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I-461/22

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

6.30

3  
14/01/22  
Q-8-120920/22

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 602398

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

3  
District Sub-Registrar-V  
Alipore, South 24 Parganas

20 JAN 2022

**DEED OF CONVEYANCE**

THIS INDENTURE OF SALE is made on this the 14<sup>th</sup> day of January, Two Thousand Twenty Two (2022)

BETWEEN

*[Handwritten signature]*

103872

MR. DEBES KR. MISRA  
Advocate, High Court, Cal,  
112, Baghpatil Place, KOL 96

NAME \_\_\_\_\_  
ADD \_\_\_\_\_  
Rs. \_\_\_\_\_  
25 OCT 2021  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, KOL 1

25 OCT 2021  
25 OCT 2021

Shalini Rai



V. P. T. 2  
187



KEMIA APARTMENTS LIMITED  
Shalini Rai  
Regional Manager / Authorised Signatory



V. P. T. 2  
188

Prabir Kumar Ray



V. P. T. 2  
189

Debabrata Ray

DISTRICT SUB REGISTRAR-V  
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V. P. T. 2  
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Swapan Sinha (Buidhya)

(1) **SRI PRABIR KUMAR NAG**, (PAN : ABCPN7850J), son of Late Jogendra Kumar Nag, by Occupation- Business, by Faith-Hindu, by Nationality-Indian, presently residing at College Tilla, P.O. Agartala, P.S. East Kotwali, District-Tripura, PIN-799004, (2) **SRI DEBABRATA ROY**, (PAN : ACDPR3357E), son of Late Bipin Behari Roy, by Occupation- Retired, by Faith-Hindu, by Nationality-Indian, residing at Krishnanagar, Adviser Chowmuhani, P.O. Agartala, P.S. West Kotwali, PIN-799004, (3) **SMT. DR. SWAPNA SINHA (BAIDYA)**, (PAN : AHDPS7947Q), wife of Sri Dr. Bimal Kumar Baidya, by Occupation - Service, by Faith-Hindu, by Nationality-Indian, residing at Badurtali Lane, P.O. Krishnanagar, P.S. West Kotwali, PIN-799001, (4) **SMT. TRIPTI ROY (MAJUMDER)**, (PAN : BAGPR1466J), wife of Sri Snehasish Majumder, by Faith-Hindu, by Nationality-Indian, by Occupation-Service, residing at 60, Central Road, P.O. Agartala, P.S. East Kotwali, PIN-799004, (5) **MRS. GOPA BHATTACHARJYA**, (PAN : BLNPB4391J), wife of Mr. Ranjit Kumar Bhattacharjya, by Occupation-Service, by Faith-Hindu, by Nationality-Indian, residing at Qtr. No.III/34, Malancha Nivas, P.O. Kunjaban, P.S. East Kotwali, PIN-799006 (6) **SMT. SUDHA SAHA**, (PAN : AGZPS0630F), wife of Sri Samar Chandra Roy, by Occupation - Service, by Faith-Hindu, by Nationality-Indian, residing at Old Kalibari Lane, P.O. - Krishnanagar, P.S. West Kotwali, PIN-799004, (7) **SRI AJIT DEB BARMA**, (PAN : BJAPD4333B), son of Late Mahendra Chandra Debarma, by Occupation - Service, by Faith-Hindu, by Nationality-Indian, residing at Old Kalibari Lane, Krishnanagar, P.S. West Kotwali, PIN-799004, (8) **SRI ATUL KUMAR SAHA**, (PAN : AZNPS5169E), son of Amulya Chandra Saha, by Occupation - Business, by Faith-Hindu, by Nationality-Indian, residing at Jogendra Nagar, Banik Para, P.O. - Krishnanagar, P.S. East Kotwali, PIN-799004, (9) **SMT. MANASHWINI CHOUDHURY**, (PAN : BAIPC4359R), daughter of Late Mrinal Kanti Choudhury by Occupation-Student, by Faith-Hindu, by Nationality-Indian, residing at Jagendranagar, P.O. Krishnanagar, P.S. East Kotwali, PIN-799004,





V.C.T. 1  
191

- Triphi Roy Majumder



V.C.T. 2  
192

- Gopa Bhattacharjee



V.C.T. 2  
193

- Sneha Sena.



V.C.T. 2  
194

- Ajit Deb barma



V.C.T. 2  
195

- Anil Saha.



V.C.T. 1  
196

- Manashwini Choudhury.



**MR. AVISHEK CHOUDHURY**, (PAN : **AVGPC1149K**), son of Late Mrinal Kanti Choudhury, by Occupation-Student, by Faith-Hindu, by Nationality-Indian, residing at Jagendranagar, P.O. – Krishnanagar, P.S. East Kotwali, PIN-799004 (**11**)  
**MRS. ANURADHA CHOUDHURY**, (PAN : **ABIPC4268P**), wife of Late Dr. Mrinal Kanti Choudhury, by Occupation-Student, by Faith-Hindu, by Nationality-Indian, residing at Jagendranagar, P.O. – Krishnanagar, P.S. East Kotwali, PIN-799004, hereinafter called and referred to as the **“VENDORS”** (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heirs, executors, administrators and representatives) of the **FIRST PART**


**AND**

**KEMIA APARTMENTS LIMITED**, (PAN-AADCK4676N), having its Registered Office at Q-8/1, 4<sup>th</sup> Main Road, 14<sup>th</sup> street, Chennai-600040 and presently business Office at 1782, 2 No. Chit Nayabad, P.O. & P.S. Panchasayar, Kolkata – 700 094, represented by its Authorized signatory namely **SHALINI RAI**, (PAN : **BTYPR0067A**), Aadhar No.9178 6195 9399, daughter of Sri Suresh Rai, by Occupation – Service, by Faith – Hindu, by Nationality – Indian, working gain at 1782, 2 No. Chit Nayabad, P.O. & P.S. Panchasayar, Kolkata – 700 094, hereinafter referred to and called as **“PURCHASER”** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest, successors-in-office, nominees, assigns and legal representatives) of the **SECOND PART**.

**WHEREAS** one Nabakishore Mondal, since deceased, Pravash Chandra Mondal, Jugal Chandra Mondal of Bawali, were seized and possessed of or otherwise well and sufficiently entitled to the landed property comprising C.S. Dag No.102, R.S. Dag Nos. 191 & 194, measuring 40.02 Decimeals and 21.09 Decimeals appertaining to District Settlement Khatian Nos. 5 & 6, R.S. Khatian

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 V.C.T.P  
197  
- Ashok Choudhury

 V.C.T.P  
198  
- Amrachi Choudhury



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DISTRICT SUB REGISTRAR-V  
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IDENTIFIED BY  
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Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No.56, Pargana – Khaspur, P.S. formerly Tollygunge, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Additional Sub-Registry office at Sealdah, District South 24-Parganas.

**AND WHEREAS** one Nagendra Nath Dey Sarkar and others being the predecessors of Gyanendra Nath Dey Sarkar of Baishnabghata by four Mourashi Mokarari Pattas took permanent Settlement in respect of the property acquired by some of the co-sharers of the said Mondal family in respect of their shares in the said property and thus the said Nagendra Nath Dey Sarkar started enjoying the said property as owner thereof after recording their name in respect of Khatian No.5 of Mouza-Nayabad and Khatian No.11 of Mouza-Chakgaria.

