00035/21 I-2175/2021 ~~I-0012/2020~~

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL 48AB 754211

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

04 JAN 2021

THIS INDENTURE OF CONVEYANCE made this the 01st day of January TWO THOUSAND AND TWENTY ONE.

BETWEEN

15549

15 DEC 2020

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

Name:.....

Address:.....

Vendor:.....

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

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

01

SUPERNOVA REALTORS LLP

Designated Partner

04

05

(GOUTAM MUKHERJEE)
for Self and Constituted Attorney of
Smt Sefali Mukherjee and Smt Tumpa Banerjee

06

Identified by me
Rajeev Agarwal
S/o Sri C. P. Agarwal
36/1A Elgin Road
Kol - 700020
Service

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II
Alipore, South 24 Parganas

1 JAN 2021

1. **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 2. **SEFALI MUKHERJEE** (PAN AEXPM1729F, AADHAR NO. 831655323268,), widow of Late Amal Kumar Mukhopadhay by Occupation- Housewife residing at Mukherjee Para Road, Akra Krishnagar, Maheshtala, Post office- Maheshtala, Police Station- Maheshtala, Pin 700140 represented by her constituted attorney namely **GOUTAM MUKHERJEE (PAN NO.** AEOPM9830J, AADHAR NO. 682349956603), son of late Amal Kumar Mukhopadhay, by Occupation- Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala , District South 24 Parganas, PIN 700140 by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas **3. GOUTAM MUKHERJEE**, (PAN AEOPM9830J, AADHAR NO. 682349956603, son of late Amal Kumar Mukhopadhay, by Occupation- Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Parbangla B.O , District South 24 Parganas, PIN 700140 **4. TUMPA BANERJEE,** (PAN DRYPB8569K, AADHAR NO. 824252907308) wife of Priyatosh Banerjee, by Occupation Housewife, residing at 104/3, Shibpur Road, Howrah Shibpur, Pin- 711102, Police Station- Shibpur,, Post Office- Shibpur, represented by her constituted attorney namely **GOUTAM MUKHERJEE (PAN NO.** AEOPM9830J, AADHAR NO. 682349956603), son of late Amal Kumar Mukhopadhay, by Occupation- Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala , District South 24 Parganas, PIN 700140 by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas , hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean

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South 24 Parganas

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1 JAN 2021

and include each of their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

**SUPERNOVA REALTORS LLP (PAN ACYFS6635B)** 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 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 12th November, 1979, registered in the office of Joint Sub Registrar at Behala, recorded in

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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 10th July, 1978. Thereafter he died on 8th September, 1982. The said will was probated on 16th 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**"

H) 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.

I) The Vendors have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional

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Alipore, South 24 Parganas

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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.

J) 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

K) 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.

L) 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 32 Decimal comprised in R.S/ L.R Dag No. 318 appertaining to R.S Khatian No. 129 corresponding to L.R Khatian No. 51 & 400, 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, 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. 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 vendors of the lawful money of the Union of India at or before the execution of these presents, the receipt whereof the Vendors doth hereby as also by the receipt hereunder written admit and

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acknowledge and of and from the same and every part thereof forever acquit release and discharge the PURCHASER 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 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 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, 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 PURCHASER absolutely and forever and the Vendors do and each of them doth hereby covenant with the PURCHASER **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their respective 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

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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 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 them the Vendors 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:

| 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 |

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| | | | |
|---|---|---|---|
| 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:

| 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 |

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Alipore, South 24 Parganas

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| | | | | | |
|---|---|---|---|---|---|
| 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 |
| 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 |

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Alipore, South 24 Parganas

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| | | | | | |
|---|---|---|---|---|---|
| 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 |
| 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 |

