

02271/20

I-7668/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 754212

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Registrar-II
Alipore, South 24 Parganas

29 DEC 2020

SR
26/12/20

92
17/11/20

THIS INDENTURE OF CONVEYANCE made this the 26th day of December TWO THOUSAND AND TWENTY

BETWEEN



Handwritten notes in blue ink at the bottom of the page, including the name 'Smt. B. B. Choudhury' and other illegible text.

15548

15 DEC 2020

No.....Rs.-10/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Cofdt, Kol-27



5691

FOR BALAJI RETAILERS PVT. LTD.

Ranjan Das
Director/Authorised Signatory



5692

Subhankar Das



5693

Subhankar Das



5694

Identified by me

Subhankar Das

36/1A Birgin Rd

Kol-22

Perwise



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

1. **DEBABRATA MUKHERJEE** (PAN AFEP1809E), (AADHAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation-Business, , 2. **SUBHRA MUKHERJEE** (PAN AKNPM5364Q) (Aadhar No. 711851283130) wife of Sri DEBABRATA MUKHERJEE, by Occupation-Housewife, both residing at Madhyapara, Akra Krishnanagar, Police Station Maheshatala, Post Office Maheshatala, District South 24 Parganas, PIN 700140 hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

BALAJI RETAILERS PRIVATE LIMITED (PAN AACCB3792K) the Company incorporated under the Companies Act 1956 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ram Nareesh Agarwal (**PAN NO. ACYPA1903G**), (**ADHAAR NO. 594889630890**), (**MOBILE NO. 9830040316**), son of Late Nand Kishore Agarwal, residing at Flat no. 5B, 135G, S.P.Mukherjee Road, Police Station- Tollygunge, Post Office: Kalighat, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS

- A) Kamal Kumar Mukhopadhyay, Bipin Bihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay, Parimal Kumar Mukhopadhyay, Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay and Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land be the same a little more or less in R.S Dag Nos



District Sub-Registrar-II
Alipore, South 24 Parganas

2 6 DEC 2020

315, 315/1505, 317, 324, 380, 381, 380/1506, 323, 314/1217, 314, 315/1473, 314/1503, 314/1504, 313, 313/1502, 312, 312/1501, 312/1474, 312/1509, 316, 318, 319, 320, 321, 322, 312/1157, (altogether 26 Dags) lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshatala, District South 24 Parganas, more fully and particularly described in the Schedule (A) hereunder written and herein after referred to as the **Entire Property**'.

- B) The said Kamal Kumar Mukhopadhyay, therein referred to as the First Part, Bipin Bihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay Parimal Kumar Mukhopadhyay, therein referred to as the Second Part and Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12th November, 1979, registered in the office of Joint Sub Registrar of Alipur at Behala, recorded in Book No. I, Volume 39, Pages 232 to 253, Being No. 1982 for the year 1979 in respect of the said "Entire Property".

- C) By virtue of the said Bengali Deed of Partition the said Kamal Kumar Mukhopadhyay got 409.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet and undivided 56.33 Decimal equivalent to 01 Bigha 14 Cottah 1 Chitaks 12 Square Feet, aggregating to 465.83 Decimal equivalent to 14 Bigha 01 cottah 13 Chitak 10 Square Feet of land be the same a little more or less identified as R.S Dag Nos 380, 381, 380/1506, 315/1473, 314,314/1503, 314/1504, 314/1217, 315, 315/1505, 316, 317, 318, 323, out of the said "Entire Land" and subsequently the said Kamal Kumar Mukhopadhyay mutated his name in L.R. RO.R. being L.R. Khatian No. 451.

- D) The said Kamal Kumar Mukhopadhyay was a bachelor and died intestate leaving behind him his three sisters namely Ashalata Devi alias Asha Rani Chatterjee, Parul Bala Devi alias Jayanti Chatterjee



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

- and Mira Bala Devi alias Mira Chatterjee as his only surviving legal heirs and representatives.
- E) The said Ashalata Debi alias Asha Rani Chatterjee died intestate leaving behind him her two daughters namely Sujata Banerjee, Supriya Mukhopadhyay and only son Subhash Chandra Chattopadhyay as her only surviving legal heirs and representatives.
- F) The said Parul Bala Devi alias Jayanti Chatterjee died intestate leaving behind him her two sons Somenath Chatterjee, Chandra Nath Chatterjee, two daughters Indrani Mukherjee and Debjani Mukherjee as her only surviving legal heirs and representatives.
- G) The said Mira Bala Devi alias Mira Chatterjee died intestate leaving behind him her two daughters namely Pritha Bhattacharya and Soma Banerjee as her only surviving legal heirs and representatives.
- H) Thus the said Sujata Banerjee, Supriya Mukhopadhyay, Subhash Chandra Chattopadhyay, Somenath Chatterjee, Chandra Nath Chatterjee, Indrani Mukherjee, Debjani Mukherjee, Pritha Bhattacharya and Soma Banerjee, became owners of ALL THAT piece and parcel of land measuring 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11Chitaks 43 Square feet of land be the same a little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshatala Maheshatala Municipality, District South 24 Parganas, more fully and particularly described in the Schedule (B) hereunder written and herein after referred to as the "SAID LAND".
- I) That the said Sujata Banerjee, Supriya Mukhopadhyay, Subhash Chandra Chattopadhyay, Somenath Chatterjee, Chandra Nath Chatterjee, Indrani Mukherjee, Debjani Mukherjee, Pritha Bhattacharya and Soma Banerjee sold and/ or conveyed ALL THAT piece and parcel of land measuring 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11Chitaks 43 Square feet of land be the same a



District Sub-Registrar-II
Alipore, South 24 Parganas
26 DEC 2020

little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala Maheshstala Municipality, District South 24 Parganas unto and in favour of the present vendors by a registered Deed of Conveyance dated 29th September, 2020 and the said Deed was duly recorded in Book No. I, Being Deed No. 160205469 for the year 2020, registered at District Sub Registrar- II, South 24 Parganas

J) THAT now the Vendors have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.