**AND WHEREAS** the said Gyanendra Nath Dey Sarkar and others after becoming the owners in respect thereof established a firm in the name of the Suburban Agricultural Dairy & Fisheries Co. Ltd. and transferred the said property to the said firm.

**AND WHEREAS** thereafter the said Suburban Agricultural Dairy & Fisheries Co. Ltd., with the object of demarcation of its shares and exclusive and separate enjoyment of the said land acquired by its, instituted a Civil Suit as Plaintiff vide No.16 of 1941 before the Learned 3<sup>rd</sup> Sub-Judge at Alipore against the other co-sharers of the property.

**AND WHEREAS** after hearing of the said suit in the said Court the Plaintiff firm was declared to be the rightful owner in respect of its shares and Sri Sachindra Nath Koley, Executor of the Swarnamoyee Dassi Estate, the Defendant No.16 was declared to be the rightful owner in respect his shares and the Defendant Nos. 12, 13 & 14 namely Pravash Chandra Mondal, since deceased, Pratul Chandra Mondal and

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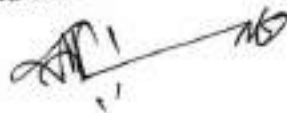


Amarendra Nath Mondal were declared to be the owners in respect of their respective shares in the said property.

**AND WHEREAS** during the pendency of the said suit the said Pravash Chandra Mondal died intestate on 17.04.1968, leaving behind him surviving his two sons Sri Sasanka Sekhar Mondal, Sri Biswa Sekhar Mondal, only wife Smt. Sudhangsu Bala Mondal and four daughters namely (1) Smt. Ashima Rani Roy, (2) Smt. Susama Rani Das, (3) Smt. Bimala Rani Mondal (Dolui) and (4) Miss. Pratima Rani Mondal as his only legal heirs who were substituted in the said Suit in place of the deceased Pravash Chandra Mondal, the defendant No.12.

**AND WHEREAS** thereafter by a registered short-term lease dated 15.02.1969, registered at the District Registrar, Alipore and recorded in Book No.I, Volume No.11, Pages 218 to 255, Being No.271, for the year 1969, the said Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dalui) and Smt. Pratima Rani Mondal granted a Lease in Rayati right in favour of two brothers the said Biswa Sekhar Mondal and Sasanka Sekhar Mondal at an yearly rent of Rs.1.75 Paise and by registered Indenture dated 25.01.1969, recorded as Deed No.275, for the year 1969, the aforesaid Lessors sold their right, title and interest in the said lease hold land unto and in favour of Smt. Sudhangsu Bala Mondal, wife of Late Pravash Chandra Mondal and Smt. Nilima Rani Mondal, wife of Sri Sasanka Sakhar Mondal and the right, title and interest of the said lessors in the said property became ceased and destroyed there from forever.

**AND WHEREAS** thereafter by a registered Deed of Gift dated 03.10.1969, registered at the office of the Joint Sub-Registrar at Alipore at Behala and recorded in Book No.I, Volume No.65, Pages 233 to 276, as Deed No.4198, for the year 1969, the said Smt. Sudhangsu Bala Mondal transferred, conveyed, sold and assigned, bestowed and assured her right, title and interest acquired by





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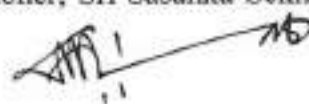
her by way of succession and inheritance from her husband unto and in favour of Sri Biswa Sekhar Mondal and his eldest brother Sasanka Sekhar Mondal and the said Smt. Sudhansu Bala Mondal became ceased and dispossessed there from.

**AND WHEREAS** in the manner aforesaid the said Biswa Sekhar Mondal and Sasanka Sekhar Mondal jointly became the owners of  $\frac{6}{7}$ <sup>th</sup> share of the share left by the said deceased Pravash Chandra Mondal and the said Smt. Ashima Rani Roy became the owner of her share of the said property.

**AND WHEREAS** thereafter the said Biswa Sekhar Mondal and Sasanka Sakhhar Mondal as the Principal Party of the said Suit No.16 of 1941, applied before the Ld. Court for Sale of 1 Ganda 2 Karas being  $\frac{27}{320}$ <sup>th</sup> share of each of them and the Ld. Court granted the said prayer.

**AND WHEREAS** thereafter Amarendra Nath Mondal the another co-sharer of the land of C.S. Dag No.102, R.S. Dag Nos. 191 and 194 of the said Mouza – Nayabad alongwith other land with the object of exclusive possession and separate enjoyment of the said land filed an application praying inter-alia for partition of his share in the suit property in partition suit No.16 of 1941 pending before the Ld. Sub-Judge at Alipore. After hearing of the said application a Pleader Commissioner was appointed by the said Ld. Court with a view to effect partition and/or separation and/ or division of the said property among the co-sharers thereof. Accordingly Sri Bibhuti Bhusan Majumdar, the Pleader Commissioner after proper survey of the said land prepared a Sketch Plan annexed thereto submitted his Report before the said Ld. Court and on the basis of the report submitted by the Pleaser Commissioner the said Suit was finally decreed on 14.07.1971, by the Ld. 3<sup>rd</sup> Sub-Judge, Alipore.

**AND WHEREAS** as per decree passed by the said Ld. Court based on the report of the Pleader Commissioner, Sri Sasanka Sekhar Mondal was absolutely

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allotted a separately demarcated area of land of the said Mouza – Nayabad, comprising C.S. Khatian Nos. 5 and 6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag Nos.191 and 194 and since then the said Sasanka Sekhar Mondal had been enjoying the said property peaceably and in severally from others.

**AND WHEREAS** as per report submitted by the Pleader Commissioner and final decree passed by an order dated 04<sup>th</sup> June, 1971, being Order No.546, by the said Ld. Court based on the said report it was specifically noted of land marked “CHHA” (measuring 19½ Bigha) and land marked “JHA” (measuring 19½ Bigha) of land as delineated in the Site Plan annexed with the said report was absolutely allotted to Sri Sasanka Sekhar Mondal.

**AND WHEREAS** while being in peaceful and uninterrupted possession of the said property, said Sasanka Sekhar Mondal being in need of money and for his legal necessities, by a registered Indenture dated 14.10.1988 registered in the office of A.D.S.R. Sealdah, 24-Parganas recorded in Book No.1, Deed No.1301, for the year 1988, sold, transferred and conveyed a plot of land measuring about 9 Bighas 15 Cottahs situate in the said Mouza – Nayabad, comprising C.S. Dag No.102, appertaining to C.S. Khatian No.5, in R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag No.194, J.L. No.25, R.S. No.3, under Collectorate Touzi No.56, P.S. formerly Tollygunge, thereafter Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, also lying within the local limits of The Kolkata Municipal Corporation Ward No.109 in favour of (1) Sri Amit Kumar Ghosh, son of Sri Ganga Prasad Ghosh, (2) Smt. Lilamoyee Ghosh, wife of Sri Ganga Prasad Ghosh, both residing at 32/A, Chandranath Chatterjee Street, P.S. Bhowanipur, Kolkata – 700 025.





**AND WHEREAS** after purchase of the said land said Smt. Lilamoyee Ghosh empowered her son namely Sri Amit Kumar Ghosh to transfer her undivided  $\frac{1}{2}$  share of the property to any Third Party by virtue of a registered General Power of attorney dated 07.11.1988, registered at A.D.S.R. Alipore, recorded into Book No.IV, Volume No.23, at Pages 135 to 142, Deed No.931 for the year 1988.