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| | | | | | |
|---|---|---|---|---|---|
| 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 32 Decimal comprised in R.S/ L.R Dag No. 318 appertaining to R.S Khatian No. 129 corresponding to L.R Khatian No. 51 & 400, 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 *(Gangabandh Road)* in the following manner:

| R.S DAG/ L.R DAG | R.S KHATIAN | L.R. KHATIAN | VENDOR'S NAME | SOLD AREA (IN DECIMAL) |
|---|---|---|---|---|
| 318 | 129 | 51 | Sefali Mukherjee | 3.00 |
| 318 | 129 | 51 | Goutam Mukherjee | 3.00 |
| 318 | 129 | 51 | Tumpa Banerjee | 3.00 |
| 318 | 129 | 400 | Sefali Mukherjee | 0.50 |
| 318 | 129 | 400 | Goutam Mukherjee | 0.50 |
| 318 | 129 | 400 | Tumpa Banerjee | 0.50 |
| 318 | 129 | 400 | Debabrata Mukherjee | 1.50 |

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

11 JAN 2021

**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. Manosh Mukherjee

Sefali Mukherjee

2. Sourik Das.

Goutam Mukherjee

(GOUTAM MUKHERJEE)
for Self and Constituted Attorney of
Smt Sefali Mukherjee and Smt Tumpa Banerjee

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. Manosh Mukherjee

**FOR SUPERNOVA REALTORS LLP**

**AUTHORISED SIGNATORY**

2. Sourik Das.

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

**Advocate**
Sealdah Civil Court
Kolkata- 700014
Enrollment No. : - WB/547/09

JAN 2021

District Sub-Registrar-II
Alipore, South 24 Parganas

1 JAN 2021

**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**

| Date | Cheque No. | Bank | Amount |
|---|---|---|---|
| 24/12/2020 | 543647 | Punjab & Sindh Bank | 1586310 |

---

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

**WITNESSES** :

1) Manoch Mukherji
Akra Krishnanagar
Maheshtala
Kol – 700140

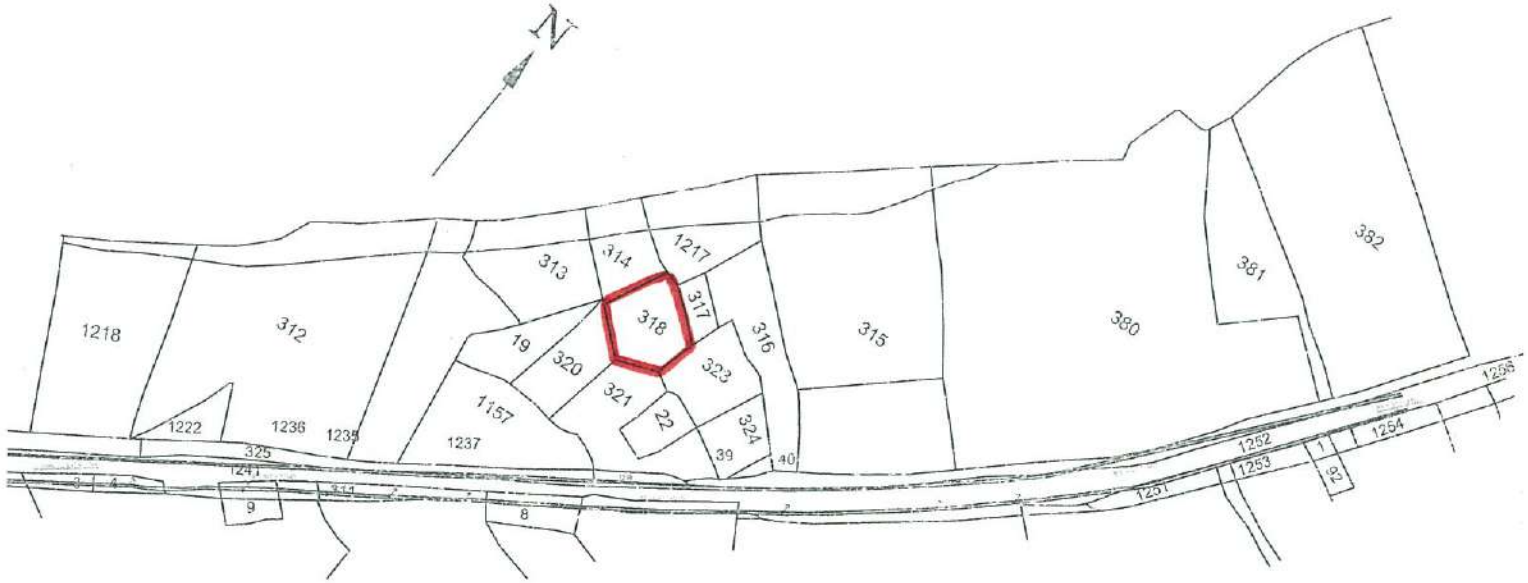
2) Sounik Das.
36/1A Elgin Rd
Kol-20.

