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SP  
25/12/20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 754131

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.

9 2 1689 003/20

District Sub Registrar-II  
Alipore, South 24 Parganas

28 DEC 2020

THIS INDENTURE OF CONVEYANCE made this the 25<sup>th</sup> day of December TWO THOUSAND AND TWENTY

BETWEEN

15429

15 DEC 2020

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

Name:.....


Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (9)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
 Alipur Police Court, Kol-27

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

*Ran Nam Agamul*



5676


For SHRADDHA PROPERTIES PVT. LTD.

*Ran Nam Agamul*  
 Director/Authorised Signatory




5677

*Debit Hockya*



5679

Identified by me  
 Rajeev Agamul  
 No. in C.P. Agamul  
 36/1A Algin Road,  
 Kol - 700020  
 Lawice

District Sub-Registrar-II  
 Alipore, South 24 Parganas

25 DEC 2020

**DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (AADHAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation-Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

**SHRADDHA PROPERTIES PRIVATE LIMITED (PAN AADCS7082E)** the Company incorporated under the Companies Act 1956 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 excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART**

**WHEREAS**

- A) Kamal Kumar Mukhopadhyay, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhay Parimal Kumar Mukhpadhay, Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully 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, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhpadhay Parimal Kumar Mukhpadhay, therein



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020

referred to as the Second Part and Upendranath 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 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 Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay became the owners of 465.89 Decimal equivalent to 14 Bighas 1 Cottah 14 Chittacks 40 Sq. ft which is morefully and particularly mentioned in the Part I of **Schedule B** hereunder herein after referred to as the "Said land"
- D) Prior to the said partition the said Upendra Nath Mukhopadhyay had executed a will on 10<sup>th</sup> July, 1978. Thereafter he died on 8<sup>th</sup> September, 1982. The said will was probated on 16<sup>th</sup> day of July, 1988 from The District Delegate at Alipur vide Probate Case No. 275/1984.
- E) As per the said will, said Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay got bequeath of the entire property of Late Upendra Mukhopadhyay.
- F) The said Amal Kumar Mukhopadhyay died leaving behind him his widow namely Sefali Mukhopadhyay, one son namely Goutam Mukhopadhyay and one daughter namely Tumpa Banerjee as his only legal heirs and representative.
- G) Thus Debabrata Mukhopadhyay, Sefali Mukhopadhyay, Goutam Mukhopadhyay and Tumpa Banerjee became owners of 466 Decimals land, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala more fully and particularly mentioned in **Part I of Schedule B** and hereinafter referred to as the "**SAID LAND**"



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020

- H) THAT now the Vendor have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.
- I) The VENDOR have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and further the VENDOR 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.
- J) The VENDOR 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
- K) The VENDOR 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.
- L) The VENDOR 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 165 Decimal comprised in R.S/ L.R Dag No. 315 appertaining to R.S Khatian No. 680 corresponding to L.R Khatian No. 911 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 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, lispens, 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.**



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020



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

**NOW THIS INDENTURE WITNESSETH** that in pursuance to the consideration of the said sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)** paid to the VENDOR of the lawful money of the Union of India at or before the execution of these presents, the receipt whereof the VENDOR doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the PURCHASER and the said land) the VENDOR 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 areas sewers drains ditches ancient and other lights, 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 VENDOR 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, power or control of the VENDOR 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 PURCHASER absolutely and forever and the VENDOR do and each of them doth hereby covenant with the PURCHASER **THAT NOTWITHSTANDING** any act, deed or thing by the VENDOR or their respective predecessors-in-title done or executed or knowingly suffered to the contrary the VENDOR are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020

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 VENDOR 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 PURCHASER in manner aforesaid **AND** the PURCHASER 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 VENDOR 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 VENDOR well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the VENDOR or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the VENDOR 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 them the VENDOR shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute or cause to be done and executed all 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 PURCHASER in manner aforesaid as shall or may be reasonably required.