K) The Vendors shall help to obtain permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and further the Vendors have submitted a draft building plan with the aid and assistance of the PURCHASERS to the sanctioning Authority of Maheshstala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

L) The Vendors also assured the PURCHASER herein that they have not stood as guarantor in respect of any third party liability and / or have given any undertaking in favour of any third party

M) The Vendors also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land without any further financial liability.

N) The Vendors have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided land admeasuring about 12 Decimal *Mkhola* land out of 429 Decimal comprised in R.S/ L.R Dag No. 380 appertaining to R.S Khatian No. 1137 corresponding to L.R Khatian No. 451, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala under

[Faint, illegible text, likely bleed-through from the reverse side of the page]



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

Maheshstala Municipality, District South 24 Parganas, Post office and Police Station- Maheshstala out of the "SAID LAND" which is morefully and particularly mentioned in **Part II of Schedule B** herein below after referred to as the "**Demised Land**", free from all encumbrances, liens, lispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC and the proposed building plan at and for the consideration of a sum of **Rs. 16,37,000/- (Rupees Sixteen Lakhs Thirty Seven Thousand) only**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 16,37,000/- (Rupees Sixteen Lakhs Thirty Seven Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser ALL THAT the piece and parcel of land comprising to various R.S/ L.R Dags nos mentioned in the Part II of Schedule- B herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession,



[Handwritten signature]

District Sub-Registrar-II
Alipore, South 24 Parganas
26 DEC 2020



power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers THAT NOTWITHSTANDING any act, deed or thing by the vendors or their predecessors – in – title done or executed or knowingly suffered to the contrary the vendors are now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendors shall and will form time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed al such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may reasonably required.



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

THE SCHEDULE ABOVE REFERRED TO
SCHEDULE A
(ENTIRE PROPERTY)

All That the piece and parcel of land measuring 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshatala under Maheshatala Municipality, District South 24 Parganas as follows:

Sl. No.	R.S.Khatian	R.S. Dag No.	Area (Dec.)
1	680	315	165
2	Do	315/1505	19
3	1008	317	08
4	1010	324	20
5	1137	380	429
6		381	64
7		380/1506	5
8	414	323	28
9	875	314/1217	17
10		314	20
11		315/1473	44
12		314/1503	7
13		314/1504	21
14	487	313	41
15		313/1502	14
16	456	312	178
17		312/1501	24
18	876	312/1474	54
19		312/1509	6
20	270	316	46
21	121	318	32
22		319	24



District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

23		320	27
24		321	37
25		322	14
26		312/1157	48
			1392
			(42 BIGHA-2 COTTAH -2 CHITAKS 25 SQUARE FOOT)

**SCHEDULE B
(SAID LAND)**

(Part-I)

ALL THAT piece and parcel of land measuring 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet of land be the same a little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtrala Maheshtrala Municipality, District South 24 Parganas as follows:

(PART I)

Sl. No.	RS	LR	R.S./L.R. Dag No.	Classification	Area (Dec.)
1	Khatian 1008, 1137	KHATTIAN 451	380 (P)	Itkhola	350
2			381 (P)	Itkhola	53.5
					408.5 (12 Bigha - 7 Kotah- 11 Chitak- 43 Square foot)



[Handwritten signature]

District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

PART- B

ALL THAT the undivided land admeasuring about 12 Decimal *Itkhola* land out of 429 Decimal comprised in R.S/ L.R Dag No. 380 appertaining to R.S Khatian No. 1137 corresponding to L.R Khatian No. 451, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala and the dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (*Gangabandh Road*)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED**BY THE VENDORS** at Kolkata

in the presence of:

1. *Debnik Das*

2. Nitesh Kundu .

*Debnik Das***SIGNED AND DELIVERED****BY THE PURCHASER** at Kolkata

in the presence of:

1. *Debnik Das**Suhra Mukherjee***FOR BALAJI RETAILERS PRIVATE LIMITED***Ranwanti*
AUTHORISED SIGNATORY

2. Nitesh Kundu

Drafted by me: -

(As per instruction)

*Debnik Das***Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : -

WB/57/09



✓
District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of **Rs. 16,37,000/-** (**Rupees Sixteen Lakhs Thirty Seven Thousand**) only paid as follows:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
23/12/20	543596	Punjab & Sindh Bank	1637000

Rs. 16,37,000/- (Rupees Sixteen Lakhs Thirty Seven Thousand) only

WITNESSES :

1) Souvik Pr. Rd, K01-20
36/1A Elgin

Souvik Pr. Rd.

2) Nilesh Kumar,
36/1A, Elgin Road,
Kolkata-700020.

Sukhra Mukherji.