(GOUTAM MUKHERJEE)
for Self and Constituted Attorney of
Smt Sefali Mukherjee and Smt Tumpa Banerjee
**VENDORS**

District Sub-Registrar-II
Alipore, South 24 Parganas

1 JAN 2021

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




| R.S/LR DAG NO | PURCHASED AREA | PURCHASER | VENDORS |
|---|---|---|---|
| 318 | Undivided 12 Satak | SUPERNOVA REALTORS LLP<br>Designated Partner | (GOUTAM MUKHERJEE)<br>for Self and Constituted Attorney of<br>Smt Sefali Mukherjee and Smt Tumpa Banerjee |

District Sub-Registrar-II
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# SPECIMEN FORM FOR TEN FINGER PRINTS


Name: Goutom Mukherjee

Signature: Gmukherjee


Name: DEBABRATA MUKHERJEE

Signature: Debabrata Mukherjee


Name:

Signature: Ram Nam Agarwal

District Sub-Registrar-II
Alipore, South 24 Parganas

1 JAN 2021

আধার

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

3759188804

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

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT 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

हस्ताक्षर / Signature

Debbrata Mukherjee

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1190/30179/26401

To
Sefali Mukherjee
শেফালী মুখার্জী
W/O: Amal Mukherjee
MUKHERJEE PARA ROAD
AKRA KRISHNANAGAR
Maheshtala (M)
Akra Krishnanagar,South 24 Parganas
West Bengal - 700140

15/12/2013

KL673751347FT

67375134

আপনার আধার সংখ্যা / Your Aadhaar No. :

**8316 5532 3268**

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

শেফালী মুখার্জী
Sefali Mukherjee
পিতা : বকুলাই চাঁদ গাঙ্গুলী
Father : Bakial Chand Ganguly

জন্মতারিখ/DOB: 22/01/1947
মহিলা / Female

8316 5532 3268

আধার – সাধারণ মানুষের অধিকার

Government of India

AADHAAR

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.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: /: অমল মুখার্জী
মুখার্জী পাড়া রোড, আকড়া কৃষ্ণনগর
মহেশতলা (এম), আকড়া কৃষ্ণনগর
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: W/O: Amal Mukherjee, MUKHERJEE PARA ROAD, AKRA KRISHNANAGAR, Maheshtala (M), Akra Krishnanagar, South 24 Parganas, West Bengal, 700140

8316 5532 3268

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sefali Mukherjee

9836436829

Sefali Mukherjee

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

SEFALI MUKHERJEE

BALAI CHAND GANGULY

22/01/1947

Permanent Account Number

AEXPM1729F

Sefali Mukherjee

Signature

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

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं

आयकर पैन सेवा यूनीट UTITSL

प्लाट नं: 3, सेक्टर 11, सी.बी.डी. बेलापुर

नवी मुंबई-४००-६१४

Sefali Mukherjee

Sefali Mukherjee

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

Enrolment No. : 1190/30179/26398

To
Gautam Mukherjee
S/O: Amal Mukherjee
MUKHERJEE PARA ROAD
AKRA KRISHNANAGAR
Mahesriate (M)
Akra Krishnanagar South 24 Parganas
West Bengal - 700140

KL6737493BFT

6737493B

আপনার আধার সংখ্যা / Your Aadhaar No. :

6823 4995 6603

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

Gautam Mukherjee
Father : Amal Mukherjee

Male

6823 4995 6603

আধার – সাধারণ মানুষের অধিকার

তথ্য

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

INFORMATION

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

- আধার সারা দেশে বৈধ।
- 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

Address: S/O: Amal Mukherjee, MUKHERJEE PARA ROAD, AKRA KRISHNANAGAR, Mahesriate (M), Akra Krishnanagar, South 24 Parganas, West Bengal, 700140