**AND WHEREAS** said (1) Sri Amit Kumar Ghosh, (2) Smt. Lilamoyee Ghosh, were in continuous possession of their said purchased land alongwith unfettered right, title, interest thereto and they have been paying the necessary taxes to the concerned authority.

**AND WHEREAS** in need of cash money and also for other various legal necessities said Sri Amit Kumar Ghosh, for self and also on behalf of his mother namely Smt. Lilamoyee Ghosh, decided to sell their property by dividing their total purchased land into several small plots of land leaving therein passages for egress and ingress.

**AND WHEREAS** by and under a Bengali Registered Deed of Conveyance dated 01.10.1999, registered with the Office of the District Sub-Registrar-III South 24-Parganas at Alipore recorded in Book No.1, Volume No.104, at Pages 330 to 349, Being No.4073, for the year 1999, said Sri Amit Kumar Ghosh, for himself and also on behalf of his mother namely Smt. Lilamoyee Ghosh, sold, transferred, conveyed, assigned and granted a Plot of land measuring more or less 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft. be the same or a little bit more or less comprised in C.S. Khatian No.6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian Nos.112, 113, 115, 123, 126, 127, 128, 131 and 133 appertaining to R.S. Dag No.194, situated in Mouza – Nayabad, District Collectorate Touzi No.56, Revenue Survey No.3, J.L. No.25, Plot No.9, 10, 35 and 36, under P.S. the then

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Kasba, thereafter P.S. Purba Jadavpur, presently P.S. Panchasayar, within the District of South 24-Parganas which is under the Ward No.109 of The Kolkata Municipal Corporation in favour of one Smt. Sipra Roy, Smt. Dr. Swapna Sinha (Baidya), Smt. Gopa Bhattacharjee, Sri Prabir Kumar Nag, Sri Debabrata Roy, Sri Ajit Deb Barma, Sri Manick Dhar, Mrinal Chowdhury, since deceased, Smt. Sudha Saha (Roy), Smt. Tripti Roy (Majumder), Sri Atul Kumar Saha, and Sri Tapan Saha for a valuable consideration as mentioned therein each having undivided 1/12<sup>th</sup> share of the total property.

**AND WHEREAS** simultaneously on the date of Purchase i.e. on 01.10.1999 the purchasers took over possession of their said land and thereafter mutated their names with the Office of the Block Land and Land Reforms Office herein after referred to as B.L. & L.R.O. having jurisdiction and paying all rate, rent and taxes thereof have been enjoying the said land jointly on ejmali basis as joint owners and possessors thereof without any hindrance and disputes from any corner whatsoever.

**AND WHEREAS** after being mutated their names with the B.L. & L.R.O. in respect of the said land R.S. Khatian allotted in respect of said Land are 131, 132 and 133, appertaining to R.S. Dag No.194 and rest R.S. Khatian Nos. were deleted with regard thereto and thenceforth the said Land is comprised in R.S. Dag No.194 appertaining to R.S. Khatian No.131, 132 and 133 in respect of the present Owners.

**AND WHEREAS** subsequently when the parties hereto attempted mutate their names with The Kolkata Municipal Corporation it has been detected that in the Schedule of said Purchase Deed being Deed No.4073 for the year 1999 due to a typographical mistake R.S. Khatian Nos. have not be correctly typed that is to say R.S. Khatian No.132 has not been typed and in another place typed 115, 123 instead of 132 as such to rectify such anomalies parties herein on 21.04.2011 executed and registered a Deed of Declaration which also been registered with the Office of District Sub-

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Registrar-III, South 24-Parganas at Alipore and recorded in Book No.I, CD Volume No.6, from pages 6288 to 6297 as Being No.03096 for the year 2011.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 15.09.2011, registered at D.S.R. III, Alipore and recorded into Book No.1, C.D. Volume No.15, at Pages 4719 to 4741, Deed No.7325 for the year 2011, aforesaid Sri Manik Dhar, Smt. Sipra Roy and Dr. Tapan Saha sold, transferred and conveyed their entire undivided share of the said land and property in favor of the other co owners of the property as a result the present owners become the owners of the undivided 1/9<sup>th</sup> share of the total property.

**AND WHEREAS** said Mrinal Kanti Chowdhury, died intestate on 09.10.2012, leaving behind his wife namely Smt. Anuradha Chowdhury, one son sri Avishek Chowdhury and one daughter namely Smt. Manashwini Chowdhury, inherited his undivided 1/9<sup>th</sup> share of the total property as per Hindu Succession Act, 1956.

**AND WHEREAS** the present OWNERS herein are the absolute joint owners of the entire property and thereafter they jointly recorded their names in the record of the Ld. B.L. & L.R.O. kasha vide Mutation Case Nos, 410 of 2014 to 420 of 2014 and the Owners herein separately converted their nature of land from the Shali to Bastu and also mutated their names in the record of the K.M.C. known as **K.M.C. Premises No.3453, Nayabad, Assessee No.31-109-08-6882-6, Ward No.109, P.S. Panchasayar, Kolkata – 700 094**

**AND WHEREAS** the OWNERS herein are the absolute joint owners of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft. situated at Mouza – Nayabad, Touzi No.56, Revenue Survey No.3, J.L. No.25, in R.S. Dag No.194, under R.S. Khatin No.131, known as K.M.C. Premises No.3453, Nayabad, Ward No.109, presently P.S. Panchasayar, Kolkata – 700 094.

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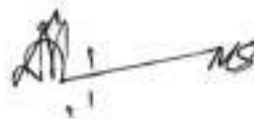
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**AND WHEREAS** the present **OWNERS** are now the joint Owners in respect of their said purchased land measuring an area of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft. situated at Mouza – Nayabad, Touzi No.56, Revenue Survey No.3, J.L. No.25, in R.S. Dag No.194, under R.S. Khatin No.131, known as **K.M.C. Premises No.3453, Nayabad**, within the K.M.C. Ward No.109, Assessee No.31-109-08-6882-6, P.S. Panchasayar, Kolkata – 700 094.

**AND WHEREAS** being in need of money the present **VENDORS** have decided for absolute sale of their said plot of land measuring an area of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft. situated at Mouza – Nayabad, Touzi No.56, Revenue Survey No.3, J.L. No.25, in R.S. Dag No.194, under R.S. Khatin No.131, known as **K.M.C. Premises No.3453, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 094 as morefully mentioned in the **SCHEDULE** below and the **PURCHASER** herein after search and also after satisfaction of the title has also agreed to purchase the same at or for the consideration price of Rs.1,62,00,000/- (Rupees One Crore and sixty two lac) only as declared by the **VENDORS**.

**AND WHEREAS** the both the **VENDORS** and the **PURCHASER** herein entered into a registered Agreement for Sale dated 06.05.2018, registered at D.S.R. V, Alipore South 24 Parganas and recorded into Book No.1, Volume No.1630-2018, at Pages 39567 to 39625, Deed No.163001177 for the year 2018 and the **PURCHASER** agreed to purchase the Schedule mentioned property and paid the part of consideration amount of Rs.54,00,000/- (Rupees Fifty four Lac) only out of **Rs.1,62,00,000/- (Rupees One Crore and sixty two lac) only**.