**SCHEDULE A ABOVE REFERRED TO  
(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, Post office and Police Station-Maheshtala as follows:



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020

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
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 ABOVE REFERRED TO  
(SAID LAND)  
(Part I)**

**ALL THAT** Piece and Parcel of land measuring 466 Decimal equivalent to 14 Bighas 01 Cottah 14 Chittacks 40 Square Feet , lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala as follows:



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020

R.S KHATIAN NO	R.S DAG NO	LR. KHATIAN NO	L.R DAG NO	NATURE OF LAND	AREA IN DECIMAL to be Purchased
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	12
680	315	51	315	ITKHOLA	8
680	315	400	315	ITKHOLA	4
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	12
680	315	400	315	ITKHOLA	4
680	315	911	315	ITKHOLA	8
680	315	911	315	ITKHOLA	12
680	315	911	315	ITKHOLA	12
680	315	911	315	ITKHOLA	12
680	315/1505	51	315/1505	SIKASTIBHUMI	3
680	315/1505	400	315/1505	SIKASTIBHUMI	4
680	315/1505	911	315/1505	SIKASTIBHUMI	4
1008	317	51	317	ITKHOLA	1
1008	317	400	317	ITKHOLA	1
1008	317	911	317	ITKHOLA	1
1137	380	51	380	ITKHOLA	10
1137	380	51	380	ITKHOLA	12
1137	380	400	380	ITKHOLA	12
1137	380	400	380	ITKHOLA	10
1137	380	911	380	ITKHOLA	2
1137	380	911	380	ITKHOLA	12
1137	380	911	380	ITKHOLA	7
414	323	51	323	ITKHOLA	5
414	323	51	323	ITKHOLA	2
414	323	400	323	ITKHOLA	8
414	323	911	323	ITKHOLA	2
414	323	911	323	ITKHOLA	6
414	314/1217	51	314/1217	ITKHOLA	2
414	314/1217	400	314/1217	ITKHOLA	2



District Sub-Registrar-II  
Alipere, South 24 Parganas

25 DEC 2020



414	314/1217	911	314/1217	ITKHOLA	1
875	314	51	314	ITKHOLA	3
875	314	400	314	ITKHOLA	3
875	314	911	314	ITKHOLA	3
875	315/1473	51	315/1473	ITKHOLA	3
875	315/1473	51	315/1473	ITKHOLA	11
875	315/1473	400	315/1473	ITKHOLA	1
875	315/1473	400	315/1473	ITKHOLA	12
875	315/1473	400	315/1473	ITKHOLA	1
875	315/1473	911	315/1473	ITKHOLA	11
875	315/1473	911	315/1473	ITKHOLA	3
487	313	51	313	ITKHOLA	5
487	313	400	313	ITKHOLA	4
487	313	911	313	ITKHOLA	4
270	316	911	316	ITKHOLA	8
270	316	51	316	ITKHOLA	10
270	316	400	316	ITKHOLA	10
270	316	911	316	ITKHOLA	2
121	318	51	318	ITKHOLA	9
121	318	400	318	ITKHOLA	3
121	318	400	318	ITKHOLA	6
121	318	911	318	ITKHOLA	6
121	318	911	318	ITKHOLA	3
121	319	51	319	ITKHOLA	3
121	319	400	319	ITKHOLA	2
121	319	911	319	ITKHOLA	2
121	320	51	320	ITKHOLA	2
121	320	51	320	ITKHOLA	2
121	320	400	320	ITKHOLA	4
121	320	911	320	ITKHOLA	5
121	321	51	321	ITKHOLA	12
121	321	400	321	ITKHOLA	12
121	321	911	321	ITKHOLA	11
121	322	51	322	ITKHOLA	1
121	322	51	322	ITKHOLA	3
121	322	400	322	ITKHOLA	5
121	322	911	322	ITKHOLA	4
121	322	911	322	ITKHOLA	1
121	312/1157	51	312/1157	ITKHOLA	1



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020

121	312/1157	400	312/1157	ITKHOLA	0
121	312/1157	911	312/1157	ITKHOLA	0
1137	381	51	381	BASTU	1
1137	381	400	381	BASTU	1
1137	381	911	381	BASTU	1
1010	324	51	324	PUKUR	7
1010	324	400	324	PUKUR	5
1010	324	400	324	PUKUR	1
1010	324	911	324	PUKUR	7
1137	380/1506	400	380/1506	SIKASTIBHUMI	1
875	314/1504			SIKASTIBHUMI	12
					465.89 Decimal

**Part- II**

**DEMISED LAND**

**ALL THAT** the undivided Land admeasuring about 12 Decimal *Itkhola* land out of 165 Decimal comprised in R.S/ L.R Dag No. 315 appertaining to R.S Khatian No. 680 corresponding to L.R Khatian No. 911 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 out of the "**SAID LAND**" in the following manner:

<b>R.S DAG/ L.R DAG</b>	<b>R.S KHATIAN</b>	<b>L.R. KHATIAN</b>	<b>VENDOR'S NAME</b>	<b>SOLD AREA (IN DECIMAL)</b>
315	680	911	Debabrata Mukherjee	12.00
				12.00

and the dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020

**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 VENDOR** at Kolkata

in the presence of:

1. *Souvik Das,*

*Debabrata Kundu*

2. *Nilesh Kundu*

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Souvik Das,*

**FOR SHRADDHA PROPERTIES PRIVATE LIMITED**

*Ram Naren Agary*

**AUTHORISED SIGNATORY**

2. *Nilesh Kundu.*

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

25 DEC 2020

**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>
22/12/2020	543584	Punjab & Sindh Bank	1586310

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

**WITNESSES :**

1) *Saurik Das.*  
36/1A Elgin Rd.  
KOL-20

2) Nitesh Kundu  
36/1A, Elgin Rd.  
Kolkata - 700020.

*Debabati Mukherjee*

**VENDOR**



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 DEC 2020



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



R.S/L-R

DAG NO

PURCHASED AREA

PURCHASER

VENDORS

315

Undivided 12 Decimal

For SHRADDHA PROPERTIES PVT. LTD.  
*Ran Narayan Aggarwal*

*Deekand Narayan*

Director/Authorised Signatory


*[Signature]*



District Sub-Registrar-II  
Alipere, South 24 Parganas

25 DEC 2020

### SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....DEBARAJA MUKHERJEE

Signature.....Debaraj Mukherjee

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....

Signature.....Ranjan Agarwal

PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name.....

Signature.....



2 5 DEC 2020  
District Sub-Registrar-II  
Amptore, South 24 Parganas



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AADCS7082E



नाम / Name  
SHRADDHA PROPERTIES PRIVATE  
LIMITED

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
27/01/1995

17102018

For SHRADDHA PROPERTIES PVT. LTD.

*Ran Naan Agar*  
Director/Authorised Signatory

इस कार्ड के खोने / पाने पर कृपया सूचित करें। सीटारू-  
आयकर पेन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टडींग, 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.*

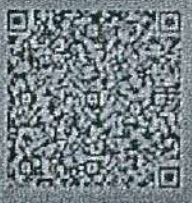
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

For SHRADHA PROPERTIES PVT. LTD.