6823 4995 6603

Gmukherjee

Gmukherjee

9836436829

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEOPM9830J

नाम /NAME

GOUTAM MUKHERJEE

पिता का नाम /FATHER'S NAME

AMAL KUMAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH

04-04-1966

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUPERNOVA REALTORS LLP

21/09/2015
Permanent Account Number
ACYFS6635B

05012016

SUPERNOVA REALTORS LLP

Designated Partner

भारत सरकार
GOVERNMENT OF INDIA

রাম নরেশ অগরওয়াল
Ram Naresh Agarwal
পিতা : নন্দ কিশোর অগরওয়াল
Father : NAND KISHORE AGARWAL
জন্ম সাল / Year of Birth : 1967
পুরুষ / Male

5948 8963 0890

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এফ নং ৫বি ১৩৫জি, এস.পি.মুখার্জী রোড়, কালিঘাট, কালিঘাট, কোলকাতা, পশ্চিমবঙ্গ, 700026

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

1947
1800 180 1947

P.O. Box No 1947, Bengaluru-560 001

Ram Naresh Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAM NARESH AGARWAL

NAND KISHORE AGARWAL

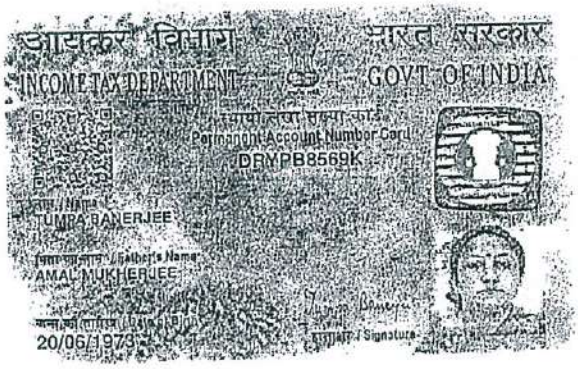
03/05/1967

Permanent Account Number
ACYPA1903G

Signature

22092016

Ram Naresh Agarwal





Tumpa Banerjee.

Tumpa Banerjee

ভারত সরকার
Government of India

টুম্পা ব্যানার্জী
Tumpa Banerjee
পিতা : অমল মুখার্জী
Father : Amol Mukherjee

জন্মতারিখ/DOB: 20/06/1973
মহিলা / Female

8242 5290 7308

– সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা: /: প্রিয়তোষ ব্যানার্জী
/, শিবপুর রোড
হাওড়া (এম.কর্পোরেশন), শিবপুর, হাওড়া
পশ্চিম বঙ্গ,

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

8242 5290 7308

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Tumpa Banerjee.

94221

Tumpa Banerjee.

भारत सरकार

आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

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

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

24/01/2017

1087030076

ME087030768FH

আপনার আধার সংখ্যা / Your Aadhaar No. :

**5167 4337 1960**

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India

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

**5167 4337 1960**

আমার আধার, আমার পরিচয়

Rajeev Agarwal

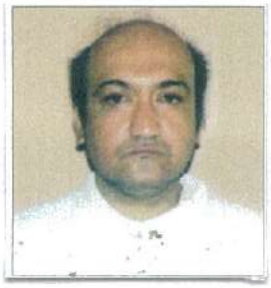
Government of West Bengal

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 16022001740009/2020

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

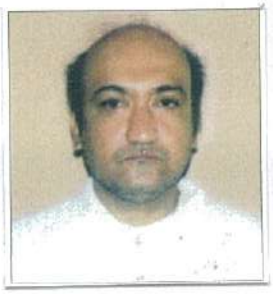
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 1 | Mr DEBABRATA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 | Seller |  |  | Debabrata Mukherjee 1-1-21 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Mr GOUTAM MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 | Seller |  |  | Goutam Mukherjee 1.1.21 |

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II
Alipore, South 24 Parganas