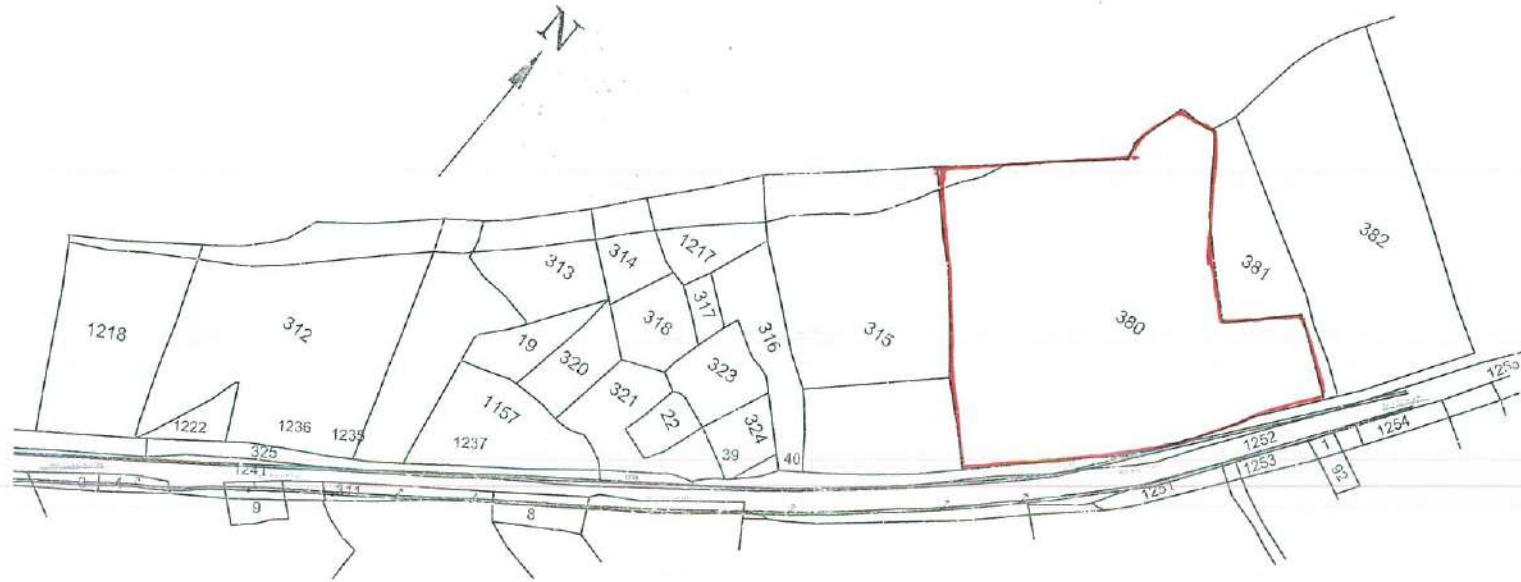
VENDORS



District Sub-Registrar-II
Alipore, South 24 Parganas

2 6 DEC 2020

DEED PLAN OF MOUZA KRISHNA NAGAR JL. NO - 1, WARD NO - 20, MAHESHTALA MUNICIPALITY



R.S/LR. DAG NO

380.

PURCHASED AREA

Undivided 12 Decimal.

PURCHASER

For BALAJI RETAILERS PVT. LTD.

Ran Narayan Agari

Director/Authorised Signatory

VENDORS

1. *Debbi Mukherjee*

2. *Subhra Mukherjee*












✓

District Sub-Registrar-II
Alipore, South 24 Parganas

25 DEC 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

							
Name..... <i>DEBARAJA MA. MUKHERJEE</i>							
Signature..... <i>Debaraj Mukherjee</i>							
		(Left Hand)		(Right Hand)			
Little	Ring	Middle	Fore	Middle	Fore	Ring	Little
							
Thumb				Thumb			

							
Name... <i>SUBHRA. MUKHERJEE</i>							
Signature... <i>Subhra Mukherjee</i>							
		(Left Hand)		(Right Hand)			
Little	Ring	Middle	Fore	Middle	Fore	Ring	Little
							
Thumb				Thumb			

							
Name.....							
Signature... <i>Ken Narayan</i>							
		(Left Hand)		(Right Hand)			
Little	Ring	Middle	Fore	Middle	Fore	Ring	Little
							
Thumb				Thumb			



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



रसद संख्या संख्या कार्ड
 Permanent Account Number Card
AACCB3792K

नाम / Name
BALAJI RETAILERS PRIVATE LIMITED

दिनांक / मसुदा की तारीख
 Date of Issuance / Issuance
05/02/2004


भारत सरकार

17022016

FOR BALAJI RETAILERS PVT. LTD.
Ram Venkay
 Director / Authorized Signatory

इस कार्ड के खोले / गुप्त रह गुप्तता को बनाए रखें / धीरे-धीरे
संरक्षण देना होगा क्योंकि यह एक की-वर्ड
की-वर्ड का उपयोग करके करों का भुगतान करने के लिए किया जाता है।
यदि इस कार्ड को खोया जाता है, तो इसे तुरंत नष्ट कर दें।
दूर - 411 016

If this card is lost / someone's lost card is found,
Please inform / return to:
Income Tax P/N Services Unit, NSDU,
5th Floor, Mahanagar, Sterling,
Plot No. 341, Survey No. 997/8,
Mofal Colony, Near Deep Bunglow, Chembur,
Pune - 411 016.

Tel: 91-20-3721 8080, Fax: 91-20-2721 8081
e-mail: tnsinfo@ndu.gov.in

БҮЛ БҮГДНИЙ ИЭЛЭВН ӨСӨГ ҮНЭГ Г.Л.Д.