**AND WHEREAS** after execution of the said registered Agreement for Sale dated 06.05.2018, the **PURCHASER** has completed all formalities and thereafter the **PURCHASER** herein has taken the sanction of a Ground Plus Seven storied building plan vide building Permit No.2020120443 dated 22.03.2021 sanctioned by The Kolkata Municipal Corporation at its cost in the

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name of the present LAND OWNERS/VENDORS herein in respect of the property.

**AND WHEREAS** the present **OWNERS/VENDORS** are now the absolute Owners of the entire plot of land measuring an area of **10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft.** more or less situated at **Mouza – Nayabad, J.L. No.25**, comprising in R.S. Dag No.194, under R.S. Khatin No.131, known as **K.M.C. Premises No.3453, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 094 and a Ground Plus Seven storied building Permit No.2020120443 dated 22.03.2021 duly sanctioned by The Kolkata Municipal Corporation with Lift facility at the cost of the **PURCHASER** on the total land area, known as The **K.M.C. Premises No.3453, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 094 and the **VENDORS** have been enjoying their said land and property without any interruption and hindrances by anybody else and thereafter the **PURCHASER** herein has paid to the **VENDORS** the balance consideration sum of **Rs.1,08,00,000/- (Rupees One Crore Eight Lac)** only out of total consideration sum of **Rs.1,62,00,000/- (Rupees One Crore and sixty two lac)** only as full and final consideration money as described in the Memo herein below against **ALL THAT** piece and parcel of land measuring an area of **10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft.** more or less situated at **Mouza – Nayabad, J.L. No.25**, comprising in R.S. Dag No.194, under R.S. Khatin No.131, known as **K.M.C. Premises No.3453, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 094 as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/Map by **RED** borderline which is the part and parcel of this Deed of Conveyance.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said registered Agreement for sale dated 06.05.20158 and declared consideration of the said sum of **Rs.1,62,00,000/- (Rupees One Crore and sixty two lac)** only well and truly paid by the **PURCHASER** to the **VENDORS** on or before the execution of these presents and that being the full consideration money of the said land, (the receipt whereof the **VENDORS** do hereby admit and acknowledge as

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per Memo of Consideration here under written and of and from the same and every part thereof the **VENDORS** do hereby acquit, release and forever discharge the said **PURCHASER** as well as the said land hereby conveyed) and the **VENDORS** do hereby grant, transfer, convey, sell, assure and assigns unto the said **PURCHASER ALL THAT** piece and parcel of land measuring an area of **10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft.** togetherwith right to construct a Ground Plus Seven Storied building plan vide building Permit No.2020120443 dated 22.03.2021 sanctioned by the KMC situated at Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.194, under R.S. Khatin No.131, known as **K.M.C. Premises No.3453, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 094 and more specifically described in the **SCHEDULE** hereunder written and delinated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDORS** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the **VENDORS** or any person or persons from whom the said **VENDORS** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land known as **K.M.C. Premises No.3453, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar,

A handwritten signature and initials, possibly 'A. S.', followed by a long horizontal line ending in a circled '10'.



*[Signature]*  
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Kolkata - 700 094 and hereditaments so to be unto the said **PURCHASER** absolutely, forever, free from all encumbrances and the **VENDORS** do hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the **VENDORS** now have good, right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be, unto and to the use of the **PURCHASER** in manner aforesaid and deliver vacant and peaceful possession of the said land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting their names duly mutated in the Kolkata Municipal Corporation in place of the **VENDORS** or their predecessors in interest and title and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the **VENDORS** or any person or persons lawfully or equitably claiming title from under or in trust for the **VENDORS** or any of their predecessors in title and interest and the **VENDORS** hereby also covenant to keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances, created by the **VENDORS** or any of their predecessors in interest and title and declares the schedule mentioned property is free from all encumbrances whatsoever made or suffered by the **VENDORS** or any person or persons lawfully or equitably claiming under them as aforesaid and **FURTHER** that the **VENDORS** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDORS** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, things and matters

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*[Signature]*  
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whatsoever for further, better and more perfectly assuring and conveying the said land to and unto the said **PURCHASER** as shall or may reasonably be required.

**THE VENDORS** do hereby declare that the land hereby sold and fully described in the **SCHEDULE** hereunder written has not been previously leased, mortgaged, sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the **VENDORS** received any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The **VENDORS** is selling, the said land while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful possession of the said land unto the **PURCHASER**.

If any error or omission is transpired in future in the recitals of this Deed, the **VENDORS** shall at the costs and request of the **PURCHASER** do and execute any supplementary deed or deed of rectification in favour of the Purchaser, its successors, representatives and assigns.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. That in respect of the said land and hereditament as held or enjoyed by the **VENDORS** and conveyed hereby to the **PURCHASER**, the **VENDORS** have good right and title as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said land and hereditament hereby sold and transferred, every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDORS** further declare that they have not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever





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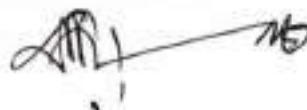
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till date with any one else in respect of their said land and hereditament save and except with the **PURCHASER** herein.

2. That the **PURCHASER** shall have the right to mutate its name in the records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the **VENDORS** or their legal heirs or any person or persons claiming under them.

3. That it shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents, issues and profits therefrom as to be fetched without any interruption, claims or demand whatsoever by or from the **VENDORS** or any person claiming through, under or in trust arising through or for them.

4. That the said land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lispendences, debts, liabilities and the **VENDORS** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or made by the **VENDORS** or any of their predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the **VENDORS** or any of their predecessor in title.

A handwritten signature in black ink, consisting of a stylized, cursive name followed by a horizontal line extending to the right.



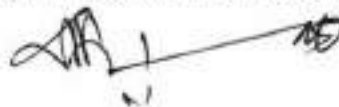
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5. That the **VENDORS** and every person or persons claiming any estate, right title or interest through the **VENDORS** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASER** in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring their full rights of ownership, free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the said land measuring an area of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft. togetherwith right to construct a Ground Plus Seven Storied building plan vide building Permit No.2020120443 dated 22.03.2021 sanctioned by the KMC situated within the **K.M.C. Premises No.3453, Nayabad**, within the K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 094 and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS**.

7. That the **VENDORS** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDORS** or any person lawfully or equitably claiming from under or in trust for the **VENDORS**.

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8. That the **VENDORS** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDORS** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.

9. That the said **VENDORS** have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

10. That the **VENDORS** also declare that they shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the **PURCHASER**.

11. That the **VENDORS** also declare herein that the **PURCHASER** shall have every right of transfer of the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.

12. The **PURCHASER** shall be entitled to or will have the right to use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

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13. The **PURCHASER** herein has taken sanction of a ground plus seven storied building plan vide Permit No. 2020120443 dated 22,03.2021 duly sanctioned by K.M.C. for the Schedule property and the **PURCHASER** shall have full right to erect the building thereon according to the said sanctioned building plan as the **VENDORS** herein are selling the **SCHEDULE** mentioned property alongwith the right of construction of the building as per aforesaid sanctioned building plan to the **PURCHASER** herein who shall have full right for addition or alteration or regularization of the said plan and thereafter the **PURCHASER** complete building and take the Completion Certificate by filing completion plan to be prepared by the **PURCHASER** herein arising out of said sanctioned building plan.