1 JAN 2021

## 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 |
|---|---|---|---|---|---|
| 3 | Mr GOUTAM MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 | Attorney of Seller [Mrs SEFALI MUKHERJEE] ,[Mrs TUMPA BANERJEE] |  | | 1.1.21 |

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 4 | 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 [SUPERNOVA REALTORS LLP ] |  | | 1-1-21 |

| 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, Elgin Road(Lala Lajpat Rai Sarani), P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 | Mr DEBABRATA MUKHERJEE, Mr GOUTAM MUKHERJEE, Mr GOUTAM MUKHERJEE, Mr RAM NARESH AGARWAL |  | | 1-1-21 |

---

(Samar Kumar Pramanick)

District Sub-Registrar-III
Alipore, South 24 Parganas

1 JAN 2021

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

Sub-Registrar-II, Alipore

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

GRN: 19-202021-017972530-1 | Payment Mode: Online Payment

GRN Date: 24/12/2020 15:33:11 | Bank : ICICI Bank

BRN : 56433583 | BRN Date: 24/12/2020 15:33:52

## DEPOSITOR'S DETAILS

Id No. : 2001740009/4/2020
[Query No./Query Year]

Name : SUPERNOVA REALTORS LLP

Contact No. : | Mobile No. : +91 9674749806

E-mail : souvikdas@srijanrealty.in

Address : 361A ELGIN ROAD KOLKATA 700020

Applicant Name : Mr ANUJ JALAN

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 | 2001740009/4/2020 | Property Registration- Stamp duty | 0030-02-103-003-02 | 103646 |
| 2 | 2001740009/4/2020 | Property Registration- Registration Fees | 0030-03-104-001-16 | 17287 |
| 3 | 2001740009/4/2020 | Mutation/Conversion -Receipt | 0029-00-800-026-27 | 36000 |
| | | Total | | 156933 |

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

Sub-Registrar-II, Alipore

सत्यमेव जयते

**Government of West Bengal**

**Office of the D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas**

**W.B. FORM NO. 1564**

| | | | |
|---|---|---|---|
| **Query No / Year** | 16022001740009/2020 | **Serial No/Year** | 1602000035/2021 |
| **Transaction id** | 0000504242 | **Date of Receipt** | |
| **Deed No / Year** | I - 160202175 / 2021 | | |
| **Presentant Name** | Mr RAM NARESH AGARWAL | | |
| **Seller** | Mr DEBABRATA MUKHERJEE,Mrs SEFALI MUKHERJEE,Mr GOUTAM MUKHERJEE,Mrs TUMPA BANERJEE | | |
| **Buyer** | SUPERNOVA REALTORS LLP | | |
| **Transaction** | [0101] Sale, Sale Document | | |
| **Additional Transaction** | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| **Total Setforth Value** | Rs. 15,86,310/- | **Market Value** | Rs. 17,27,270/- |
| **Stamp Duty Paid** | Rs. 0/- | **Stamp Duty Articles** | |
| **Registration Fees Paid** | Rs. 0/- | **Fees Articles** | |
| **Standard User Charge** | Rs. 0/- | **Requisition Form Fee** | Rs. 0/- |
| **Remarks** | | | |