Debarata Mukherjee

भारत सरकार
 GOVT OF INDIA

आयकर विभाग
 INCOME TAX DEPARTMENT

स्थायी खाता नंबर कार्ड
 Permanent Account Number Card

नाम / Name
 DEBARATA MUKHERJEE


पिता का नाम / Father's Name
 UPENDRA NATH MUKHERJEE

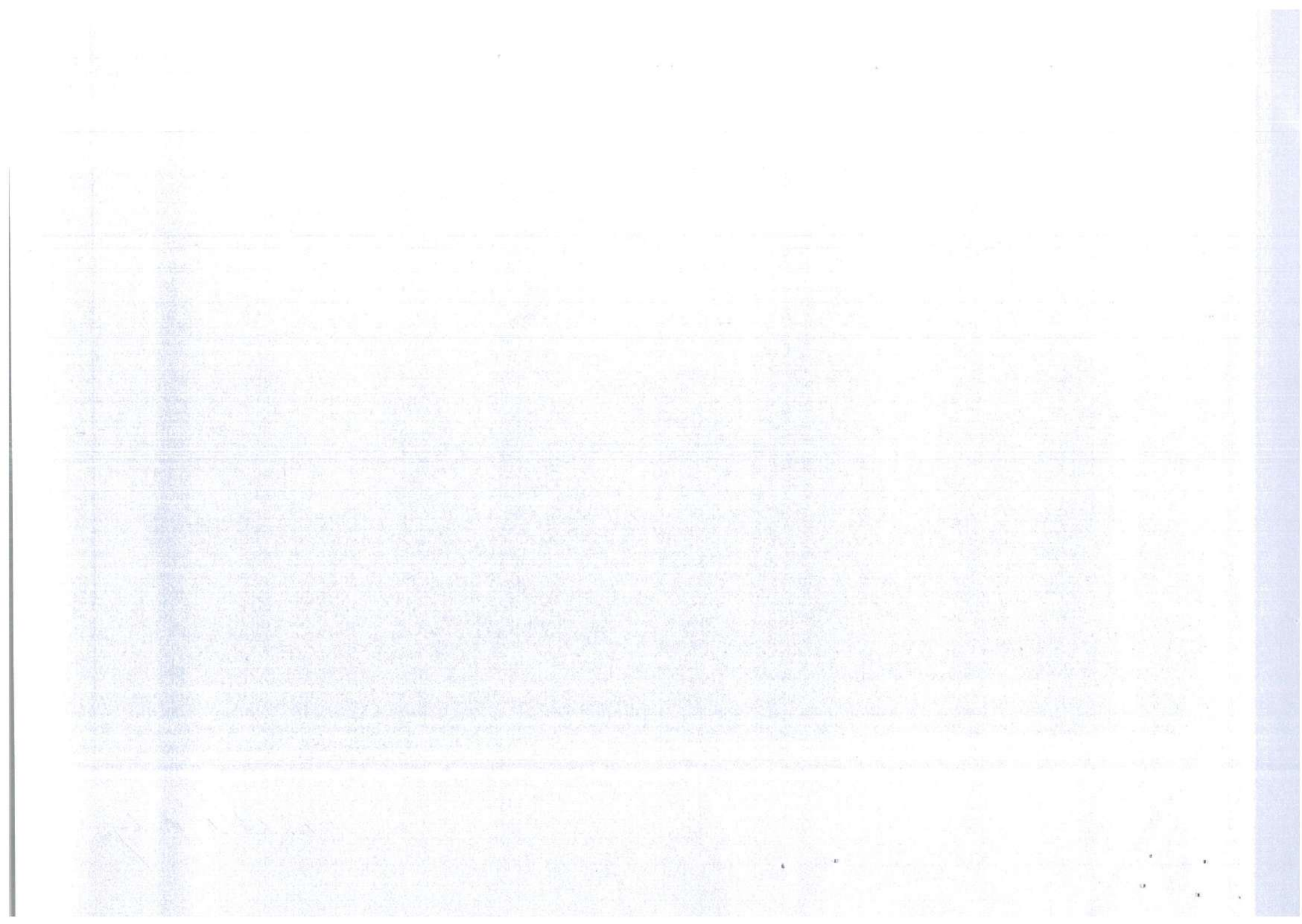
जन्म की तिथि / Date of Birth
 20/02/1953

हस्ताक्षर / Signature
 Debarata Mukherjee

AFEPM1809E

04082017



सत्यमेव जयते



आधार

ভারতীয় বিপ্লবী গণতন্ত্র

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 2017/80219/00949

To

শ্রীমতী

Deabrata Mukherjee

S/O: Upendranath Mukherjee

Madhya para

Maheshhala (M)

Akra Krishnanagar

South 24 Parganas South 24 Parganas

West Bengal 700140

9007212158

07/07/2016

375918880



MA759188804FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8728 8114 1805

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

শ্রীমতী

Deabrata Mukherjee

জন্মতারিখ / DOB : 20/02/1953

সঙ্গ / Male



8728 8114 1805

আমার আধার, আমার পরিচয়

Deabrata Mukherjee



भारत सरकार
भारत सरकार
GOVT. OF INDIA
INCOME TAX DEPARTMENT



: कार्डी नं वा फंक्शं कार्ड
 Permanent Account Number Card
AKNPM5364Q

SUBHINA MUKHERJEE
 Name
 MOHANLAL BANERJEE
 Father's Name
 30/12/1960
 Date of Birth

30/12/1960
 Date of Birth

Subhina Mukherjee
 Signature



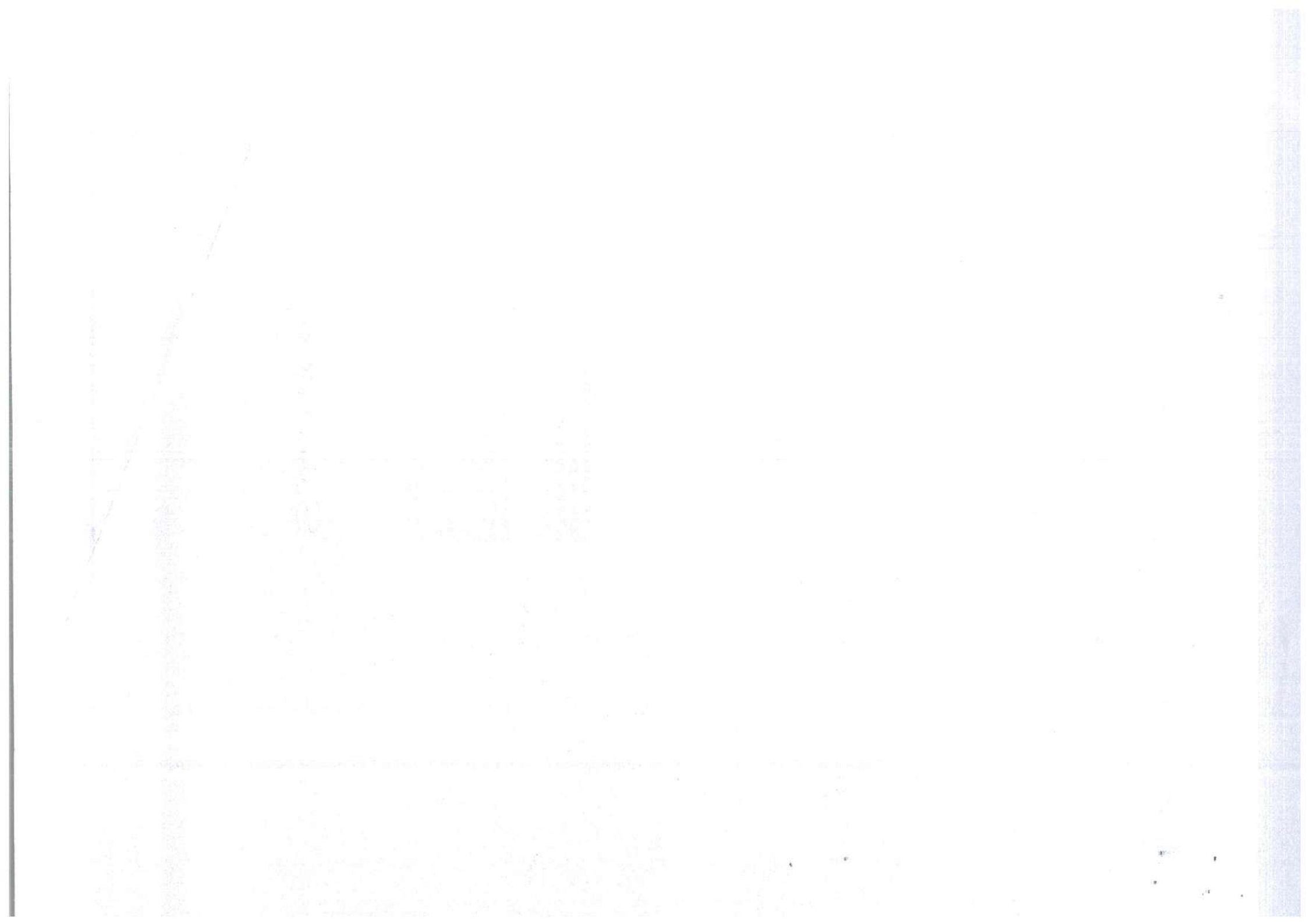
05062017

Subhina Mukherjee

भारत सरकार के कार्ड / भारत सरकार द्वारा जारी किए गए कार्ड / नोटिसः
 आग्राहक द्वारा प्रेषित कार्ड, या कार्ड की रकम
 5 की सीमा, नतीजा स्वतंत्रता, वारिष्ठ 341, वारिष्ठ 997/8,
 नौकरा नगरी, दीप बंगला चौक के पास,
 मुंबई - 411 016.

If this card is lost / someone's last card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 5th Floor, Mandi 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: nhmfo@nhmfi.co.in

Subhina Mukherjee





ভারতীয় পরিচয় পরিচয় প্রমাণকরণ

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আই ডি / Enrollment No.: 2017/80219/00948



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

To
শ্রী সূর্যজী
Subhra Mukherjee
W/O. Debabrata Mukherjee
madhya para
Maheshkhala (M)
Akra Krishnanagar
South 24 Parganas South 24 Parganas
West Bengal 700140
9163206641
372226080
MA722260806FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
7118 5128 3130

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রী সূর্যজী
Subhra Mukherjee
আসতালিক / DOB : 30/12/1960
মহিলা / Female



7118 5128 3130
আমার আধার, আমার পরিচয়



ভারতীয় পরিচয় পরিচয় প্রমাণকরণ

ঠিকানা:
ওমাই/ও: দেবরত সূর্যজী, মাধ
পড়া, মধ্যপাড়া (এম), দক্ষিণ
২৪ পরগনা, অত্র কৃষ্ণনগর,
পশ্চিম বঙ্গ, 700140

Address:
W/O: Debabrata Mukherjee,
madhya para, Maheshkhala (M),
South 24 Parganas, Akra
Krishnanagar, West Bengal,
700140



help@uidai.gov.in

www.uidai.gov.in

7118 5128 3130

Subhra Mukherjee

∴ Subhra Mukherjee

∴ Subhra Mukherjee

1. Introduction
The purpose of this study is to investigate the effects of the independent variable on the dependent variable.

2. Methodology
The study was conducted using a quantitative research design. The data was collected through a series of experiments.

3. Results
The results of the study show a significant positive correlation between the independent variable and the dependent variable.

4. Conclusion
Based on the findings, it can be concluded that the independent variable has a positive impact on the dependent variable.

5. References
The following references were consulted during the research process:

Smith, J. (2018). *Journal of Research*, 15(2), 123-135.

Johnson, A. (2019). *Journal of Research*, 16(1), 45-55.

Williams, B. (2020). *Journal of Research*, 17(3), 78-88.

Davis, C. (2021). *Journal of Research*, 18(4), 101-111.

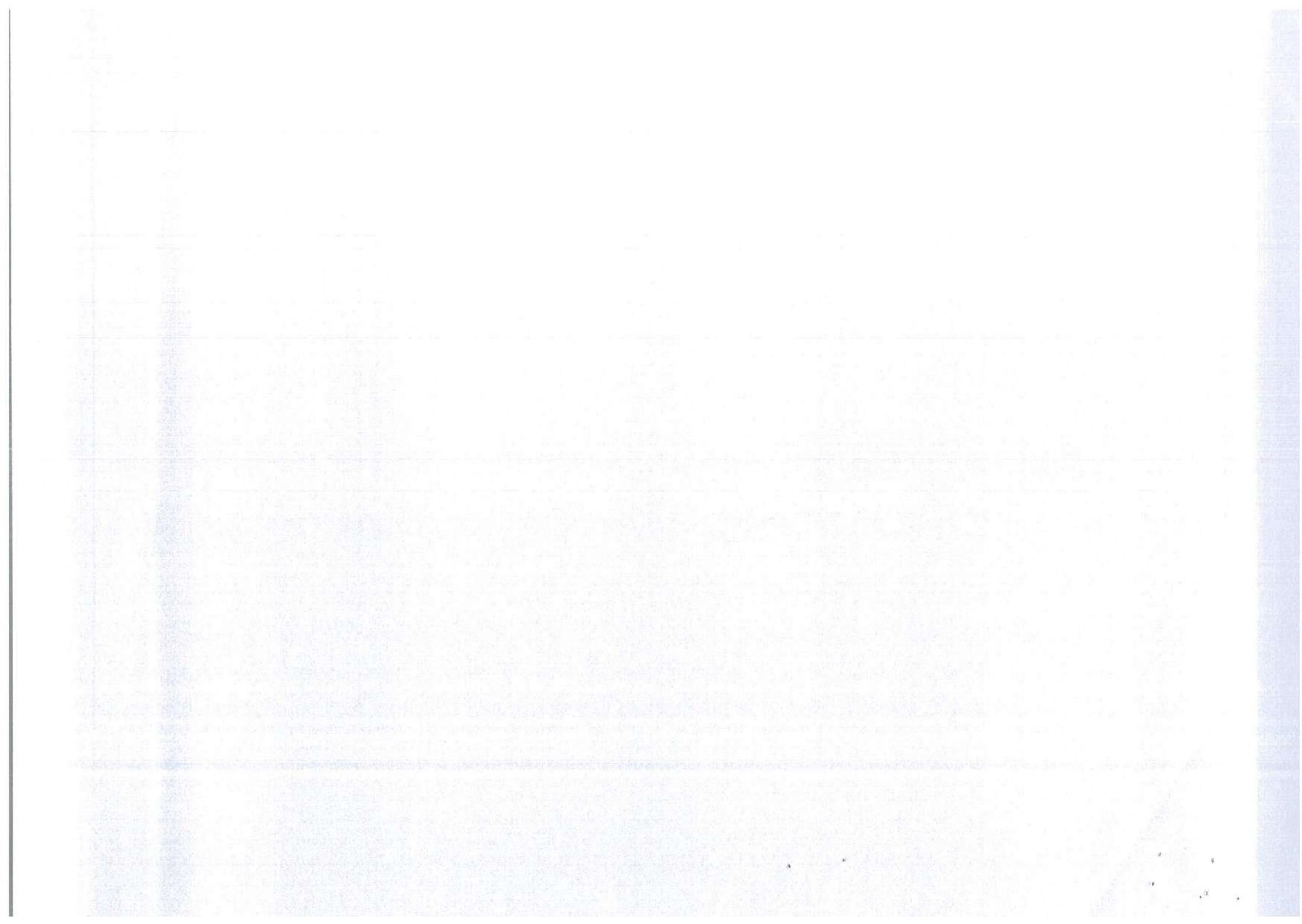
Miller, E. (2022). *Journal of Research*, 19(1), 23-33.

Thompson, F. (2023). *Journal of Research*, 20(2), 56-66.

White, G. (2024). *Journal of Research*, 21(3), 89-99.

Ran Ran Agency

शुद्धक रिहाय
INCOME TAX DEPARTMENT
RAM NARESH AGARWAL
NAND KISHORE AGARWAL
03/05/1967
Permanent Account Number
ACYPA1903G
Signature
Ran Ran Agency
9102507Z





भारत सरकार
GOVERNMENT OF INDIA



श्री राम नारायण अग्रवाल
Ram Narayan Agrawal
पिता : श्री मण्डल शंकराक्षर
Father : NAND KISHORE AGARWAL
जन्म वर्ष / Year of Birth : 1967
लिंग / Male



5948 8963 0890

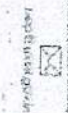
आधार - आधार नम्बर अधिकार



आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

श्री राम नारायण अग्रवाल, जगन्निवासी
राम, मण्डल, बर्धमान,
बेङ्गलूर, मण्डल, 700026
Address:
F NO 5B 135G, S P
MUKHERJEE ROAD,
KALIGHAT, KALIGHAT S O
Kolkata, Kolkata West
Bengal, 700026



Ram Narayan Agrawal

1877 - 1878



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাত্তির আই ডি / Enrollment No.: 1040/19810/02308

To
শৌভিক দাস
Souvik Das
14/C JK LANE
JHOWTALA
Ballygunge S. O
Ballygunge
Kolkata
West Bengal 700019

41122832



MN411228320FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9328 3191 5555

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শৌভিক দাস
Souvik Das
পিতা : শৌভিক দাস
Father : SACHINDRA NATH DAS
অনুভব / DOB : 15/11/1983
পুরুষ / Male



9328 3191 5555

আধার - সাধারণ মানুষের অধিকার

Souvik Das



অত্রীখ বিপিন্ট পরিচয় প্রাধিকরণ

ত্ররত সরকার

Unique Identification Authority of India
Government of India

ত্রীখ প্রকরণ আই ডি / Enrollment No.: 1040/19810/02308

To
গৌরু কান্ত
Sarada Das
KOLKATA
AL/A
Postage S/O
Postage
Kolkata
www.aadhaar.gov.in
411228320FT



ত্রাধার ত্রাধার সংখ্যা / Your Aadhaar No. :
9 28 3191 5555

ত্রাধার - সাধারণ মানুষের ত্রাধিকার

ত্ররত সরকার
Government of India



সাক্ষরিত
Source Date
সাক্ষরিত
সাক্ষরিত
Name: SACHINDRA NATH DAS
সাক্ষরিত / COB : 15/11/1983
সাক্ষরিত / Address



ত্রাধার সংখ্যা : 9328 3191 5555
ত্রাধার মানুষের ত্রাধিকার

Sauvik

Am.



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1602001806/2020	Date of Application	23/12/2020
Query No / Year	16022001711261/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of Query/No	Mr ANUJ JALAN		
Stampduty Payable	Rs.1,09,091/-		
Registration Fees Payable	Rs.18,182/-		
Applicant Name of the Visit Commission	Mr D GHOSH		
Applicant Address	ALIPORE		
Place of Commission	36/1A E RD KOL-20		
Expected Date and Time of Commission	23/12/2020 1:00 AM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
Remarks			




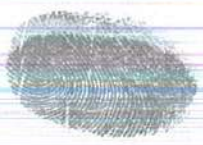




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001711261/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBABBATA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshstala, Maheshstala, District:-South 24- Parganas, West Bengal, India, PIN - 700140	Seller			<i>Debrat Mukherjee</i> 26.12.2020
2	Mrs SUBHRA MUKHERJEE Madhyapara, Akra Krishnanagar,, P.O:- MAHESHTALA, P.S:- Maheshstala, Maheshstala, District:-South 24- Parganas, West Bengal, India, PIN - 700140	Seller			<i>Subhra Mukherjee</i> 26/12/20



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

1. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr RAM NARESH AGARWAL 135G, S.P. Mukherjee Road, SHYAMA PRASAD MUKHERJEE ROAD, P.O.- KALIGHAT, P.S.- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Buyer [BALAJI RETAILE RS PRIVATE LIMITED]			 26.12.2020
1	Mr SOUVIK DAS Son of Late SACHINDRANATH DAS 36/1A ELGIN ROAD, Elgin Road(Lala Lalpat Rai Sarani), P.O.- LALA LAJPAT RAI SARANI, P.S.- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Mr DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr RAM NARESH AGARWAL			 26/12/2020.

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
1 SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020



Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-017565144-1

Payment Mode Online Payment

GRN Date: 21/12/2020 16:49:31

Bank : ICICI Bank

BRN : 562245163

BRN Date: 21/12/2020 16:50:48

DEPOSITOR'S DETAILS

Id No. : 2001711261/1/2020
[Query No./Query Year]

Name : BALAJI RETAILERS PVT LTD

Contact No. : Mobile No. : +91 9674749806

E-mail : souvikdas@srijanrealty.in

Address : 361A ELGIN ROAD KOLKATA 700020

Applicant Name : Mr ANJU JALAN

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

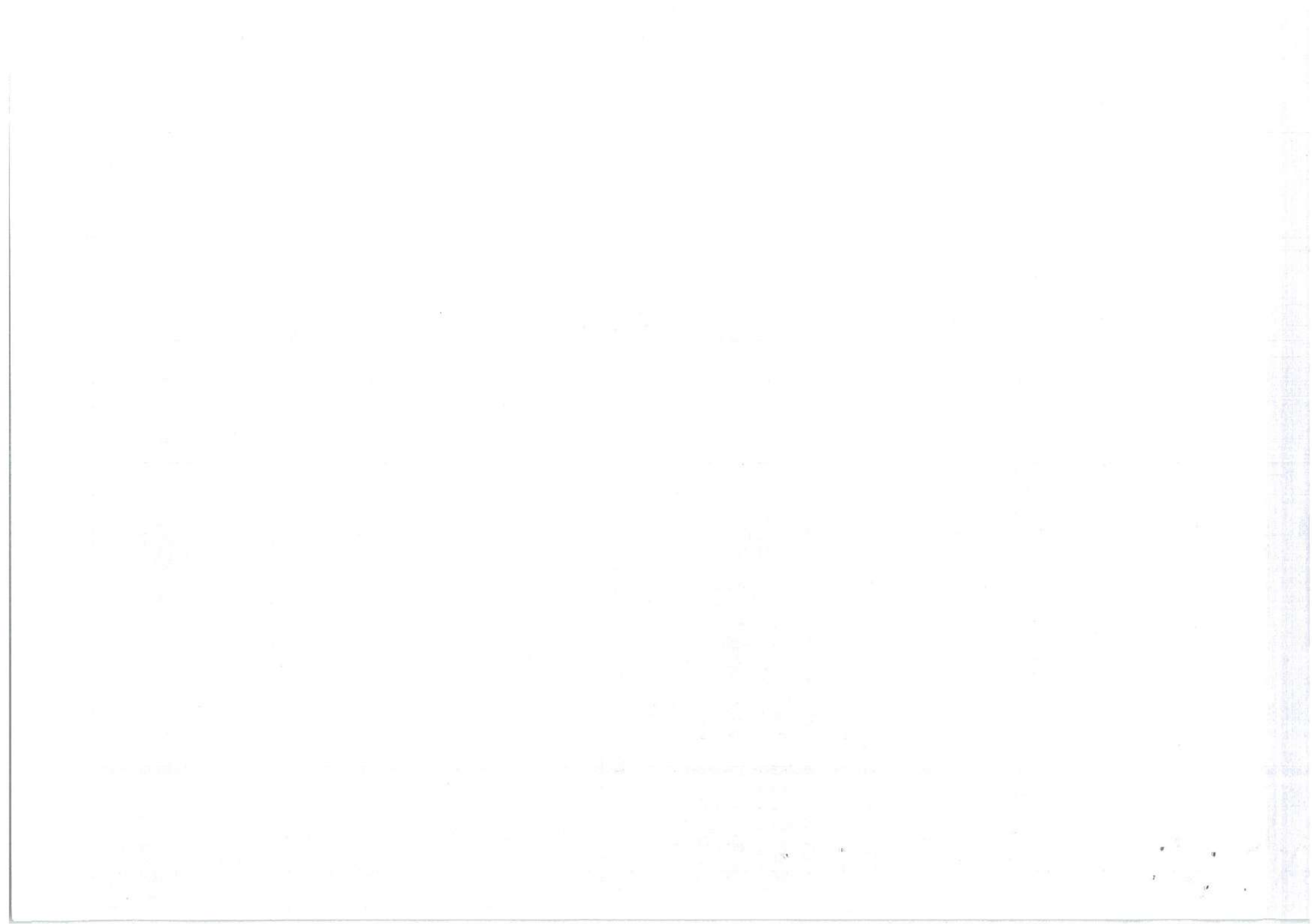
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001711261/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	109081
2	2001711261/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	18182
3	2001711261/1/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	36000

Total

163263

In Words : Rupees One Lakh Sixty Three Thousand Two Hundred Sixty Three only



Major Information of the Deed

Deed No :	L-1602-07668/2020	Date of Registration	29/12/2020
Query No / Year	1602-2001711261/2020	Office where deed is registered	
Query Date	17/12/2020 1:23:54 PM		1602-2001711261/2020
Applicant Name, Address & Other Details	ANUJ JALAN ELGIN ROAD,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9051422770, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 16,37,000/-	Rs. 18,18,180/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,09,091/- (Article:23)	Rs. 18,214/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshstala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot Number	Khatian Number	Land Proposed ROR	Use	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-380 (RS -:-)	LR-451	Bastu	It Khola	6 Dec	8,18,500/-	9,09,090/-	Property is on Road
L2	LR-380 (RS -:-)	LR-451	Bastu	It Khola	6 Dec	8,18,500/-	9,09,090/-	Property is on Road
		TOTAL:				12Dec	16,37,000 /-	
		Grand Total :				12Dec	16,37,000 /-	18,18,180 /-

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr. DEBABRATA MUKHERJEE</p> <p>Son of Late Upendranath Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshstala, Maheshstala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E, Aadhaar No: 87xxxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence</p>
2	<p>Mrs SUBHRA MUKHERJEE</p> <p>Wife of Mr. DEBABRATA MUKHERJEE Madhyapara, Akra Krishnanagar,, P.O:- MAHESHTALA, P.S:- Maheshstala, Maheshstala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx4Q, Aadhaar No: 71xxxxxxxx3130, Status :Individual, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence</p>



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BALAJI RETAILERS PRIVATE LIMITED 36/1A ELGIN ROAD, Elgin Road(Lala Lajpat Rai Sarani), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700120 , PAN No.: AAXXXXXX2K,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr RAM NARESH AGARWAL (Presentant) Son of Late NAND KISHORE AGARWAL 135G, S.P.Mukherjee Road, SHYAMA PRASAD MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACXXXXXX3G, Aadhaar No: 59XXXXXXXX0890 Status : Representative, Representative of : BALAJI RETAILERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUVIK DAS Son of Late SACHINDRANATH DAS 36/1A ELGIN ROAD, Elgin Road(Lala Lajpat Rai Sarani), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020			

Identifier Of Mr. DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr RAM NARESH AGARWAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr DEBABRATA MUKHERJEE	BALAJI RETAILERS PRIVATE LIMITED-3 Dec
2	Mrs SUBHRA MUKHERJEE	BALAJI RETAILERS PRIVATE LIMITED-3 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr DEBABRATA MUKHERJEE	BALAJI RETAILERS PRIVATE LIMITED-3 Dec
2	Mrs SUBHRA MUKHERJEE	BALAJI RETAILERS PRIVATE LIMITED-3 Dec



Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 380, LR Khatian No:- 451	Owner: শ্রীমান শ্রীমান শ্রীমান শ্রীমান, Gurdian: বিষ্ণুভদ্রন , Address: বিষ্ণু Classification: শ্রেণীভাগ, Area: 3.510000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 380, LR Khatian No:- 451	Owner: শ্রীমান শ্রীমান শ্রীমান শ্রীমান, Gurdian: বিষ্ণুভদ্রন , Address: বিষ্ণু Classification: শ্রেণীভাগ, Area: 3.510000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 21-12-2020

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 18,18,180/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-12-2020

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

Presented for registration at 13:20 hrs on 26-12-2020, at the Private residence by Mr RAM NARESH AGARWAL ,,

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

Execution is admitted on 26/12/2020 by 1. Mr DEBABRATA MUKHERJEE, Son of Late Upendranath Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: MAHESHTALA, Thana: Maheshstala, City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mrs SUBHRA MUKHERJEE, Wife of Mr DEBABRATA MUKHERJEE, Madhyapara, Akra Krishnanagar,, P.O: MAHESHTALA, Thana: Maheshstala, City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife

Indetified by Mr SOUVIK DAS, , Son of Late SACHINDRANATH DAS, 36/1A ELGIN ROAD, Road: Elgin Road(Lala Lalpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

Execution is admitted on 26-12-2020 by Mr RAM NARESH AGARWAL, AUTHORISED SIGNATORY, BALAJI RETAILERS PRIVATE LIMITED (Private Limited Company), 36/1A ELGIN ROAD, Elgin Road(Lala Lalpat Rai Sarani), P.O.: LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India. PIN - 700120
Indetified by Mr SOUVIK DAS, , Son of Late SACHINDRANATH DAS, 36/1A ELGIN ROAD, Road: Elgin Road(Lala Lalpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28-12-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,214/- (A(1) = Rs 18,182/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by by online = Rs 18,182/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/12/2020 4:50PM with Govt. Ref. No: 192020210175651441 on 21-12-2020, Amount Rs: 18,182/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56245163 on 21-12-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,09,091/- and Stamp Duty paid by online = Rs 1,09,081/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/12/2020 4:50PM with Govt. Ref. No: 192020210175651441 on 21-12-2020, Amount Rs: 1,09,081/-,
Bank: ICICI Bank (ICIC00000006), Ref. No. 56245163 on 21-12-2020, Head of Account 0030-02-103-003-02

Samar Kumar Pramanick

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-12-2020

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 Fees

Certified that required Registration Fees payable for this document is Rs 18,214/- (A(1) = Rs 18,182/-, H = Rs 28/-, M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,09,091/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 15548, Amount: Rs. 10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS

Samar Kumar Pramanick

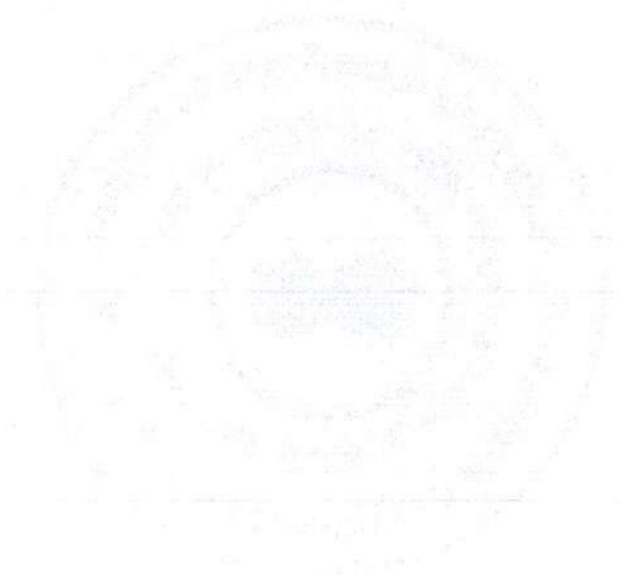
Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Faint vertical text or markings, possibly bleed-through from the reverse side of the page.

Faint vertical text or markings, possibly bleed-through from the reverse side of the page.



Faint vertical text or markings, possibly bleed-through from the reverse side of the page.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 38016 to 38047

being No 160207668 for the year 2020.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.01.29 10:45:57 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/29 10:45:57 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)