**BE IT NOTED THAT** the **VENDORS** have delivered the Original title Deed, certified copy of the link Deed, upto date paid up land-tax bills, B.L. & L.R.O. Mutation certificate, R.S. Record of Right, K.M.C. Mutation Certificate, paid up K.M.C. tax bills etc, relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

**SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of Bastu land measuring an area of 10 (Ten) Cottahs 11 (Eleven) Chittacks 5 (Five) Sq.ft. whereon standing the pucca structure measuring an area of 1000 (One thousand) Sq.ft. togetherwith right to construct a Ground Plus Seven Storied building plan vide building Permit No.2020120443 dated 22.03.2021 sanctioned by the Kolkata Municipal Corporation situated at Mouza – Nayabad, Touzi No.56, Revenue Survey No.3, J.L. No.25, comprised in R.S. Dag No.194, under R.S. Khatin No.131, known as **K.M.C. Premises No.3453, Nayabad, Assessee No.31-109-08-6882-6, K.M.C. Ward No.109, P.S. Panchasayar, Kolkata – 700 094** and the entire property is butted and bounded by:

**ON THE NORTH** : 30'-0" wide Road;  
**ON THE SOUTH** : 40'-0" wide K.M.C. Road;  
**ON THE EAST** : Land of others;  
**ON THE WEST** : Land of others.



Khatin No. 131



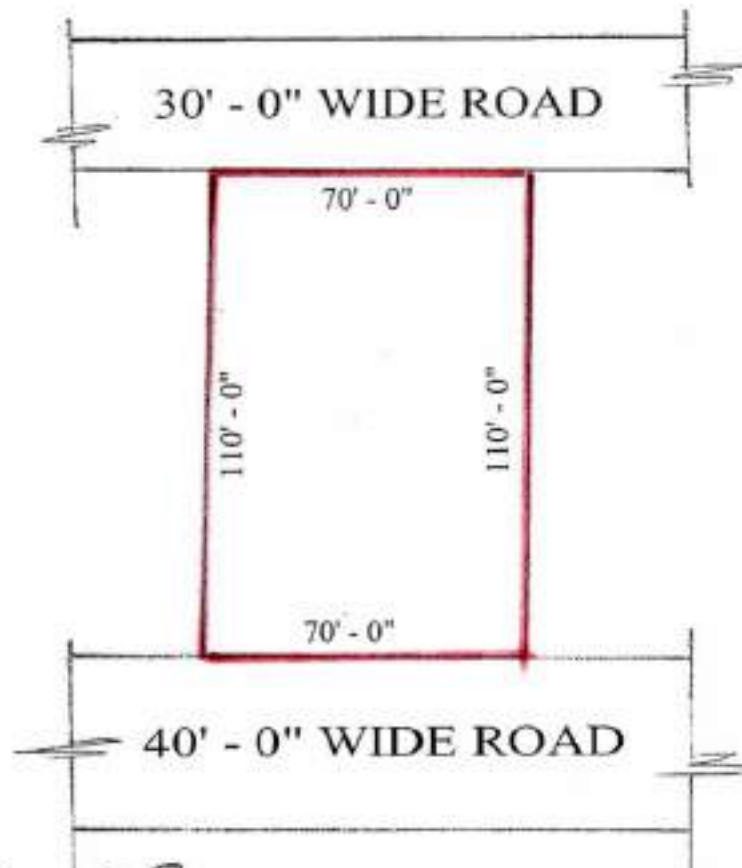
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SOUTH 24 PGS, ALIPORE

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SITE PLAN OF PLOT OF LAND SITUATED AT MOUZA - NAYABAD, J.:L. NO. 25, COMPRISING IN R.S. DAG NO. 194, UNDER R.S. KHATIAN NO. 131, KNOWN AS K.M.C. PREMISES NO. 3453, NAYABAD, K.M.C. WARD NO. 109, P.S. PANCHASAYAR, KOLKATA 700094, DISTRICT - SOUTH 24 PARGANAS

TOTAL SOLD LAND AREA MEASURING :- 10 KH. 11 CH. 5 SFT.  
SOLD LAND AREA WITH PUCCA STRUCTURE SHOWN BY RED BORDER LINE



*Assoc.*

*Prabir Dasg*  
*Debabrata Roy.*  
*Swarna Sinha (Baidya)*  
*Tripti Roy Majumder*  
*Gopa Bhattacharjee*  
*Sudha Saha.*  
*\* Ajit Debbarma*  
*Amit Saha.*

*Manashwini Choudhury.*  
*Amit Choudhury*  
*Ananda Choudhury*

KEMIA APARTMENTS LIMITED  
*Shalini Rai*  
Regional Manager / Authorised Signatory



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DISTRICT SUB REGISTRAR-V  
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14 JAN 2022



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first written.

WITNESSES:

1. Alchait Kumar Mishra  
69/1, Baghejatin Place  
Kolkata- 700086

2. ~~Somen Mishra~~  
High Court  
Calcutta

1. Prabha K. Nay
2. Debendra Roy
3. Swapna Sinha (Baidya)
4. Triphi Roy Majumder
5. Gopa Bhattacharjee
6. Sledha Saha.
7. Ajit Debbarma
8. Anil Saha.
9. Manashwini Choudhury.
10. Aniket Choudhury
11. Anuradha Choudhury.

SIGNATURE OF THE VENDORS

KEMIA APARTMENTS LIMITED

Shalini Rai

Regional Manager / Authorised Signatory

SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :

Debes Kumar Misra (Adv)   
(DEBES KUMAR MISRA)  
ADVOCATE [Enrollment No.F/364/329/1989]  
HIGH COURT, Calcutta



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**MEMO OF CONSIDERATION**

**RECEIVED** the entire consideration sum of **Rs.1,62,00,000/- (Rupees One Crore and sixty two lac) only** from the within mentioned **PURCHASER** against the property as mentioned in the Schedule above in the manner followings :

Sl. No.	Cheque No.	Date	Bank's Name & Branch	In favour of	Amount (Rs.)
01.	550540	04.05.2018	State Bank of India, Prince Anwar Shah Road Branch	Vendor No.1	Rs. 6,00,000.00
02.	550541	04.05.2018	-Do-	Vendor No.2	Rs. 6,00,000.00
03.	550542	04.05.2018	-Do-	Vendor No.3	Rs. 6,00,000.00
04.	550543	04.05.2018	-Do-	Vendor No.4	Rs. 6,00,000.00
05.	550544	04.05.2018	-Do-	Vendor No.5	Rs. 6,00,000.00
06.	550545	04.05.2018	-Do-	Vendor No.6	Rs. 6,00,000.00
07.	550546	04.05.2018	-Do-	Vendor No.7	Rs. 6,00,000.00
08.	550547	04.05.2018	-Do-	Vendor No.8	Rs. 6,00,000.00
09.	550548	04.05.2018	-Do-	Vendor No.9	Rs. 2,00,000.00
10.	550549	04.05.2018	-Do-	Vendor No.10	Rs. 2,00,000.00
11.	550550	04.05.2018	-Do-	Vendor No.11	Rs. 2,00,000.00
12.	550562	06.03.2019	-Do-	Vendor No.1	Rs. 4,00,000.00
13.	550563	06.03.2019	-Do-	Vendor No.2	Rs. 4,00,000.00
14.	550564	06.03.2019	-Do-	Vendor No.3	Rs. 4,00,000.00
15.	550565	06.03.2019	-Do-	Vendor No.4	Rs. 4,00,000.00
16.	550566	06.03.2019	-Do-	Vendor No.5	Rs. 4,00,000.00
17.	550567	06.03.2019	-Do-	Vendor No.6	Rs. 4,00,000.00
18.	550568	06.03.2019	-Do-	Vendor No.7	Rs. 4,00,000.00
19.	550569	06.03.2019	-Do-	Vendor No.8	Rs. 4,00,000.00
20.	550570	06.03.2019	-Do-	Vendor No.9	Rs. 1,33,333.33
21.	550571	06.03.2019	-Do-	Vendor No.10	Rs. 1,33,333.33
22.	550572	06.03.2019	-Do-	Vendor No.11	Rs. 1,33,333.33
23.	522186	11.01.2022	ICICI Bank	Vendor No.1	Rs. 8,00,000.00
24.	522187	11.01.2022	-Do-	Vendor No.2	Rs. 8,00,000.00
25.	522188	11.01.2022	-Do-	Vendor No.3	Rs. 8,00,000.00
26.	522189	11.01.2022	-Do-	Vendor No.4	Rs. 8,00,000.00
27.	522190	11.01.2022	-Do-	Vendor No.5	Rs. 8,00,000.00