(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

# Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No.: | I-1602-02175/2021 | Date of Registration | 26/02/2021 |
| Query No / Year | 1602-2001740009/2020 | Office where deed is registered | |
| Query Date | 22/12/2020 5:07:08 AM | 1602-2001740009/2020 | |
| Applicant Name, Address & Other Details | ANUJ JALAN<br>ELGIN ROAD,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9051422770, 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. 17,27,270/- | |
| 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 Jl 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-318 (RS :- ) | LR-51 | Bastu | It Khola | 3 Dec | 3,96,578/- | 4,31,817/- | Width of Approach Road: 2 Ft., |
| L2 | LR-318 (RS :- ) | LR-51 | Bastu | It Khola | 3 Dec | 3,96,578/- | 4,31,817/- | Width of Approach Road: 2 Ft., |
| L3 | LR-318 (RS :- ) | LR-51 | Bastu | It Khola | 3 Dec | 3,96,578/- | 4,31,817/- | Width of Approach Road: 2 Ft., |
| L4 | LR-318 (RS :- ) | LR-400 | Bastu | It Khola | 0.5 Dec | 66,096/- | 71,970/- | Width of Approach Road: 2 Ft., |
| L5 | LR-318 (RS :- ) | LR-400 | Bastu | It Khola | 0.5 Dec | 66,096/- | 71,970/- | Width of Approach Road: 2 Ft., |
| L6 | LR-318 (RS :- ) | LR-400 | Bastu | It Khola | 0.5 Dec | 66,096/- | 71,970/- | Width of Approach Road: 2 Ft., |
| L7 | LR-318 (RS :- ) | LR-400 | Bastu | It Khola | 1.5 Dec | 1,98,288/- | 2,15,909/- | Width of Approach Road: 2 Ft., |
| | | **TOTAL :** | | | **12Dec** | **15,86,310 /-** | **17,27,270 /-** | |
| | **Grand Total :** | | | | **12Dec** | **15,86,310 /-** | **17,27,270 /-** | |


District Sub-Registrar-II, Alipore
South 24 Parganas

**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Mr DEBABRATA MUKHERJEE**<br>Son of Late Upendranath Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, 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: 87xxxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence |
| 2 | **Mrs SEFALI MUKHERJEE**<br>Wife of Late Amal Kumar Mukhopadhay Mukherjee Para Road, Akra Krishnagar, Maheshtala, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxxx9F, Aadhaar No: 83xxxxxxxx3268, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 3 | **Mr GOUTAM MUKHERJEE**<br>Son of Late Amal Kumar Mukhopadhay Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0J, Aadhaar No: 68xxxxxxxx6603, Status :Individual, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence |
| 4 | **Mrs TUMPA BANERJEE**<br>Wife of Mr Priyatosh Banerjee 104/3, Shibpur Road, Shibpur Road, P.O:- SHIBPUR, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DRxxxxxx9K, Aadhaar No: 82xxxxxxxx7308, Status :Individual, Executed by: Attorney, Executed by: Attorney |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **SUPERNOVA REALTORS LLP**<br>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 , PAN No.:: ACxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Mr GOUTAM MUKHERJEE**<br>Son of Late Amal Kumar Mukhopadhay Madhyapara, Akra Krishnanagar, P.O:- MAHESHTALA, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0J, Aadhaar No: 68xxxxxxxx6603 Status : Attorney, Attorney of : Mrs SEFALI MUKHERJEE, Mrs TUMPA BANERJEE |

District Sub-Registrar-II, Alipore
South 24 Parganas

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Mr RAM NARESH AGARWAL (Presentant )**<br>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 : SUPERNOVA REALTORS LLP (as AUTHORISED SIGNATORY) |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr Rajeev Kumar Agarwal**<br>Son of Mr CHANDI PRASAD AGARWAL 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, Mr GOUTAM MUKHERJEE, Mr GOUTAM MUKHERJEE, Mr RAM NARESH AGARWAL | | | |

| **Transfer of property for L1** | | |
|---|---|---|
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Mrs SEFALI MUKHERJEE | SUPERNOVA REALTORS LLP-3 Dec |
| **Transfer of property for L2** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Mr GOUTAM MUKHERJEE | SUPERNOVA REALTORS LLP-3 Dec |
| **Transfer of property for L3** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Mrs TUMPA BANERJEE | SUPERNOVA REALTORS LLP-3 Dec |
| **Transfer of property for L4** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Mrs SEFALI MUKHERJEE | SUPERNOVA REALTORS LLP-0.5 Dec |
| **Transfer of property for L5** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Mr GOUTAM MUKHERJEE | SUPERNOVA REALTORS LLP-0.5 Dec |
| **Transfer of property for L6** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Mrs TUMPA BANERJEE | SUPERNOVA REALTORS LLP-0.5 Dec |
| **Transfer of property for L7** | | |
| **Sl.No** | **From** | **To. with area (Name-Area)** |
| 1 | Mr DEBABRATA MUKHERJEE | SUPERNOVA REALTORS LLP-1.5 Dec |

