159-মানিকতলা নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
159-Maniktola Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট কর্তৃক এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

102/1337



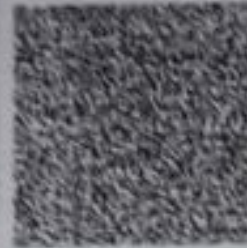
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJBPS2886C



नाम / Name
ANINOYA SENGUPTA

पिता का नाम / Father's Name
ARUN KANTI SENGUPTA

17090018

जन्म की तारीख /
Date of Birth
09/04/1977

हस्ताक्षर / Signature

इस कार्ड के खोले/पाने पर कृपया सूचित करें/सीधारे:

आयकर सेव सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडेल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHSPM8235E



नाम /NAME

SOUMEN MUKHERJEE

पिता का नाम /FATHER'S NAME

BIMAL MUKHERJEE

जन्म तिथि /DATE OF BIRTH

08-06-1971

हस्ताक्षर /SIGNATURE

Soumen Mukherjee

Stahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C O.), KOLKATA

Soumen Mukherjee



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/22/159/435523

পরিচয় পত্র



Elector's Name Soumen Mukherjee

নির্বাচকের নাম সৌমেন মুখার্জী

Father's Name Bimal Mukherjee

পিতার নাম বিমল মুখার্জী

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 35

১.১.২০০৬-এ বয়স ৩৫

Address:
175L/1 SATIN SEN SARANI, Kolkata 700054

ঠিকানা:
১৭৫এল/১ সতিন সেন সারানী কলকাতা ৭০০০৫৪

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 159-Maniktola

নিবন্ধন নির্বাচন কেন্দ্র: ১৫৯-মানিকতলা

District: Kolkata জেলা: কলকাতা

Date: 20.03.2006 তারিখ: ২০.০৩.২০০৬

WB/22/159



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার
ভারত সরকার
Unique Identification Authority of India
 Government of India

ওপরিচয়/আইডি / Enrollment No. 1040/19629/53316

To
Soumen Mukherjee
 (সৌমেন মুখার্জী)
 175/L/1
 MANICKTALA MAIN ROAD
 Kankurgachi S.O
 Kankurgachi, Kolkata
 West Bengal - 700054

15/01/2013



KL193881736DF

19388173



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7460 1235 2420

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



(সৌমেন মুখার্জী)
Soumen Mukherjee
 পিতা: বিনয় মুখার্জী
 Father: BIMAL MUKHERJEE

জন্ম সাল/Year of Birth: 1971
 লিঙ্গ: Male

7460 1235 2420



আধার - সাধারণ মানুষের অধিকার

Soumen Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT

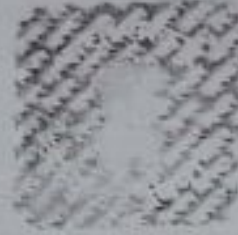


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFTPP5080M



नाम/ Name
SUPRIYADITYA PAUL

पिता का नाम/ Father's Name
BISHNUPADA PAUL

जन्म की तारीख/ Date of Birth
12/09/1968

Supriyaditya Paul
हस्ताक्षर/ Signature



27032017

Supriyaditya Paul

11-10-2018

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

Presented for registration at 13:36 hrs on 11-10-2018, at the Office of the A.D.S.R. SEALDAH by Arun Kumar Saha, one of the Executants.

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

Execution is admitted on 11/10/2018 by 1. Arun Kumar Saha, Son of Chittaranjan Saha, 79/c, Road: Baithak Khana Road, P.O: Amherst Street, Thana: Amherst Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Others, 2. Badruddoza Ahmed, Son of Easin Ahmed, Paschim Beraberi, P.O. R Gopalpur, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Muslim, by Profession Others

Indetified by Mr Saubhik Roy, Son of S Roy, Sealdah Court, Cal, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-10-2018 by Shri Soumen Mukherjee, partner, Casita Real Estate Llp (Partnership Firm), 175j Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Indetified by Mr Saubhik Roy, Son of S Roy, Sealdah Court, Cal, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 11-10-2018 by Shri Supriyaditya Paul, partner, Casita Real Estate Llp (Partnership Firm), 175j Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Indetified by Mr Saubhik Roy, Son of S Roy, Sealdah Court, Cal, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 11-10-2018 by Anindya Sengupta, partner, Casita Real Estate Llp (Partnership Firm), 175j Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054

Indetified by Mr Saubhik Roy, Son of S Roy, Sealdah Court, Cal, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri Arun Kumar Saha, Son of Late Chittaranjan Saha, 79/c Baithak Khana Road, P.O: Amherst Street, Thana: Amharst Street, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business as the constituted attorney of 1. Pijush Kumar Saha 79/a, Road: Baithak Khana Road, P.O: AMHERST STREET, Thana: Amherst Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, 2. Payeli RoyChoudhury Nalinagar (part) Ward 105, P.O: KASBA, Thana: Kasba, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700078, 3. Ajit Kumar Saha 79, Road: Baithak Khana Road, P.O: Amherst Street, Thana: Amherst Street, Kolkata, WEST BENGAL, India, PIN - 700009, 4. Sheuli Das Dum Dum, Sector: C, 37, P.O Lake Town, Thana: Lake Town, City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700059 is admitted by him

Indetified by Mr Saubhik Roy, Son of S Roy, Sealdah Court, Cal, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

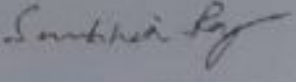
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,75,308/- (A(1) = Rs 3,75,308/-) and Registration Fees paid by by online = Rs 3,75,308/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2018 1:59PM with Govt. Ref. No: 192018190297412681 on 10-10-2018, Amount Rs: 3,75,308/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 298876099 on 10-10-2018, Head of Account 0030-03-104-001-16

Name	Photo	Finger Print	Signature
Shri Supriyaditya Paul Son of Bishnupada Paul Date of Execution - 11/10/2018, , Admitted by: Self, Date of Admission: 11/10/2018, Place of Admission of Execution: Office			
	Oct 11 2018 2:09PM	LTI 11/10/2018	11/10/2018
P 27 Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AFTPP5080M Status : Representative, Representative of : Casita Real Estate Llp (as partner)			

Identifier Details :

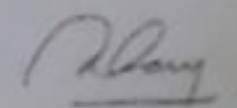
Name & address	
Mr Saubhik Roy Son of S Roy Sealdah Court, Cal, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Anindya Sengupta, Arun Kumar Saha, Badruddoza Ahmed, Shri Soumen Mukherjee, Shri Supriyaditya Paul, Shri Arun Kumar Saha	11/10/2018
	

Endorsement For Deed Number : I - 160600182 / 2019

On 04-10-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,75,30,796/-



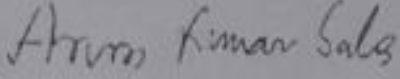


Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal



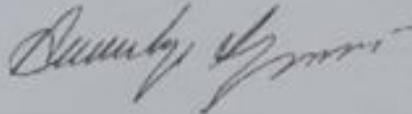


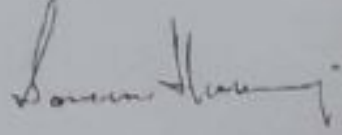
Major Information of the Deed :- I-1606-00182/2019-16/01/2019

18/01/2019 Query No.-16061000270797 / 2018 Deed No : I - 160600182 / 2019, Document is digitally signed

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Arun Kumar Saha Son of Late Chittaranjan Saha Date of Execution - 11/10/2018, , Admitted by: Self, Date of Admission: 11/10/2018, Place of Admission of Execution: Office	 Oct 11 2018 2:09PM	 LTI 11/10/2018	 11/10/2018
79/c Baithak Khana Road, P.O:- Amherst Street, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN - 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJMPS2406D Status : Attorney, Attorney of : Pijush Kumar Saha, Payeli RoyChoudhury, Ajit Kumar Saha, Sheuli Das				


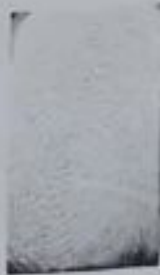
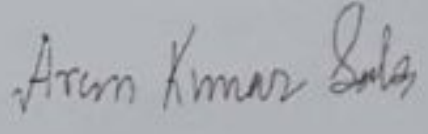


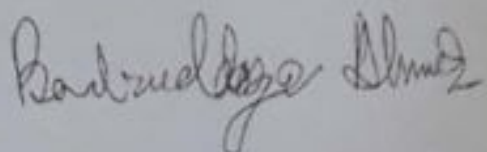
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Anindya Sengupta Son of Arun Kanti Sengupta Date of Execution - 11/10/2018, , Admitted by: Self, Date of Admission: 11/10/2018, Place of Admission of Execution: Office	 Oct 11 2018 2:07PM	 LTI 11/10/2018	 11/10/2018
175j, Maniktala Main Road, P.O:- Phoolbagan, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AJBPS2886C Status : Representative, Representative of : Casita Real Estate Llp (as partner)				
2	Shri Soumen Mukherjee Son of Bimal Mukherjee Date of Execution - 11/10/2018, , Admitted by: Self, Date of Admission: 11/10/2018, Place of Admission of Execution: Office	 Oct 11 2018 2:09PM	 LTI 11/10/2018	 11/10/2018
175//1 Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AHSPM8235E Status : Representative, Representative of : Casita Real Estate Llp (as partner)				

Major Information of the Deed :- I-1606-00182/2019-16/01/2019

18/01/2019 Query No:-16061000270797 / 2018 Deed No : I - 160600182 / 2019, Document is digitally signed.

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Pijush Kumar Saha Son of Chittaranjan Saha 79/a, Baithak Khana Road, P.O:- AMHERST STREET, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bgcps8299g, Status :Individual, Executed by: Attorney, Executed by: Attorney			
2	Payeli RoyChoudhury Daughter of Chitta Ranjan Saha Nalinagar (part) Ward 105, P.O:- KASBA, P.S:- Kasba, Kolkata, District:-South 24 -Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AWWPR1034P, Status :Individual, Executed by: Attorney, Executed by: Attorney			
3	Ajit Kumar Saha Son of Chittaranjan Saha 79, Baithak Khana Road, P.O:- Amherst Street, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: alfps7781l, Status :Individual, Executed by: Attorney, Executed by: Attorney			
4	Sheuli Das Daughter of Chittaranjan Saha Dum Dum, Block/Sector: C, 37, P.O:- Lake Town, P.S:- Lake Town, Khardah, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: adtpd4053e, Status :Individual, Executed by: Attorney, Executed by: Attorney			
5	Name	Photo	Fingerprint	Signature
	Arun Kumar Saha (Presentant) Son of Chittaranjan Saha Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Office	 11/10/2018	 LTI 11/10/2018	 11/10/2018
	79/c, Baithak Khana Road, P.O:- Amherst Street, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajmps2406d, Status :Individual, Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Office			
6	Name	Photo	Fingerprint	Signature
	Badruddoza Ahmed Son of Easin Ahmed Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Office	 11/10/2018	 LTI 11/10/2018	 11/10/2018
	Paschim Beraberj,, P.O:- R Gopalpur, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: agepa1172h, Status :Individual, Executed by: Self, Date of Execution: 11/10/2018 , Admitted by: Self, Date of Admission: 11/10/2018 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Casita Real Estate Llp 175j Manicktala Main Road, P.O:- Kankurgachi, P.S:- Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN - 700054 , PAN No.:: AAJFC3382L, Status :Organization, Executed by: Representative			

Major Information of the Deed :- I-1606-00182/2019-16/01/2019

18/01/2019 Query No:-16061000270797 / 2018 Deed No :I - 160600182 / 2019, Document is digitally signed.

Major Information of the Deed

Deed No :	I-1606-00182/2019	Date of Registration	16/01/2019
Query No / Year	1606-1000270797/2018	Office where deed is registered	
Query Date	04/10/2018 3:40:41 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	S ROY S C COURT CAL, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No : 8981979064, Status : Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession			
Set Forth value	Market Value		
Rs. 1,61,00,000/-	Rs. 3,75,30,796/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:23)	Rs. 3,75,308/- (Article:A(1))		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]- 160601051/2014 Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Maniktala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Maniktala Main Road, Road Zone : (Kankurgachhi More (Ward-32) -- E. M. Bye Pass (Ward-32)) , Premises No: 173 174b, , Ward No: 031 Pin Code : 700054

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-3		Bastu		8 Katha 10 Chatak 29 Sq Ft	1,50,00,000/-	3,64,30,796/-	Width of Approach Road: 60 Ft., Encumbered by Tenant,
Grand Total :					14.2977Dec	150,00,000 /-	364,30,796 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3970 Sq Ft	10,20,000/-	10,20,000/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 3970 Sq Ft, Residential Use, Marble Floor, Age of Structure: 60 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S2	On Land L1	200 Sq Ft	80,000/-	80,000/-	Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete
Total :		4170 sq ft	11,00,000 /-	11,00,000 /-	

Major Information of the Deed :- I-1606-00182/2019-16/01/2019

18/01/2019 Query No:-16061000270797 / 2018 Deed No : I - 160600182 / 2019, Document is digitally signed.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির নম্বর/Enrolment No.: 1040/19611/05893

Download Date: 06/07/2017

To
অজিত কুমার সাহা
Ajit Kumar Saha
79
BAITHAK KHANA ROAD
Raja Ram Mohan Sarani S.O
Kolkata West Bengal - 700009

Generation Date: 24/02/2012

Signature Not Verified
Unique Identification
Authority of India
Date: 24/02/2012
157



আপনার আধার সংখ্যা / Your Aadhaar No. :

9217 3370 3777

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অজিত কুমার সাহা
Ajit Kumar Saha
জন্মতারিখ/ DOB: 08/01/1953
পুরুষ / MALE



9217 3370 3777

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
৭৯, বৈঠক খানা রোড, রাজা রাম
মোহন সরানী, কোলকাতা,
পশ্চিমবঙ্গ - 700009

Address:
79, BAITHAK KHANA ROAD,
Raja Ram Mohan Sarani S.O,
Kolkata,
West Bengal - 700009

9217 3370 3777



1947



help@uidai.gov.in

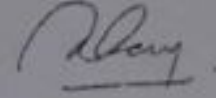


www.uidai.gov.in

Ajit Kumar Saha

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/10/2018 1:59PM with Govt. Ref. No: 192018190297412681 on 10-10-2018, Amount Rs: 0/-, Bank: AXIS
Bank (UTIB0000005), Ref. No. 298876099 on 10-10-2018, Head of Account



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 16-01-2019

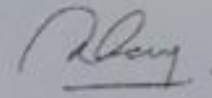
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1167, Amount: Rs.100/-, Date of Purchase: 10/10/2018, Vendor name: A K
Samajpati



Kaushik Ray
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1606-00182/2019-16/01/2019

18/01/2019 Query No:-16061000270797 / 2018 Deed No :- 160600182 / 2019, Document is digitally signed.

Page 53 of 54

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 6392 to 6445

being No 160600182 for the year 2019.



Kaushik Roy

Digitally signed by KAUSHIK ROY
Date: 2019.01.18 11:52:57 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 18-Jan-19 11:52:46 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)