Fakhri M. Nay

*[Signature]*  
Advocate



*[Handwritten signature]*  
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28.	522191	11.01.2022	- DO -	Vendor No.6	Rs. 8,00,000.00
29.	522192	11.01.2022	- DO -	Vendor No.7	Rs. 8,00,000.00
30.	522193	11.01.2022	- DO -	Vendor No.8	Rs. 8,00,000.00
31.	522194	11.01.2022	- DO -	Vendor No.9	Rs. 2,66,666.00
32.	522195	11.01.2022	- DO -	Vendor No.10	Rs. 2,66,667.00
33.	522196	11.01.2022	- DO -	Vendor No.11	Rs. 2,66,667.00
<b>TOTAL</b>					<b>Rs.1,62,00,000.00</b>

(Rupees One Crore and sixty two lac) only

**WITNESSES:**

1. Abhijit Kumar Mishra  
69/1, Baghajatin Place  
Kolkata - 700086

2. ~~Somen Mishra~~  
Ado  
High Court  
Kolkata

1. Pratik Das Nayak
2. Debjyoti Ray.
3. Swapna Sinha (Baidya)
4. Tripti Roy Majumder
5. Gopa Bhattacharjee
6. Sudha Saha.
7. Ajit Debbarma
8. Anil Saha.
9. Manashwini Choudhury.
10. Aniket Choudhury
11. Anvada Choudhury.

SIGNATURE OF THE VENDORS

  
16  
Kolkata



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Prabir Kumar Nag

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name PRABIR KUMAR NAG

Signature Prabir Kumar Nag



Debabrata Roy

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name DEBABRATA ROY

Signature Debabrata Roy



Swapna Sinha Baidya

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name DR. SWAPNA SINHA (BAIDYA)

Signature Swapna Sinha (Baidya)



Tripti Roy Majumder

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name TRIPTI ROY (MAJUMDER)

Signature Tripti Roy Majumder



*2/*  
DISTRICT SUB REGISTRAR-V  
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left hand					
right hand					

Name GOPA BHATTACHARJYA  
 Signature Gopa Bhattacharjya



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SUDHA SAHA  
 Signature Sudha Saha



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name AJIT DEB BARMA  
 Signature Ajit Debbarma



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ATUL SAHA  
 Signature Atul Saha



*[Signature]*  
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left hand					
right hand					

Name... MANASHWINI CHOUDHURY  
 Signature... Manashwini choudhury.



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... AVISHEK CHOUDHURY  
 Signature... Avishek Choudhury



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... ANURADHA CHOUDHURY  
 Signature... Anuradha Choudhury



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... SHALINI RAI  
 Signature... Shalini Rai



*[Signature]*  
DISTRICT SUB REGISTRAR-V  
SOUTH 24 PGS, ALIPORE

14 JAN 2012



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192021220162326781 Payment Mode: Online Payment  
GRN Date: 14/01/2022 09:07:31 Bank/Gateway: HDFC Bank  
BRN : 1682206046 BRN Date: 14/01/2022 09:01:06  
Payment Status: Successful Payment Ref. No: 8000120920/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SOMESH MISHRA  
Address: HIGH COURT CALCUTTA  
Mobile: 9051446430  
Depositor Status: Advocate  
Query No: 8000120920  
Applicant's Name: Mr Somesh Mishra  
Address: D.S.R. - V SOUTH 24-PARGANAS  
Office Name: D.S.R. - V SOUTH 24-PARGANAS  
Identification No: 8000120920/3/2022  
Remarks: Sale, Sale after registered sale agreement without possession Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	8000120920/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	210007
			<b>Total</b>	<b>210007</b>

IN WORDS: TWO LAKH TEN THOUSAND SEVEN ONLY.



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

TRIPTI ROY

GOPAL CHANDRA ROY

15/01/1963

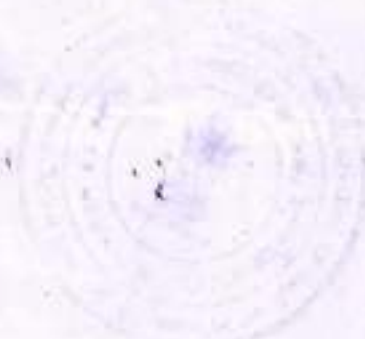
Permanent Account Number

BAGPR1466J

*Tripti Roy*  
Signature



160300-11



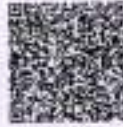






স্বাক্ষরিত নাম  
[Redacted]

তৃপ্তি রায় মজুমদার  
Tripta Roy Majumder  
জন্মতারিখ/ DOB: 15/01/1963  
মহিলা / FEMALE



6973 9485 6991

আমার আধার, আমার পরিচয়



স্বাক্ষরিত নাম  
[Redacted] প্রাথমিক পরিচয়  
[Redacted] OF INDIA

ঠিকানা:  
C/O শ্রী স্নেহাশিস মজুমদার, 60,  
সেন্ট্রাল রোড, আগরতলা, আসমতলা,  
পশ্চিম ত্রিপুরা,  
ত্রিপুরা - 799001

Address:  
C/O Sri Snehasish Majumder,  
60, CENTRAL ROAD,  
AGARTALA, AGARTALA, West  
Tripura,  
Tripura - 799001



6973 9485 6991

1800 300 1801

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1801  
Dispur-781 001



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ANURADHA CHOUDHURY

KANAI LAL MAJUMDAR

07/07/1965

Permanent Account Number

ABIPC4268P

Anuradha Choudhury

Signature



27/03/2012




 ভারত সরকার  
 Government of India


 অনুরাধা চৌধুরী  
 Anuradha Choudhury  
 জন্ম তারিখ / Year of Birth : 1965  
 লিঙ্গ / Female