District Sub-Registrar-II, Alipore
South 24 Parganas

## 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:- 318, LR Khatian No:- 51 | Owner:অমল কুমার মুখোপাধ্যায়, Gurdian:উপেন্দ্র , Address:নিজ , Classification:ইটখোলা, Area:0.09000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 318, LR Khatian No:- 51 | Owner:অমল কুমার মুখোপাধ্যায়, Gurdian:উপেন্দ্র , Address:নিজ , Classification:ইটখোলা, Area:0.09000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L3 | LR Plot No:- 318, LR Khatian No:- 51 | Owner:অমল কুমার মুখোপাধ্যায়, Gurdian:উপেন্দ্র , Address:নিজ , Classification:ইটখোলা, Area:0.09000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L4 | LR Plot No:- 318, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ মুখোপাধ্যায়, Gurdian:যদুনাথ , Address:নিজ , Classification:ইটখোলা, Area:0.09000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L5 | LR Plot No:- 318, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ মুখোপাধ্যায়, Gurdian:যদুনাথ , Address:নিজ , Classification:ইটখোলা, Area:0.09000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L6 | LR Plot No:- 318, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ মুখোপাধ্যায়, Gurdian:যদুনাথ , Address:নিজ , Classification:ইটখোলা, Area:0.09000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L7 | LR Plot No:- 318, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ মুখোপাধ্যায়, Gurdian:যদুনাথ , Address:নিজ , Classification:ইটখোলা, Area:0.09000000 Acre, | Seller is not the recorded Owner as per Applicant. |

**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 17,27,270/-

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

**On 01-01-2021**

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

Presented for registration at 14:56 hrs on 01-01-2021, at the Private residence by Mr RAM NARESH AGARWAL ,.

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

Execution is admitted on 01/01/2021 by 1. Mr DEBABRATA MUKHERJEE, Son of Late Upendranath Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: MAHESHTALA, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mr GOUTAM MUKHERJEE, Son of Late Amal Kumar Mukhopadhay, Madhyapara, Akra Krishnanagar, P.O: MAHESHTALA, Thana: Maheshtala, , City/Town: 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, Road: Elgin Road(Lala Lajpat 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 01-01-2021 by Mr RAM NARESH AGARWAL, AUTHORISED SIGNATORY, SUPERNOVA REALTORS LLP (LLP), 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

Indetified by Mr Rajeev Kumar Agarwal, , , Son of Mr CHANDI PRASAD AGARWAL, 36/1A ELGIN ROAD, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

**Executed by Attorney**

Execution by Mr GOUTAM MUKHERJEE, , Son of Late Amal Kumar Mukhopadhay, Madhyapara, Akra Krishnanagar, P.O: MAHESHTALA, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs SEFALI MUKHERJEE Mukherjee Para Road, Akra Krishnagar, Maheshtala, P.O: MAHESHTALA, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, 2. Mrs TUMPA BANERJEE 104/3, Shibpur Road, Road: Shibpur Road, , P.O: SHIBPUR, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102 is admitted by him

District Sub-Registrar-II Alipore
South 24 Parganas

Indetified by Mr Rajeev Kumar Agarwal, , , Son of Mr CHANDI PRASAD AGARWAL, 36/1A ELGIN ROAD, Road: Elgin Road(Lala Lajpat 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. -I I SOUTH 24-PARGANAS**
**South 24-Parganas, West Bengal**

**On 04-01-2021**

**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 24/12/2020 3:33PM with Govt. Ref. No: 192020210179725301 on 24-12-2020, Amount Rs: 17,287/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56433583 on 24-12-2020, 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 15549, 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 24/12/2020 3:33PM with Govt. Ref. No: 192020210179725301 on 24-12-2020, Amount Rs: 1,03,646/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56433583 on 24-12-2020, Head of Account 0030-02-103-003-02

**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

On 26-02-2021

**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.

**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

Registered in Book - I
Volume number 1602-2021, Page from 83978 to 84018
being No 160202175 for the year 2021.

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2021.03.05 17:36:11 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/03/05 05:36:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)