Director/Authorized Signatory

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

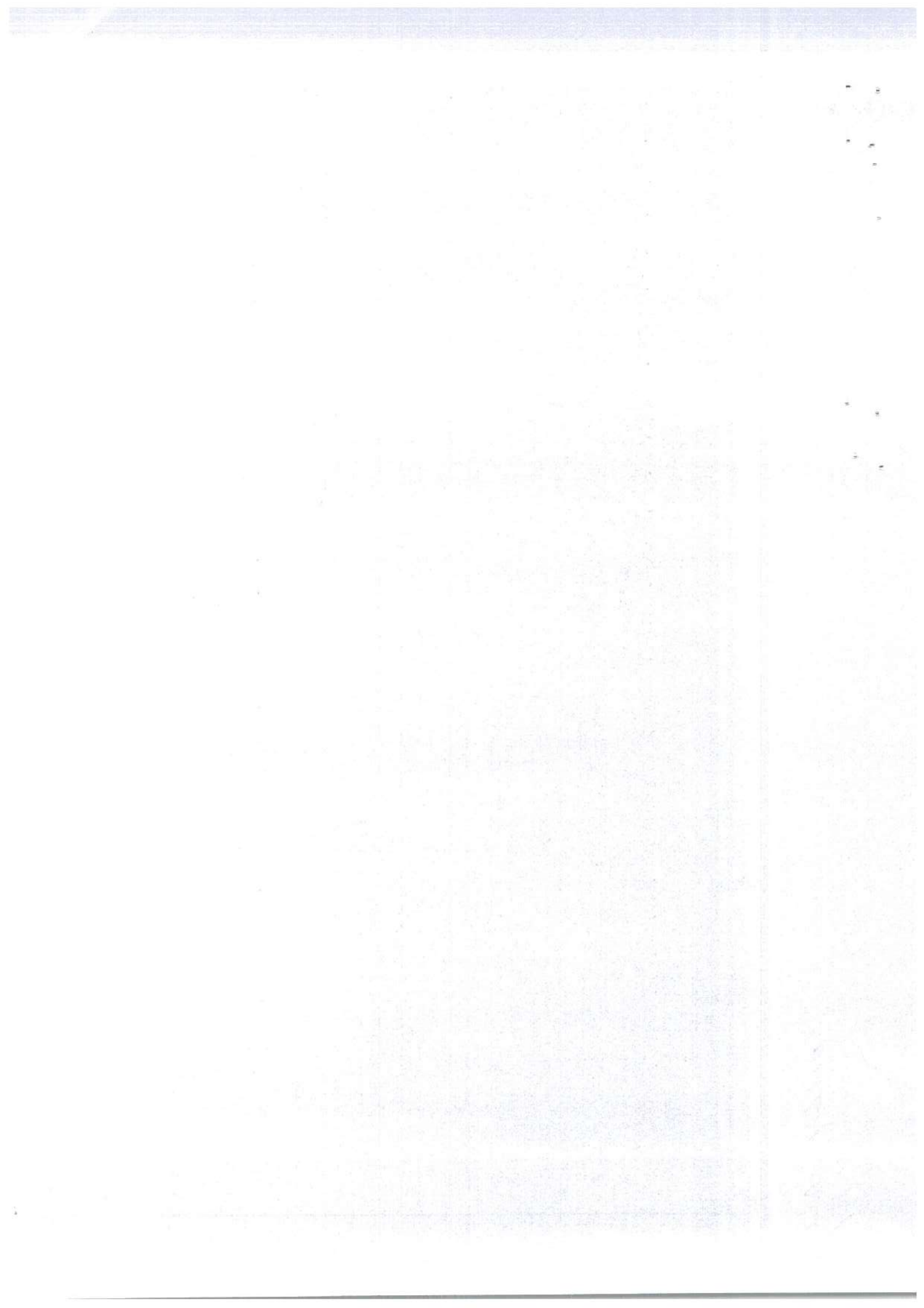
जन्म की तारीख / Date of Birth  
20/02/1953

*Debabrata Mukherjee*  
हस्ताक्षर / Signature



04082017

*Debabrata Mukherjee*






**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 0890

आधार - आधार मानुषेर अधिकार


**भारतीय पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

<p> <b>ठिकाना:</b>  <b>एफ नो 5B 135G, S.P</b>  <b>मुक़ेरजी रोड, कलिघाट,</b>  <b>कोलकाता, पश्चिमबंग, 700026</b> </p>	<p> <b>Address:</b>  <b>F NO 5B 135G, S.P</b>  <b>MUKHERJEE ROAD,</b>  <b>KALIGHAT, Kallighat S.O</b>  <b>Kallighat, Kolkata, West</b>  <b>Bengal, 700026</b> </p>
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112  
1800 180 1847

  
1800 180 1847

  
www.uidai.gov.in

  
PO Box No 1847  
Bengaluru-560001

Raman Agarwal

1954-1955

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

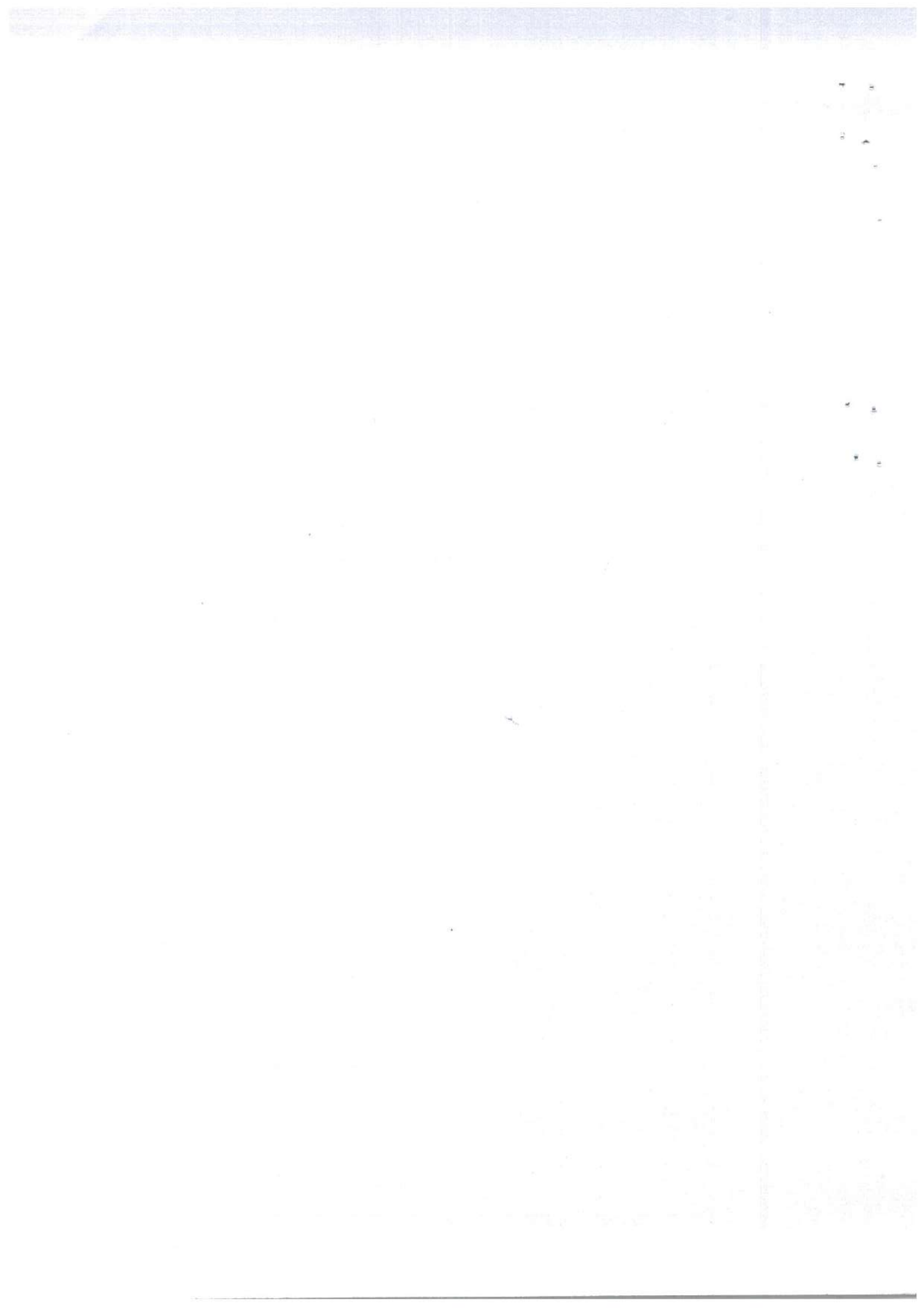
भारत सरकार  
GOVT. OF INDIA



22062016

*Nan*  
Signature

*Nan Agarwal*





ভারত সরকার  
Government of India



টুঙ্গা বানার্জী  
Tunpa Banerjee  
পিতা : অরুণ মুখার্জী  
Father : Arun Mukherjee

জন্মতারিখ/DOB: 20/09/1973  
সঙ্গীতা / Female



8242 5290 7308

- সাধারণ মানুষের অধিকার

ভারত সরকার  
Public Identification Authority of India

ঠিকানা: A/ প্রিয়তম বানার্জী  
A, শিবপুর রোড  
হাওরা (এম. কর্পোরেশন), শিবপুর, হাওরা  
পশ্চিম বঙ্গ,

Address: W/O: Priyatosh  
Banerjee, 104/3, SHIBPUR  
ROAD, Haora (M. Corp).  
Howrah, Shibpur, West  
Bengal, 711102

8242 5290 7308

1847  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Tunpa Banerjee

914221

Tunpa Banerjee



आयकर विभाग      भारत सरकार  
 INCOME TAX DEPARTMENT      GOVT. OF INDIA

आयकर खाता संख्या कार्ड  
 Permanent Account Number Card  
 IDHMPB8569K

नाम / Name  
 TUMPA BANERJEE

पालिका नाम / Panchayat Name  
 AMAL MUKHERJEE

जारी की तिथि / Issue Date  
 20/06/1973

हस्ताक्षर / Signature




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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपें।  
 आयकर सेवा यूनिट, UTTISI  
 प्लॉट नं. 3, सेक्टर 11, चिडब्रा, बेलपुर  
 नवी मुंबई-400 614

Tumpa Banerji.

Tumpa Banerji.

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





सत्यमेव जयते  
শান্তি শক্তি



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 0628/76568/00391

To  
রাহীভ কুমার আগাওআল  
Rajeev Kumar Agarwal  
S/O: Chandhi Prasad Agarwal  
2A 34G SHIB KRISHAN DAW LANE  
PHOOL BAGAN  
Kankurgachi  
Kankurgachi  
Kankurgachi Kolkata  
West Bengal 700054  
9874813705

24/01/2017  
108703076



ME087030768FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5167 4337 1960**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



রাহীভ কুমার আগাওআল  
Rajeev Kumar Agarwal  
পিতা : Chandhi Prasad Agarwal  
Father : Chandhi Prasad Agarwal  
জন্মতারিখ / DOB : 05/08/1968  
পুরুষ / Male

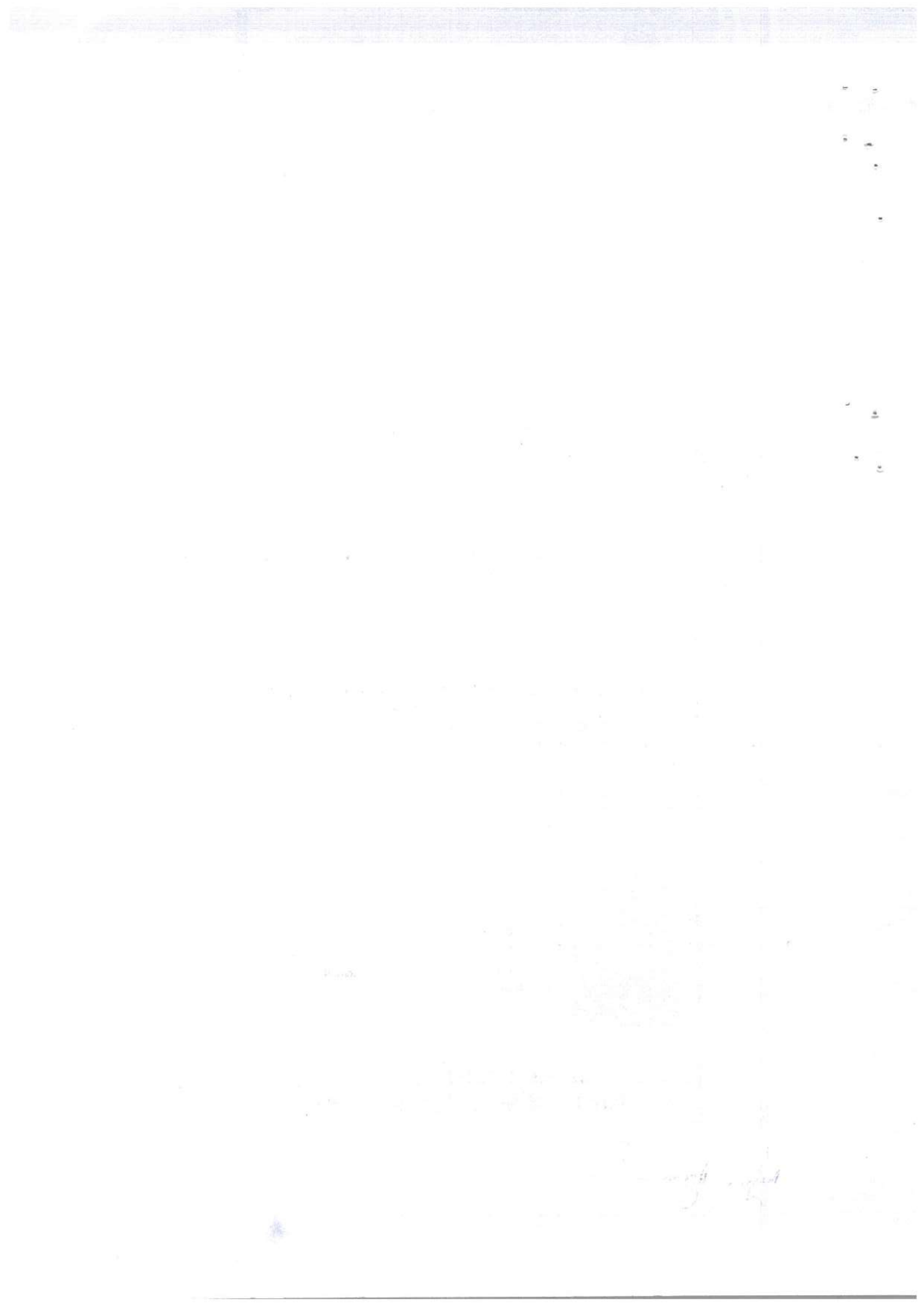


**5167 4337 1960**

আমার আধার, আমার পরিচয়

Rajeev Agarwal

Scanned with CamScanner





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

GRN: 19-202021-017693521-1 Payment Mode Online Payment  
GRN Date: 22/12/2020 15:15:56 Bank : ICICI Bank  
BRN : 56303964 BRN Date: 22/12/2020 15:16:39

DEPOSITOR'S DETAILS

Id No. : 2001689003/4/2020  
[Query No./Query Year]

Name : SHRADDHA PROPERTIES PVT LTD  
Contact No. : Mobile No. : +91 9674749806  
E-mail : souvikdas@srijanrealty.in  
Address : 361A ELGIN ROAD KOLKATA 700020  
Applicant Name : Mr P Ghosh Majumder  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001689003/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	103646
2	2001689003/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	17287
3	2001689003/4/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	36000

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

Total

156933









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022001689003/2020

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	DEBABRATA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Debabrata Mukherjee</i> 25-12-20
2	Mr RAM NARESH AGARWAL 135G S P Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Represent ative of Buyer [SHRADD HA PROPER TIES PRIVATE LIMITED ]			<i>Ram Naresh Agarwal</i> 25/12/2020

2 5 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 RAJEEV KUMAR AGARWAL Son of Mr Chandi Prasad Agarwal 36/1A Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	DEBABRATA MUKHERJEE, Mr RAM NARESH AGARWAL			

(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  
25 DEC 2020



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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির 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

Debabrata Mukherjee



## Major Information of the Deed

Deed No :	I-1602-07599/2020	Date of Registration	28/12/2020
Query No / Year	1602-2001689003/2020	Office where deed is registered	
Query Date	14/12/2020 11:59:57 PM	1602-2001689003/2020	
Applicant Name, Address & Other Details	P Ghosh Majumder Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8478020312, 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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-315 (RS :-)	LR-911	Bastu	It Khola	12 Dec	15,86,310/-	17,27,268/-	Width of Approach Road: 2 Ft.,
<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>DEBABRATA MUKHERJEE</b> Son of Late Upendra Nath Mukherjee Madhyapara, 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: 25/12/2020 , Admitted by: Self, Date of Admission: 25/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/12/2020 , Admitted by: Self, Date of Admission: 25/12/2020 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHRADDHA PROPERTIES PRIVATE LIMITED</b> 36/1A Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAxxxxxx2E,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> 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 : SHRADDHA PROPERTIES PRIVATE LIMITED (as Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJEEV KUMAR AGARWAL</b> Son of Mr Chandi Prasad Agarwal 36/1A Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020			
Identifier Of DEBABRATA MUKHERJEE, Mr RAM NARESH AGARWAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	DEBABRATA MUKHERJEE	SHRADDHA PROPERTIES PRIVATE LIMITED-12 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:- 315, LR Khatian No:- 911	Owner:দেবরত মুখোপাধ্যায়, Gurdian:উপেন্দ্র , Address:নিজ , Classification:ইটখোলা, Area:0.44000000 Acre,	DEBABRATA MUKHERJEE



On 22-12-2020

**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. -II SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 25-12-2020

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

Presented for registration at 16:07 hrs on 25-12-2020, at the Private residence by Mr RAM NARESH AGARWAL ,

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

Execution is admitted on 25/12/2020 by DEBABRATA MUKHERJEE, Son of Late Upendra Nath Mukherjee, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business

Indetified by Mr RAJEEV KUMAR AGARWAL, , , Son of Mr Chandi Prasad Agarwal, 36/1A Elgin Road, P.O: L R 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 25-12-2020 by Mr RAM NARESH AGARWAL, Director, SHRADDHA PROPERTIES PRIVATE LIMITED, 36/1A Elgin Road, P.O:- L R Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr RAJEEV KUMAR AGARWAL, , , Son of Mr Chandi Prasad Agarwal, 36/1A Elgin Road, P.O: L R 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

**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 22/12/2020 3:16PM with Govt. Ref. No: 192020210176935211 on 22-12-2020, Amount Rs: 17,287/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56303964 on 22-12-2020, 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/-

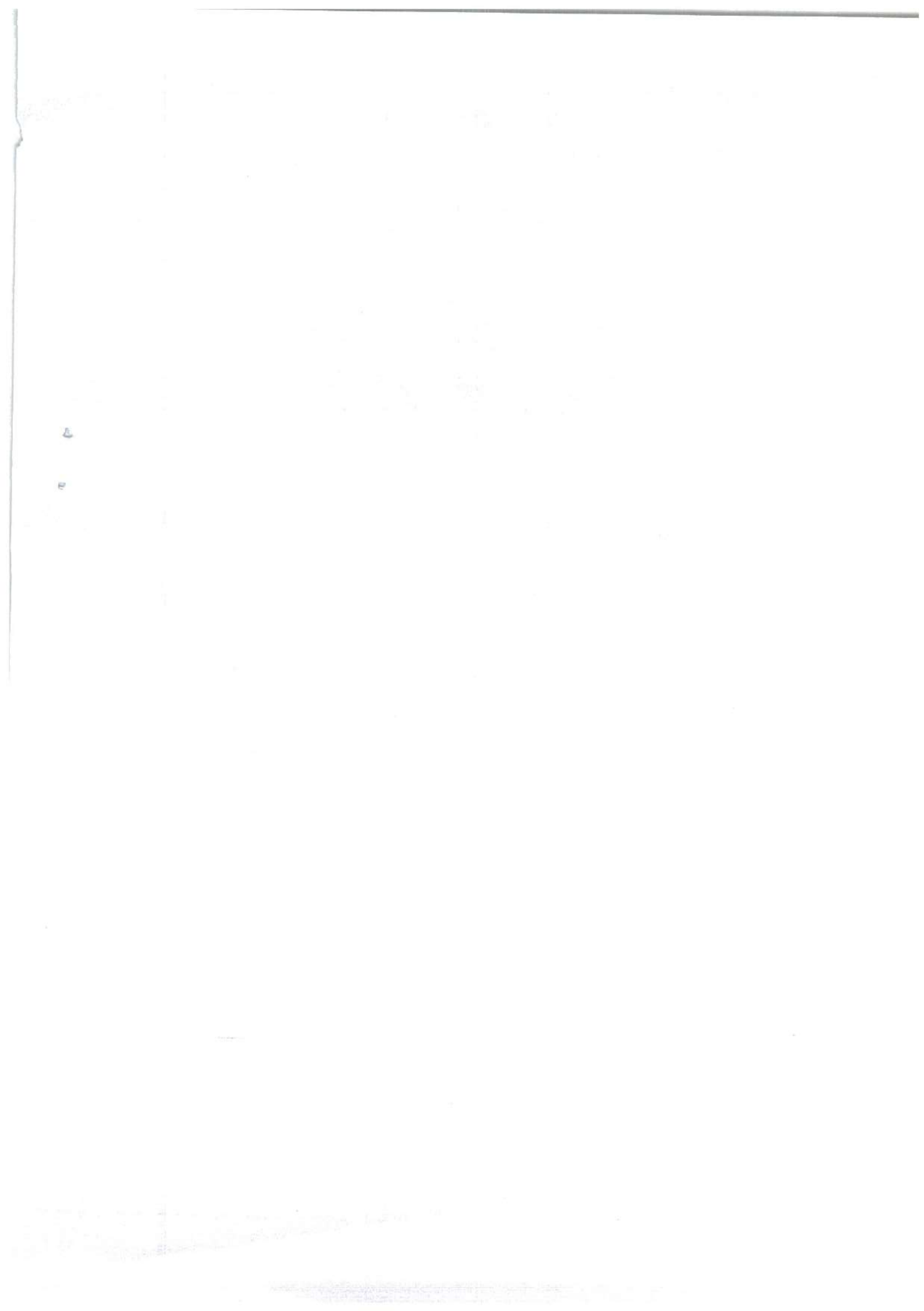
### Description of Stamp

1. Stamp: Type: Impressed, Serial no 15429, 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 22/12/2020 3:16PM with Govt. Ref. No: 192020210176935211 on 22-12-2020, Amount Rs: 1,03,646/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 56303964 on 22-12-2020, Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | 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 13546 to 13577

being No 160207599 for the year 2020.



Digitally signed by SAMAR KUMAR PRAMANICK  
Date: 2021.01.11 17:52:21 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/11 05:52:21 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)