3839 5165 4802

আধার - সাধারণ মানুষের অধিকার


 ভারতীয় একমুঠক পরিচয় প্রকল্প  
 Unique Identification Authority of India

ঠিকানা W/O: মৃত জ. মূলক কাটি চৌধুরী, 320541, আনন্দনগর আনন্দনগর রোড, যোগেন্দ্র নগর বাণিকা বিদ্যালয় নিকটে, যোগেন্দ্র নগর, পোস্ট- যোগেন্দ্র নগর, আনন্দনগর, পশ্চিম ত্রিপুরা, আনন্দনগর, ত্রিপুরা, 799004	Address W/O: Lt. De Mani Karli Choudhury, 320541, Anandnagar Anandnagar Road, Near Jagendra Nagar Girls School, Jagendra Nagar, PO- Jagendra Nagar, Anandnagar, West Tripura, Anandnagar, Tripura, 799004
---	---

3839 5165 4802

 ১৯৭২  
 ১৯৭০ ২০০ ১৯৭২

 info@uidai.gov.in

 www.uidai.gov.in



आयकर विभाग

INCOME TAX DEPARTMENT

AVISHEK CHOUDHURY

MRINAL KANTI CHOUDHURY

04/06/1992

Permanent Account Number

AVGPC1149K

*Avishek*

Signature



भारत सरकार

GOVT OF INDIA



07/07/2012

इस कार्ड को खोले / खोलने पर कृपया सुविधा करें / नोट करें  
आयकर विभाग द्वारा, एनएसडी एन  
सेक्टर में जारी, सहायक सेवाएं,  
कृपया टेलिफोन एक्सचेंज से संपर्क करें,  
बिना, पुणे - 411 045

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3rd Floor, Sapphire Chambers,  
Near Deccan Telephone Exchange,  
Bina, Pune - 411 045

Tel: 91-20-2721 8085, Fax: 91-20-2721 8081  
e-mail: [nsdl@nsdl.co.in](mailto:nsdl@nsdl.co.in)






**भारत सरकार**  
 Government of India


**आधार**

Download Date: 12/02/2019



**अशोक चौधरी**  
 Ashok Choudhary  
 जन्म तिथि/DOB: 04/05/1992  
 लिंग/ GENDER: MALE

Issue Date: 28/12/2019

9144 5197 4958

VID : 9196 3471 2527 9630

मेरा आधार, मेरी पहचान


**भारतीय विशिष्ट पहचान प्राधिकरण**  
 Unique Identification Authority of India


**आधार**

**पता:**  
 S/O: Late Minal Kanti Choudhury, Agatola  
 बंगला - जगद्रेनगर, आनंदनगर, त्रिपुरा  
 त्रिपुरा - 799004

**Address:**  
 S/O: Late Minal Kanti Choudhury, Agatola  
 P.O - Jagdrenagar, Anandanagar, West  
 Tripura,  
 Tripura - 799004



9144 5197 4958

VID : 9196 3471 2527 9630

1847 | [help@uidai.gov.in](mailto:help@uidai.gov.in) | [www.uidai.gov.in](http://www.uidai.gov.in)



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MANASHWINI CHOUDHURY

MRINAL KANTI CHOUDHURY

08/01/1995

Permanent Account Number

BAIPC4359R

*Manashwini Choudhury*  
Signature



28/1/2013




**ভারত সরকার**  
**Government of India**



**মনস্বিনী চৌধুরী**  
**Manashwri Choudhury**  
**মাতা : অনুরাধা চৌধুরী**  
**Mother : Anuradha Choudhury**  
**জন্ম সাল / Year of Birth : 1995**  
**মহিলা / Female**



6031 1938 1825

---

আধার - সাধারণ মানুষের অধিকার


**ভারতীয় বিদ্যমান পরিচয় প্রাধিকরণ**  
**Unique Identification Authority of India**

**ঠিকানা:**  
**D/O: মৃত. ডা. মৃগাল কান্তি**  
**চৌধুরী, 320541, আগরতলা**  
**আনন্দনগর রোড, যোগেন্দ্র নগর**  
**বাহিনী বিদ্যালয় নিকটে, যোগেন্দ্র**  
**নগর, পোঃ- যোগেন্দ্র নগর,**  
**আনন্দনগর, পশ্চিম ত্রিপুরা,**  
**আনন্দনগর, ত্রিপুরা, 799004**

**Address:**  
**D/O: Lt. Dr. Mrinal Kanti**  
**Choudhury, 320541, Agartala**  
**Anandanagar Road, Near**  
**Jogendra nagar Girls School,**  
**Jogendra Nagar, PO- Jogendra**  
**Nagar, Anandanagar, West**  
**Tripura, Anandanagar, Tripura,**  
**799004**

6031 1938 1825



1947  
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AZNPS5169E



नाम / Name  
ATUL SAHA

पिता का नाम / Father's Name  
AMULYA CHANDRA SAHA

21012019

जन्म की तारीख /  
Date of Birth  
16/11/1959

*Atul Saha*  
हस्ताक्षर / Signature







भारत सरकार  
GOVERNMENT OF INDIA



अतुल साहा

Atul Saha

जन्म माल / Year of Birth : 1959

पुरुष / Male



3943 7376 3606

आधार - साधारण मानुषेअर अधिकार



आयकर विभाग  
INCOME TAX DEPARTMENT

AJIT DEBBARMA

MAHENDRA DEBBARMA

05/01/1958

BJAPD4333B

Ajit Debarma

भारत सरकार  
GOVT. OF INDIA



20042012

इस कार्ड को खोने / चापे पर कृपया सूचित करें। संतोष  
आयकर सेवा सेवा इकाई, एन एस डी यूएन  
तीसरी मंजिल, साफ़ायर चैंबर,  
बनार टेलिफोन एक्चेंज के समीप,  
बनार, पुणे - 411045

If this card is lost / someone's lost card is found,  
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3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

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





भारत सरकार  
GOVERNMENT OF INDIA



অজিত দেববর্মা  
Aji Debbarma  
জন্ম বর্ষ / Year of Birth : 1958  
পুরুষ / Male



3765 5114 1145

আমার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা  
S/O লেট মহেন্দ্র চন্দ্র দেববর্মা,  
৯৮২১০, পুরাতন কালিবাড়ি লেন,  
কৃষ্ণনগর, আগরতলা, অসমতল্লা,  
পশ্চিম ত্রিপুরা, ত্রিপুরা, ৭৯৯০০১

Address:  
S/O Late Mahendra Chandra  
Debbarma, 071219, OLD  
KALIBARI LANE,  
KRISHNANAGAR, Agartala  
(part), Agartala, West Tripura,  
Tripura, 799001

১৯৯১  
1800 181 1947

1996@uaid.gov.in

www.uaid.gov.in

PO Box No. 1947  
Dangal's 683 001



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBABRATA ROY

BIPIN BIHARI ROY

01/01/1945

Permanent Account Number

ACDPR3357E

*Debabrata Roy*  
Signature









भारत सरकार  
GOVERNMENT OF INDIA



দেবব্রত রায়  
Debabrata Roy  
তথ্যতারিখ/ DOB: 01/01/1945  
মূল্য / MALE



4904 6155 8373

সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O মৃত বিপিন রায়,  
০৬১২৬০, ওয়ার্ড নং-১৪/  
পুরাতন কলিবাড়ি রোড,  
প্রভুতাকার চৌমুহানী, কৃষ্ণনগর,  
আগরতলা, পশ্চিম ত্রিপুরা,  
ত্রিপুরা - 799001

Address:

S/O Lt Bipin Roy, 061269, WARD  
NO-14/OLD KALIBARI ROAD,  
ADVISOR CHOWMUHANI,  
KRISHNANAGAR, Agartala (part),  
West Tripura, Tripura - 799001



4904 6155 8373

1247  
1800 300 1007

1247  
help@aiidai.gov.in

1247  
www.aiidai.gov.in

P.O. Box No. 1947  
Gangarampur-791 001



आयकर विभाग  
INCOME TAX DEPARTMENT

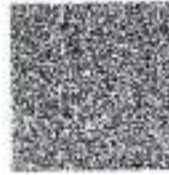


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

BLNPB4391J



नाम / Name  
GOPA DE BHATTACHARJEE

पिता का नाम / Father's Name  
RANJIT BHATTACHAR

जन्म की तारीख /  
Date of Birth  
25/11/1969

हस्ताक्षर / Signature

17022919

इस कार्ड के धारक/धरने पर कृपया सुविधा करें/लौटायें।  
आयकर विभाग द्वारा, एन एन डी एन  
एन डी संख्या, संदी स्टडींग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कोलनी, नैरु डीप बंगलाउ चौक,  
पुणे - 411 016.

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please inform / return to :-

Income Tax PAN Services Unit, NSDL  
4th Floor, Manni Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bangalou Chowk,  
Pune - 411 016.

Tel: 91-20-2721 9000, Fax: 91-20-2721 9001  
e-mail: unitinfo@nsdl.co.in







भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No.: 0658/48009/17762

To  
गोप दे भट्टाचार्य  
Gopa De Bhattacharjee  
C/O Ranjit Kumar Bhattacharjee  
NO-16 PG FAMILY QUARTAR  
Kunjaban  
Kunjaban  
Agartala Sadar West Tripura

04/03/2012

148187828

Tripura 799006  
9436454649



ME481878287FH



आपका आधार क्रमांक / Your Aadhaar No. :

**9731 2909 6171**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



गोप दे भट्टाचार्य  
Gopa De Bhattacharjee  
जन्म तिथि / DOB : 25/11/1969  
महिला / Female



**9731 2909 6171**

मेरा आधार, मेरी पहचान



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABCPN7850J



नाम / NAME  
PRABIR KUMAR NAG

पिता का नाम / FATHER'S NAME  
JOGANDRA KUMAR NAG

जन्म तिथि / DATE OF BIRTH  
10-09-1950

हस्ताक्षर / SIGNATURE

Prabir K. Nag

अधीन आयकर(सिस्टम), शिलांग

COMMISSIONER OF INCOME-TAX(SYSTEMS), SHILLONG

इस कार्ड के खो / गिर जाने पर कृपया जारी करने  
वाले अधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त(सिस्टम),  
कम्प्यूटर सेंटर, आयकर भवन,  
पो.बॉ.सं. - 20,  
शिलांग - 793 001.

In case this card is lost/ found, kindly inform/ return to  
the issuing authority :  
Commissioner of Income-tax(Systems),  
Computer Centre, Aayakar Bhawan,  
Post Box No.-20,  
Shillong - 793 001.







भारत सरकार  
Government of India



Prabir Kumar Nag  
Date of Birth/DOB: 10/09/1950  
Male/ MALE



9383 1038 0311

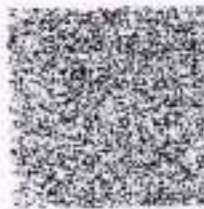
VID - 9157 0897 3503 2544

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O Lt. Jogendra Kumar Nag, Opposite Of  
BBM College Gate, Agartala College, West  
Tripura,  
Tripura - 790004



938310380311

9383 1038 0311

VID - 9157 0897 3503 2544

12345

67890

12345





ভারত সরকার  
Government of India



স্বা সিনহা  
Swarna Sinha  
জন্মতারিখ / DOB: 10/11/1963  
মহিলা / Female



9455 5452 1917

আধার - সাধারণ মানুষের অধিকার

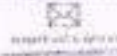


ভারতীয় বিশিষ্ট পরিচয় প্রা.  
Unique Identification Authority of India

ঠিকানা  
W/O: বিমল কুমার বৈদ্য, বাড়ি  
নং ২, বাদুতলা লেন,  
বিষ্ণুসার্তা চৌমুহনীক নিকটে,  
কৃষ্ণনগর, আগরতলা, পশ্চিম  
ত্রিপুরা, অসমতলা, ত্রিপুরা,  
799001

Address  
W/O: Binai Kumar Baidya, House  
no. 2, Badutala lena, Near  
Bishnukanta Chowmuhani,  
Kishnanagar, Agartala, West  
Tripura, Assamtala, Tripura, 799001

9455 5452 1917



www  
www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT

SWAPNA SINHA

GUNAMANI SINHA

10/11/1963

Permanent Account Number

AHDPST947Q

*Swapna Sinha*  
Signature



भारत सरकार  
GOVT. OF INDIA



12122012

इस कार्ड को खोने / चुराने पर कृपया सूचित करें / सीकरां :  
आयकर सेवा सेवा इकाई, एन एस डी यूए  
तीसरी मंजिल, सफ़ायर चेंबर,  
नया बनेर टेलिफोन एक्चेंज के कार्यालय  
बनार, पुणे - 411 045

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

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
New Bener Telephone Exchange,  
Banar, Pune - 411 045

Tel: 01-20-2721 8080, Fax: 01-20-2721 8081  
e-mail: [paninfo@nsdl.co.in](mailto:paninfo@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUDHA SAHA  
SASHI MOHAN SAHA  
18/10/1957



Permanent Account Number

AGZPS0630F



Sudha Saha

Signature

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

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

इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/वापस करें।  
आयकर सेवा सेवा यूनिट, ए.टी.टी.एस.ए.  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.







भारत सरकार  
GOVERNMENT OF INDIA



Sudha Saha Roy  
Sudha Saha Roy  
Date of Birth / DOB : 18/10/1957  
Female / FEMALE



9547 5835 3686

Aadhaar - Aam Aadmi ka Adhikar



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

W/O समर राय, वार्ड नं.- 13, अक्षा  
इस क्षेत्र कृष्णा नगर ओल्ड काली  
बारी लाने, अगर्ताला, त्रिपुरा, 799001

Address:

W/O Samar Roy, Ward no.- 13,  
Area Krishna Nagar Old Kali  
Bari Lane, Agartala (part), West  
Tripura, Tripura, 799001



1947  
1888 180 1947

info@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 021



**COPY OF THE RESOLUTION PASSED AT THE BOARD OF DIRECTORS MEETING  
HELD ON 12.01.2022 AT THE REGISTERED OFFICE OF THE COMPANY:**

**DIRECTORS PRESENT:**

Mrs. Shymosree Kulothungan

Mr. M Lashmanaswami

"RESOLVED that Ms. SHALINI RAI authorized signatory of the Company is hereby authorized to sign all the documents, applications, challans, forms etc in connection with the Registration and Amendment of details mentioned below.

Building Permit No.2020120443 dated 22.03.2021 sanctioned by the KMC situated at Mouza - Nayabad, Touzi No.56, Revenue Survey No.3, J.L. No.25, comprised in R.S. Dag No.194, under R.S. Khatin No.131, known as K.M.C. Premises No.3453, Nayabad, Assessee No.31-109-08-6882-6, K.M.C. Ward No.109, P.S. Panchasayar, