

07796/20

I- 7634/2020



पश्चिम बंगाल WEST BENGAL

48AB 754104

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

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

BETWEEN

SP  
26/12/20

92  
1697737/20

Handwritten notes and signatures at the bottom right of the page.

15456

15 DEC 2020

Rs. **10/-** Date.....

Name:.....

Address:.....

Vender:.....

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -411 (4TH FLOOR)  
KOLKATA-700 014

Alipur Collocarate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-20

*Ran Nandan Aggarwal*



5691

MORVEN REALTY LLP

*Ran Nandan Aggarwal*

Designated Partner / Authorized Signatory



5692

*Dalabrat Mukherjee*



5693

*Subhra Mukherjee*



5694

Identified by me  
*Soumik Das*  
36/1A Elgin Rd  
Kol-20



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020

1. **DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (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 Maheshtala, Post Office Maheshtala, 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**

**MORVEN REALTY LLP (PAN ABDFM8667R)** the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ram Naresh 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 Mukhpadhay, Parimal Kumar Mukhpadhay, Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay and Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25



District Sub-Registrar-II  
Allipore, South 24 Parganas

26 DEC 2020

Square Feet of land be the same a little more or less in R.S Dag Nos 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 Maheshtala, 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 12<sup>th</sup> 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 Maheshtala Maheshtala 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 Maheshtala Maheshtala Municipality, District South 24 Parganas unto and in favour of the present vendors by a registered Deed of Conveyance dated 29<sup>th</sup> 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 Maheshtala 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 *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



District Sub-Registrar-II  
Alipore, South 24 Parganas

26 DEC 2020

Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala out of the **"SAID LAND"** which is morefully and particularly mentioned in **Part II of Schedule B** herein below herein after referred to as the **"Demised Land"**, free from all encumbrances, liens, lispensens, 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. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) 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 Dag 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



District Sub-Registrar-II  
Alipore, South 24 Parganas

26 DEC 2020

thereof which now are or at any time hereafter shall or may be in the possession, 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 from 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 at 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 Maheshtala under Maheshtala 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.

26 DEC 2020



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

**SCHEDULE B**

**(SAID LAND)**

**(Part-I)**

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 Maheshtala Maheshtala Municipality, District South 24 Parganas as follows:

**(PART I)**

| Sl. No. | RS<br>Khatian | LR<br>KHATIAN | R.S./L.R.<br>Dag No. | Classification | Area (Dec.)  |
|---------|---------------|---------------|----------------------|----------------|--|
| 1       | 1008,<br>1137 | 451           | 380 (P)              | Itkhola        | 350  |
| 2       |               |               | 381 (P)              | Itkhola        | 58.5   |
|         |               |               |                      |                | 408.5<br>(12 Bigha -<br>7 Kotah-<br>11 Chitak-<br>43 Square<br>foot) |



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. *Sanik Das*

*Debabati Mukherjee*

2. *Nitesh Kundu*

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Sanik Das*

*Subhroa Mukherjee*

2. *Nitesh Kundu*

FOR MORVEN REALTY LLP

*Ranjan Agul*  
AUTHORISED SIGNATORY

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/547/09*



District Sub-Registrar-II  
Alipore, South 24 Parganas

26 DEC 2020

*[Faint, illegible text at the bottom of the page]*

**RECEIVED** of and from the within-named PURCHASER the within-mentioned sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only** paid as follows:-

**MEMO OF CONSIDERATION**

| <u>Date</u> | <u>Cheque No.</u> | <u>Bank</u>               | <u>Amount</u> |
|-------------|-------------------|---------------------------|---------------|
| 23/12/20    | 543605            | Punjab<br>& Sindh<br>Bank | 1586310       |

Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only

**WITNESSES :**

- 1) Souvik Das  
36/1A Elgin Rd,  
KOL-20
- 2) Nilesh Kundu  
36/1A, Elgin Road,  
Kolkata-700020.

Debabati Mukherjee

Subhra Mukherjee

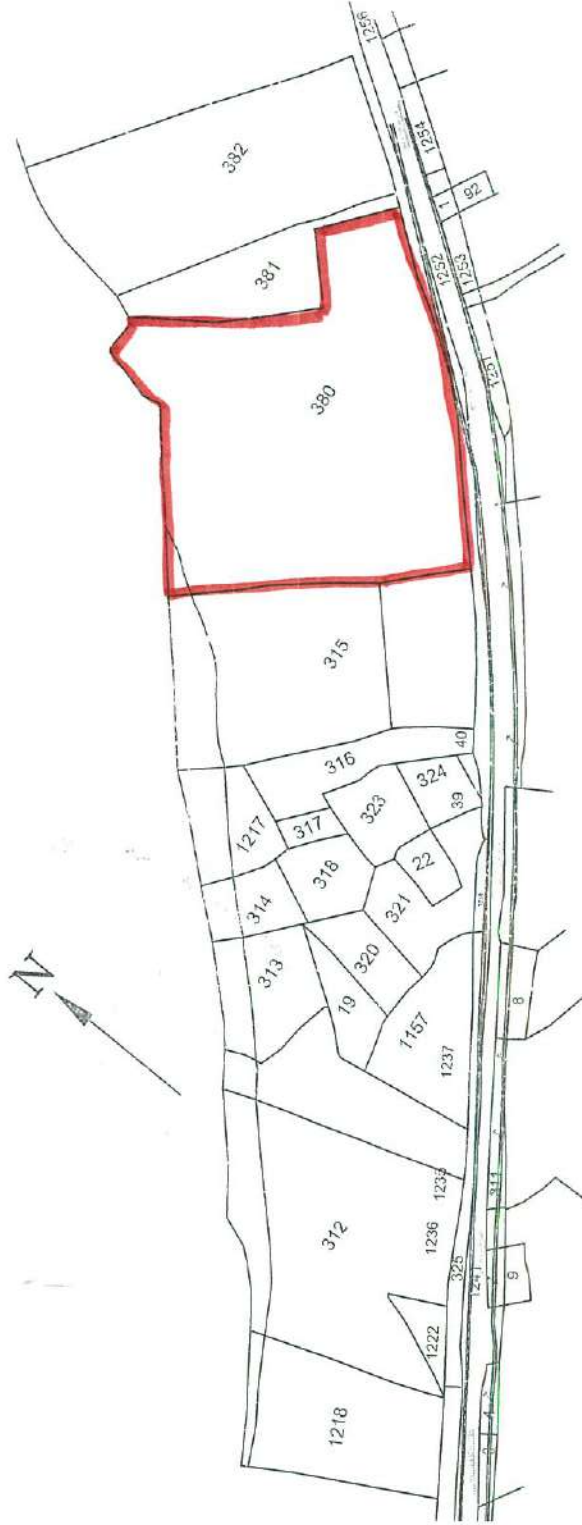
**VENDORS**



District Sub-Registrar-II  
Alipore, South 24 Parganas

26 DEC 2020

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



8-5 | LR DAG NO

380

PURCHASED AREA

Undivided 12 Decimal

PURCHASER

MORVEN REALTY LLP  
*Ranveer Singh*  
 Designated Partner / Authorized Signatory

VENDORS

1. *Debbal Hanappa*  
 2. *Sudhara Mukherjee*



*[Handwritten signature]*

District Sub-Registrar-II  
Alipore, South 24 Parganas

26 DEC 2020



**SPECIMEN FORM FOR TEN FINGER PRINTS**

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
|   | (Left Hand)   |   |  |   |   |
|   |  |  |  |  |  |
|   | (Right Hand)  |   |  |   |   |

Name..... DEBA BRATA MUKHERJEE

Signature..... Debraj Mukherjee

|  |   |   |  |   |   |
|--|---|---|--|---|---|
|  |    |    |    |    |   |
|  | (Left Hand)   |   |  |   |   |
|  |  |  |  |  |  |
|  | (Right Hand)  |   |  |   |   |

Name... SUBHRA MUKHERJEE

Signature... Subhra Mukherjee

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
|   | (Left Hand)   |   |  |   |   |
|   |  |  |  |  |  |
|   | (Right Hand)  |   |  |   |   |

Name.....

Signature... Ranjan Agay

2 6 DEC 2020  
District Sub-Registrar-II  
Alipore, South 24 Parganas





**MORVEN REALTY LLP**  
*for Navdeep*  
Designated Partner / Authorized Signatory

Copyright © 2000 by The McGraw-Hill Companies

MORVEN REVELLY LLP

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFEPM1809E

नाम / Name  
DEBABRATA MUKHERJEE

पिता का नाम / Father's Name  
UPENDRA NATH MUKHERJEE

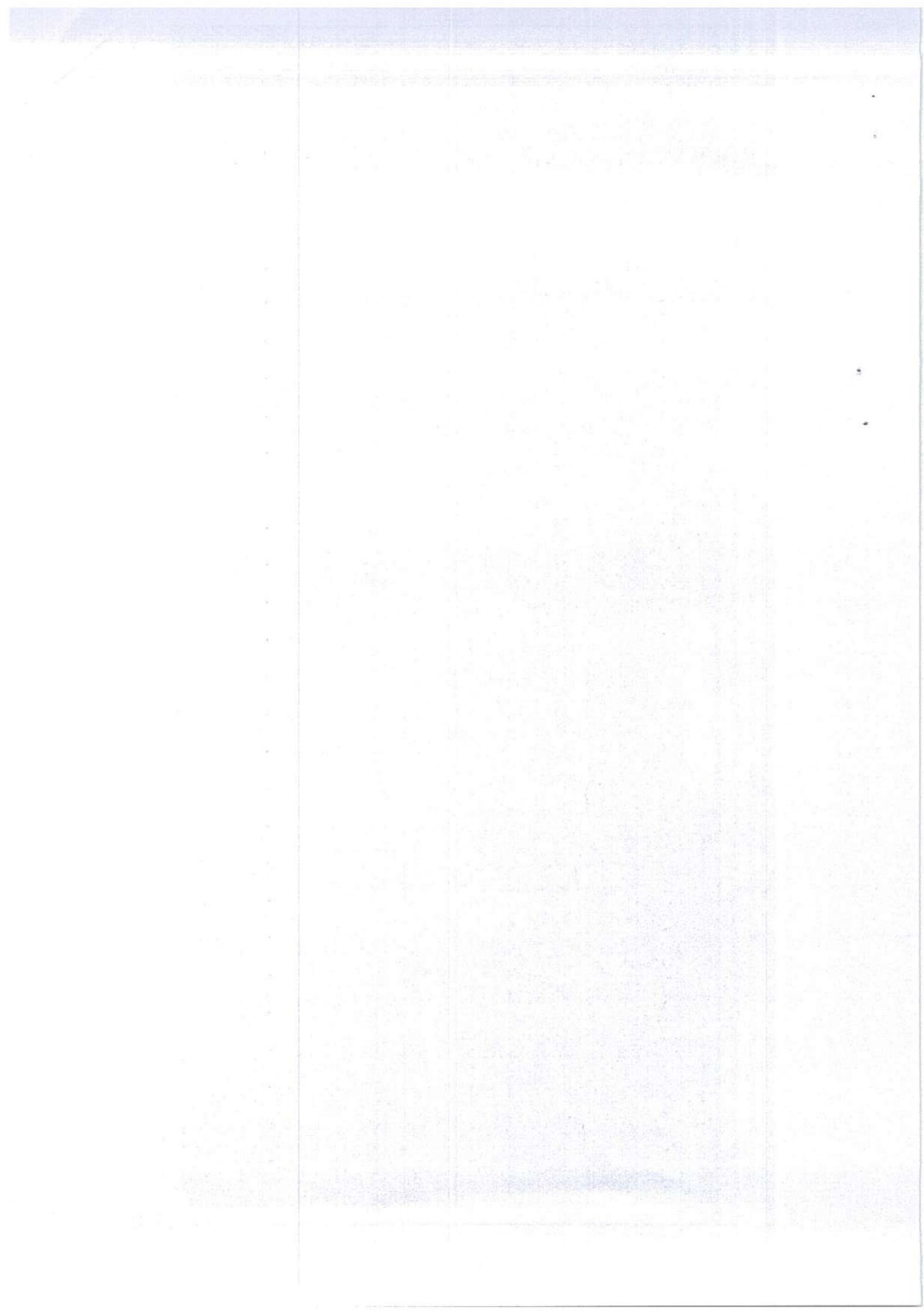
जन्म की तारीख / Date of Birth  
20/02/1953

*Debabrata Mukherjee*  
हस्ताक्षर / Signature



04082017

*Debabrata Mukherjee*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

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

To  
দেবব্রত মুখার্জী  
Debabrata Mukherjee  
S/O: Upendranath Mukherjee  
madhya para  
Maheshtala (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



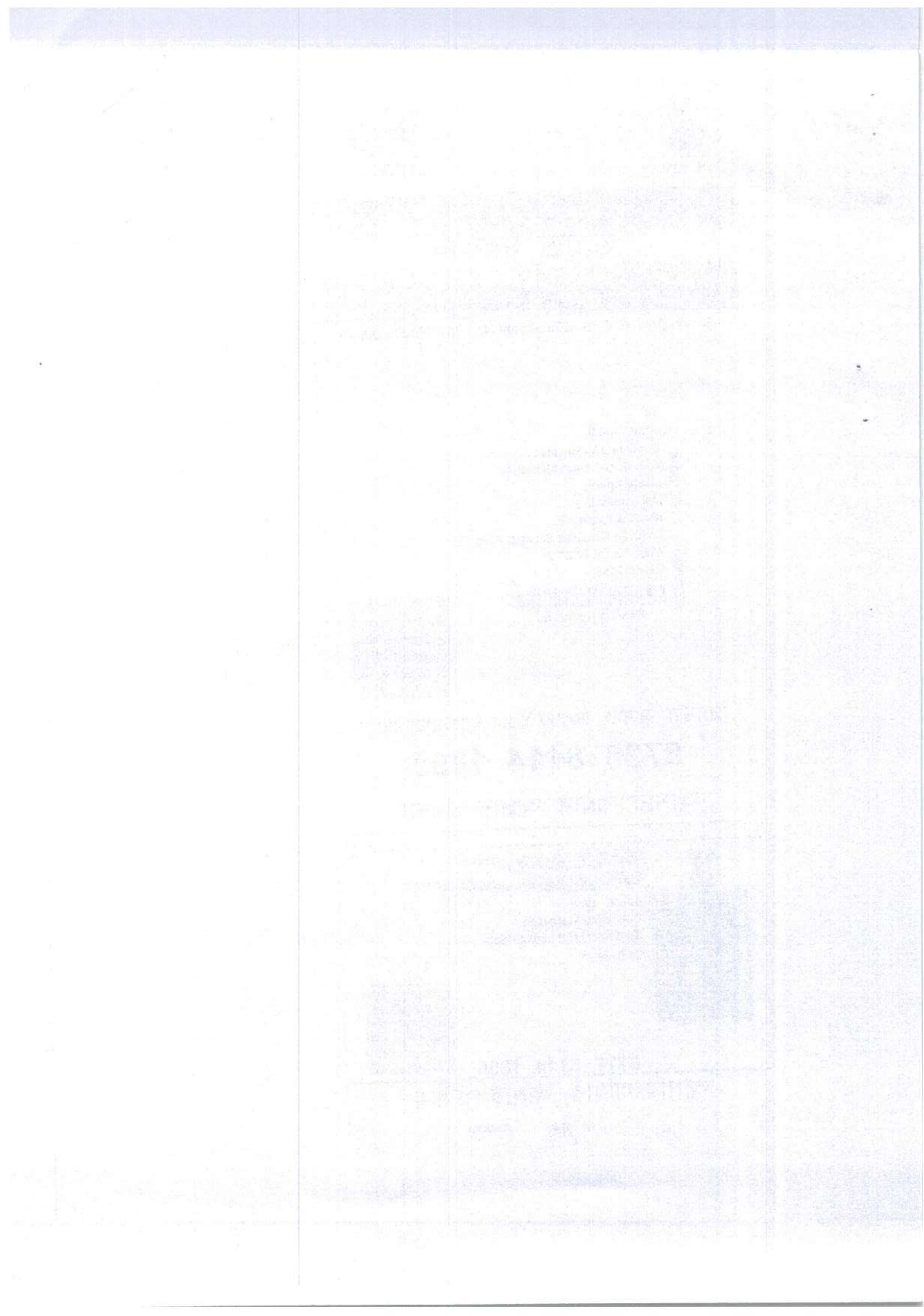
দেবব্রত মুখার্জী  
Debabrata Mukherjee  
জন্মতারিখ / DOB : 20/02/1953  
পুরুষ / Male



**8728 8114 1805**

আমার আধার, আমার পরিচয়

Debbbr Mukherjee





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AKNPM5364Q

नाम / Name  
SUBHRA MUKHERJEE

पिता का नाम / Father's Name  
MOHANLAL BANERJEE

जन्म की तारीख / Date of Birth  
30/12/1960

*Subhra Mukherjee*  
हस्ताक्षर / Signature



05082017

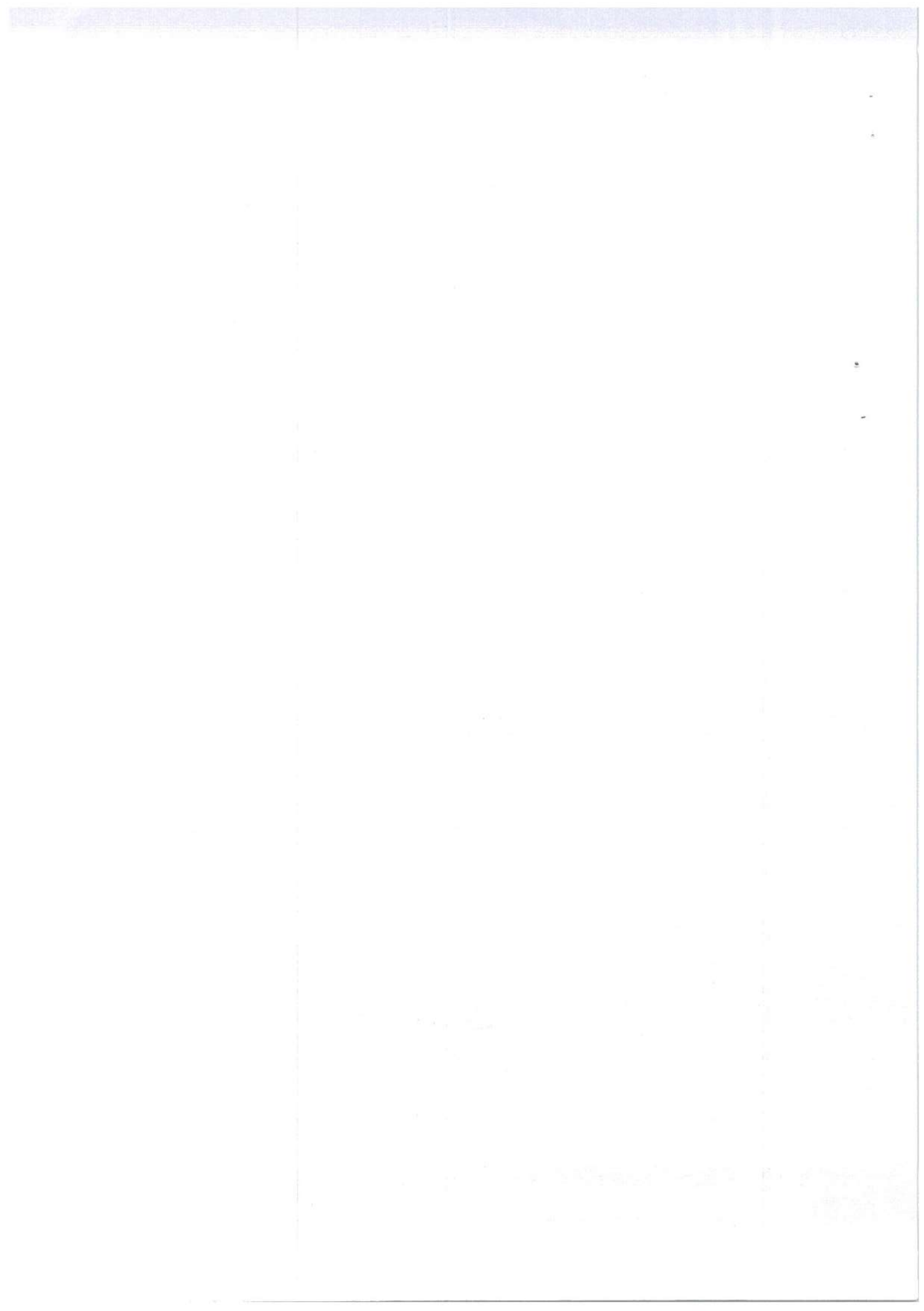
Subhra Mukherjee

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल 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

Subhra Mukherjee





Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

|  |   |                     |            |
|--|---|---------------------|------------|
| Visit Commission Case No / Year        | 1602001824/2020   | Date of Application | 23/12/2020 |
| Query No / Year                        | 16022001697737/2020   |                     |            |
| Transaction                            | [0101] Sale, Sale Document                                  |                     |            |
| Applicant Name of QueryNo              | Mr DEBJYOTI GHOSH   |                     |            |
| Stampduty Payable                      | Rs.1,03,656/-   |                     |            |
| Registration Fees Payable              | Rs.17,287/-   |                     |            |
| 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                                |   |                     |            |





ভারত সরকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80219/00948

To

শ্রীমতী মুখার্জী

Subhra Mukherjee

W/O. Debabrata Mukherjee

madhya para

Maheshatala (M)

Akra Krishnanagar

South 24 Parganas South 24 Parganas

West Bengal 700140

9163206641

20/06/2016  
372226080



MA722260806FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7118 5128 3130**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



শ্রীমতী মুখার্জী

Subhra Mukherjee

জন্মতারিখ / DOB : 30/12/1960

মহিলা / Female



**7118 5128 3130**

আমার আধার, আমার পরিচয়

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 .

- 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 .



ভারত সরকার

Unique Identification Authority of India

ঠিকানা:

ওয়ার্ড/ও: দেবব্রত মুখার্জী, মাধ্য  
পাড়া, মহেশতলা (এম), দক্ষিণ  
২৪ পরগনা, অক্র কৃষ্ণনগর,  
পশ্চিম বঙ্গ, 700140

Address:

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

**7118 5128 3130**



1947



help@uidai.gov.in

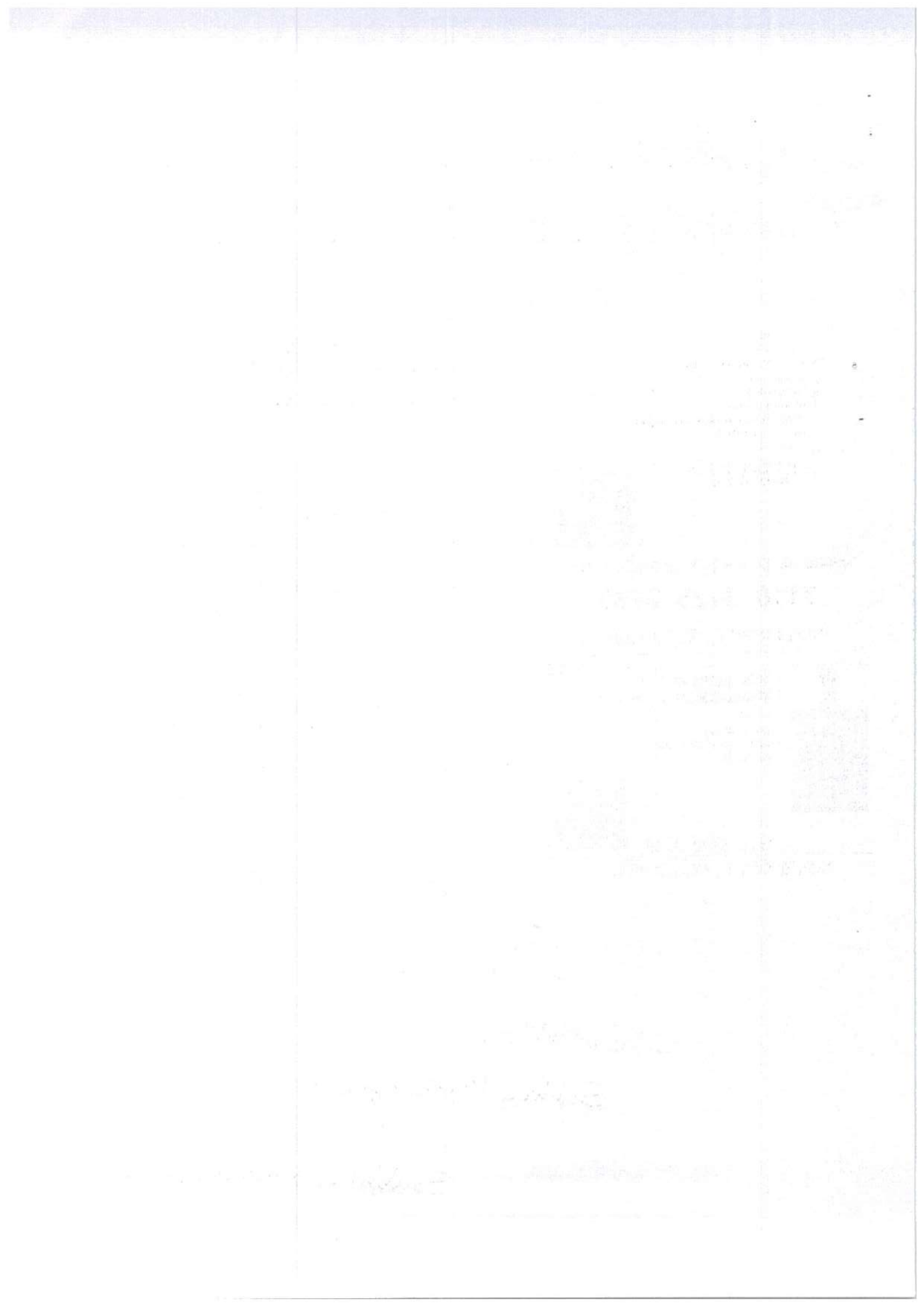


www.uidai.gov.in

Subhra Mukherjee

.. Subhra Mukherjee

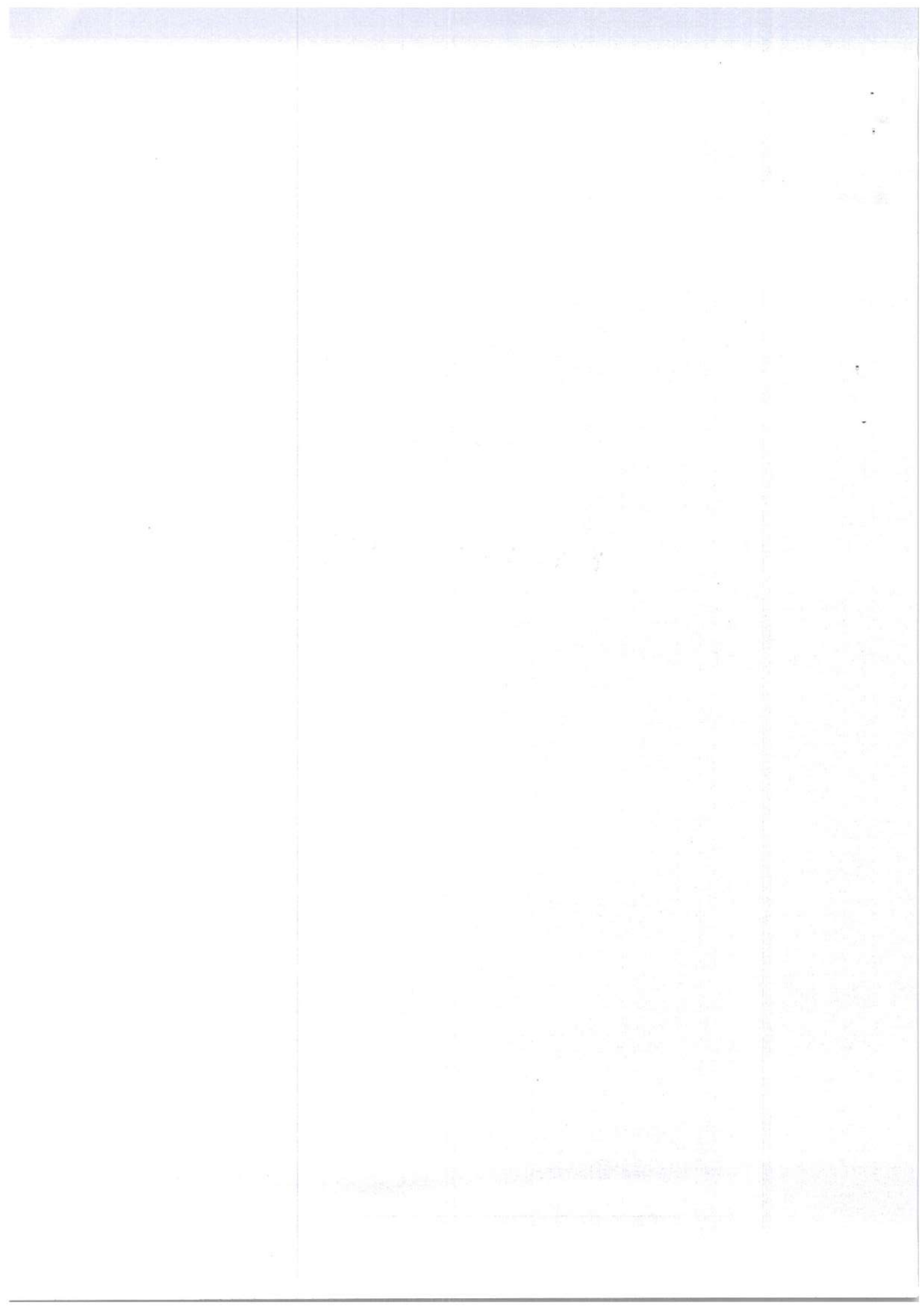
.. Subhra Mukherjee



आयकर विभाग  
INCOME TAX DEPARTMENT  
RAM NARESH AGARWAL  
NAND KISHORE AGARWAL  
03/05/1967  
Permanent Account Number  
ACYPA1903G  
Signature  


भारत सरकार  
GOVT. OF INDIA  
  
  
22062016

Ram Nar Agarwal







भारत सरकार  
GOVERNMENT OF INDIA



राम नरेश अग्रवाल  
Ram Naresh Agarwal  
पिता : नन्द किशोर अग्रवाल  
Father : NAND KISHORE AGARWAL  
जन्म वर्ष / Year of Birth : 1967  
पुरुष / Male



5948 8963 0390

आधार - साधारण मानुषेअर अश्विकार



भारतीय विश्वविद्यालय-प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

एक नं. ५३५, एम.ए. रोड,  
मुक़्खेरजे रोड, कलघाट,  
कोलकाता, पश्चिम बंगाल, ७०००२६

Address:

F NO 5B 135G, S.P.  
MUKHERJEE ROAD,  
KALIGHAT, Kallighat S.O  
Kallighat, Kolkata, West  
Bengal, 700026



1947  
1300 100 1547



1947@uaid.gov.in

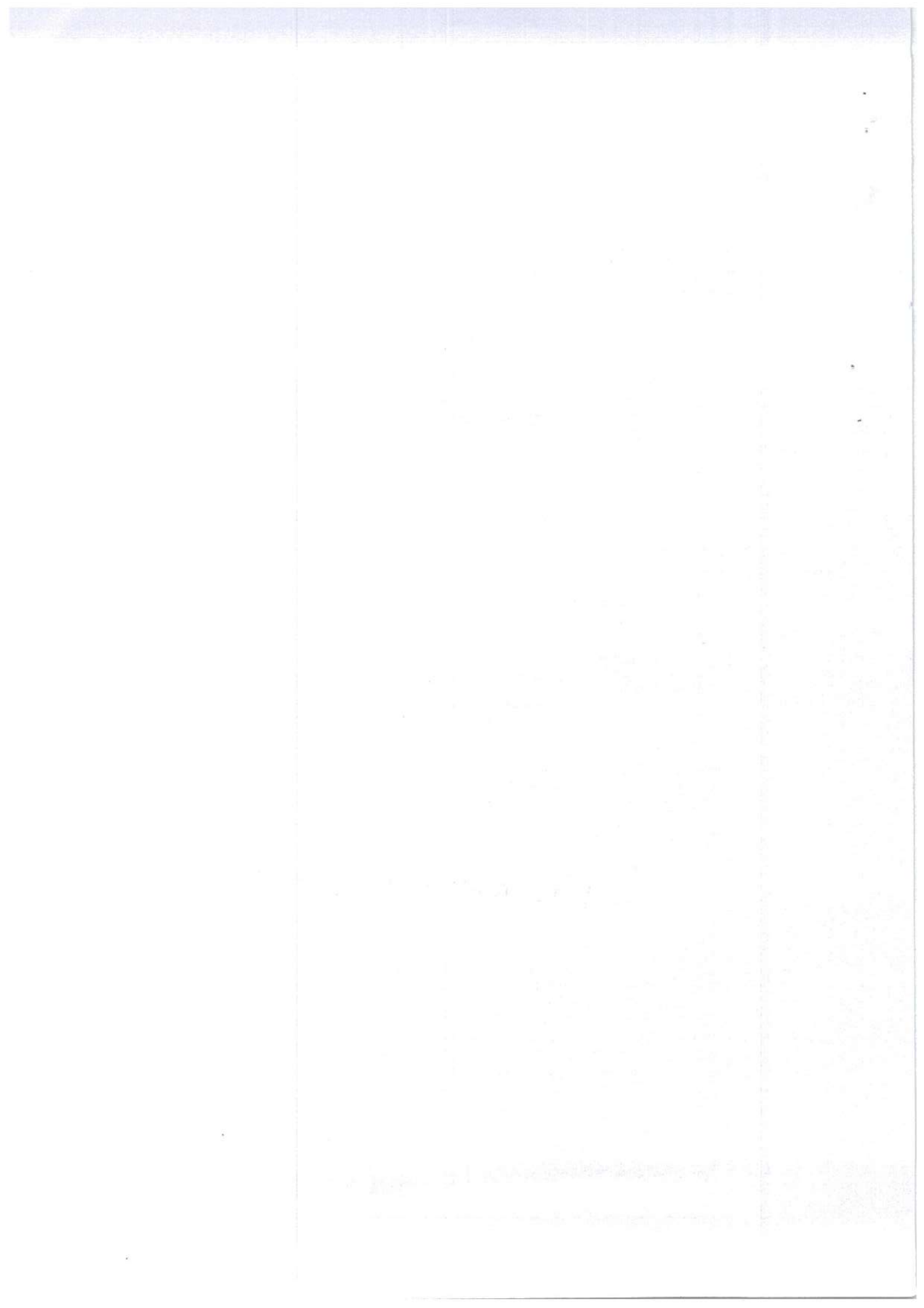


www.uai.gov.in



P.O. Box No 1947,  
Bengaluru-560021

Ram Naresh Agarwal





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

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

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

23/08/2013  
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 : শচিন্দ্র নাথ দাস  
Father : SACHINDRA NATH DAS  
জন্মতারিখ / DOB : 15/11/1983  
পুরুষ / Male



**9328 3191 5555**

আধার - সাধারণ মানুষের অধিকার

*Souvik Das*

Handwritten text, possibly a signature or date, located in the lower-left quadrant of the page.



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-017582674-1 Payment Mode Online Payment  
GRN Date: 21/12/2020 19:12:29 Bank : ICICI Bank  
BRN : 56258736 BRN Date: 21/12/2020 19:14:31

DEPOSITOR'S DETAILS

Id No. : 2001697737/5/2020  
[Query No./Query Year]

Name : MORVEN REALTY LLP  
Contact No. : Mobile No. : +91 9674749806  
E-mail : souvikdas@srijanrealty.in  
Address : 361A ELGIN ROAD KOLKATA 700020  
Applicant Name : Mr DEBJYOTI GHOSH  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

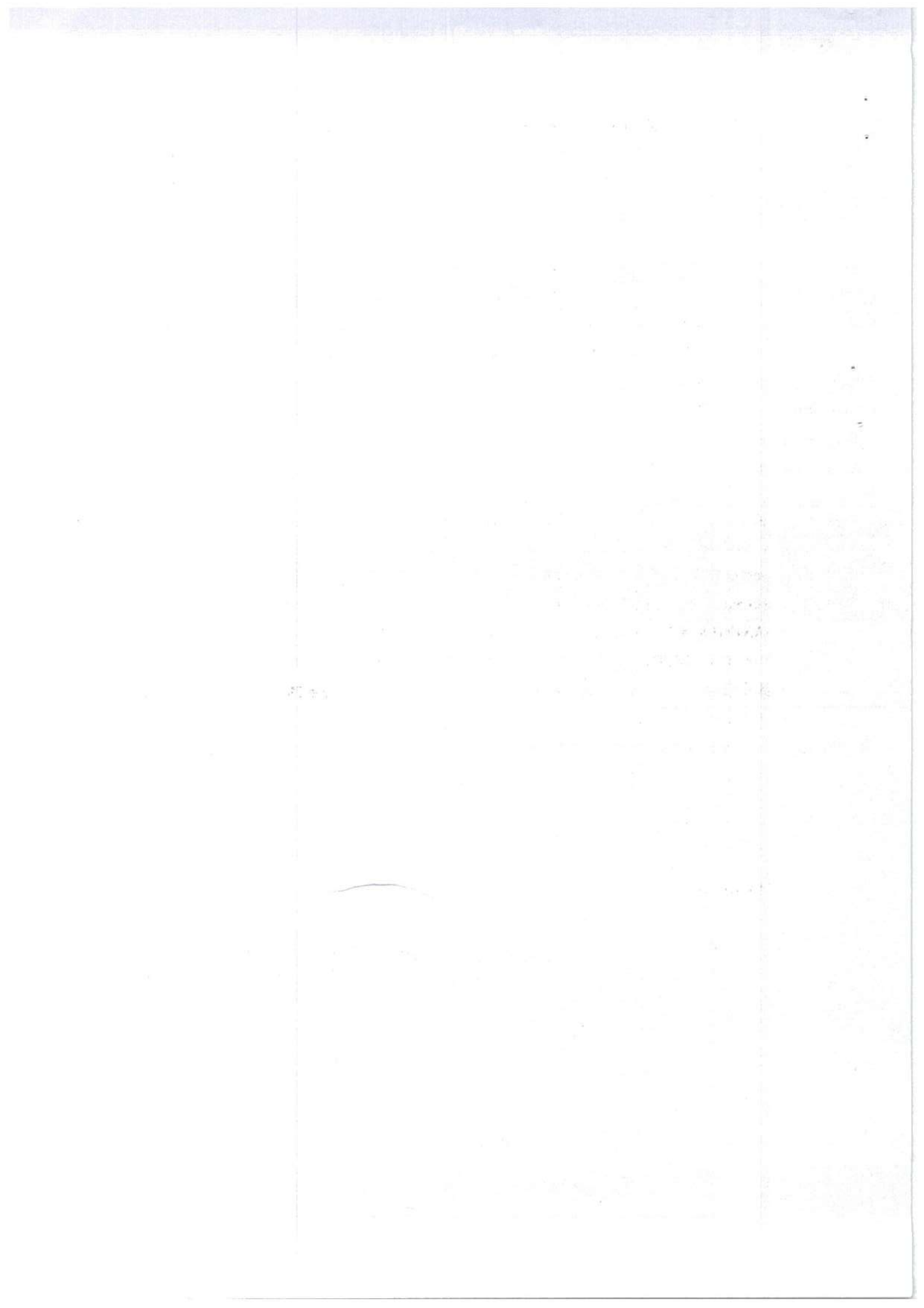
PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|--------------------|--|--------------------|------------|
| 1       | 2001697737/5/2020  | Property Registration- Stamp duty        | 0030-02-103-003-02 | 103646     |
| 2       | 2001697737/5/2020  | Property Registration- Registration Fees | 0030-03-104-001-16 | 17287      |
| 3       | 2001697737/5/2020  | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 36000      |

Total

156933

In Words : Rupees One Lakh Fifty Six Thousand Nine Hundred Thirty Three only





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 16022001697737/2020

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

| Sl No. | Name of the Executant   | Category                                    | Photo | Finger Print | Signature with date                         |
|--------|---|---|-------|--------------|---|
| 1      | Mr DEBABRATA MUKHERJEE Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140      | Seller                                      |       |              | <i>Debabrata Mukherjee</i><br>26/12/2020    |
| 2      | Mrs SUBHRA MUKHERJEE Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140        | Seller                                      |       |              | <i>Subhra Mukherjee</i><br>26/12/20         |
| 3      | Mr RAM NARESH AGARWAL 135G, S.P. MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026 | Representative of Buyer [MORVEN REALTY LLP] |       |              | <i>for Ram Naresh Agarwal</i><br>26/12/2020 |





26 DEC 2020

District Sub-Registrar-II  
Alipore, South 24 Parganas





| Sl No. | Name and Address of identifier   | Identifier of   | Photo   | Finger Print  | Signature with date            |
|--------|--|---|---|---|--------------------------------|
| 1      | Mr SOUVIK DAS<br>Son of Late<br>SACHINDRANATH<br>DAS<br>36/1A ELGIN ROAD,<br>P.O:- LALA LAJPAT<br>RAI SARANI, P.S:-<br>Bhawanipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN -<br>700020 | Mr DEBABRATA MUKHERJEE,<br>Mrs SUBHRA MUKHERJEE, Mr<br>RAM NARESH AGARWAL |  |  | <i>Souvik Das,</i><br>26/12/20 |

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

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

District Sub-Registrar-II  
Alipore, South 24 Parganas

26 DEC 2020



১০০/১০০  
১০০/১০০

### Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-1602-07634/2020   | Date of Registration            | 29/12/2020 |
| Query No / Year                         | 1602-2001697737/2020  | Office where deed is registered |            |
| Query Date                              | 15/12/2020 8:05:55 PM   | 1602-2001697737/2020            |            |
| Applicant Name, Address & Other Details | DEBJYOTI GHOSH<br>Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status :Advocate |                                 |            |
| Transaction                             | Additional Transaction  |                                 |            |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]   |                                 |            |
| Set Forth value                         | Market Value  |                                 |            |
| Rs. 15,86,310/-                         | Rs. 17,27,268/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid   |                                 |            |
| Rs. 1,03,656/- (Article:23)             | Rs. 17,319/- (Article:A(1), E)  |                                 |            |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                            |                                 |            |

#### Land Details :

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

| Sch No | Plot Number    | Khatian Number       | Land Use Proposed | ROR      | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|--------|----------------|----------------------|-------------------|----------|--------------|-------------------------|-----------------------|--------------------------------|
| L1     | LR-380 (RS :-) | LR-451               | Bastu             | lt Khola | 6 Dec        | 7,93,155/-              | 8,63,634/-            | Width of Approach Road: 2 Ft., |
| L2     | LR-380 (RS :-) | LR-451               | Bastu             | lt Khola | 6 Dec        | 7,93,155/-              | 8,63,634/-            | Width of Approach Road: 2 Ft., |
|        |                | <b>TOTAL :</b>       |                   |          | <b>12Dec</b> | <b>15,86,310 /-</b>     | <b>17,27,268 /-</b>   |                                |
|        |                | <b>Grand Total :</b> |                   |          | <b>12Dec</b> | <b>15,86,310 /-</b>     | <b>17,27,268 /-</b>   |                                |

#### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr DEBABRATA MUKHERJEE</b><br>Son of Late Upendranath Mukhopadhyay Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E, Aadhaar No: 87xxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 26/12/2020<br>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2020<br>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence |



2 **Mrs SUBHRA MUKHERJEE**  
 Wife of Mr DEBABRATA MUKHERJEE Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, 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  
 , Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2020  
 , Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>MORVEN REALTY LLP</b><br>36/1A, ELGIN ROAD,, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: ABxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr RAM NARESH AGARWAL (Presentant )</b><br>Son of Late NAND KISHORE AGARWAL 135G, S.P. 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 : MORVEN REALTY LLP (as AUTHORISED SIGNATORY) |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Mr SOUVIK DAS</b><br>Son of Late SACHINDRANATH DAS<br>36/1A ELGIN ROAD, 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 | MORVEN REALTY LLP-3 Dec   |
| 2     | Mrs SUBHRA MUKHERJEE   | MORVEN REALTY LLP-3 Dec   |

**Transfer of property for L2**

| SI.No | From                   | To. with area (Name-Area) |
|-------|------------------------|---------------------------|
| 1     | Mr DEBABRATA MUKHERJEE | MORVEN REALTY LLP-3 Dec   |
| 2     | Mrs SUBHRA MUKHERJEE   | MORVEN REALTY LLP-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:কমল কুমার মুখোপাধ্যায়,<br>Gurdian:চিত্তাহরন , Address:নিজ ,<br>Classification:ইটখোলা,<br>Area:3.51000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2     | LR Plot No:- 380, LR Khatian No:- 451 | Owner:কমল কুমার মুখোপাধ্যায়,<br>Gurdian:চিত্তাহরন , Address:নিজ ,<br>Classification:ইটখোলা,<br>Area:3.51000000 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 17,27,268/-



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | 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 14:36 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, Akra Krishnanagar, P.O: MAHESHTALA, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mrs SUBHRA MUKHERJEE, Wife of Mr DEBABRATA MUKHERJEE, Akra Krishnanagar, P.O: MAHESHTALA, Thana: 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, 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, MORVEN REALTY LLP (LLP), 36/1A, ELGIN ROAD,, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SOUVIK DAS, , Son of Late SACHINDRANATH DAS, 36/1A ELGIN ROAD, 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. - I | 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 17,319/- ( A(1) = Rs 17,273/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2020 7:14PM with Govt. Ref. No: 192020210175826741 on 21-12-2020, Amount Rs: 17,287/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56258736 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. 1,03,656/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,03,646/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 15456, Amount: Rs.10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/12/2020 7:14PM with Govt. Ref. No: 192020210175826741 on 21-12-2020, Amount Rs: 1,03,646/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 56258736 on 21-12-2020, Head of Account 0030-02-103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 38372 to 38403

being No 160207634 for the year 2020.



*Samar Kumar Pramanick*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2021.01.29 10:59:34 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/29 10:59:34 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

---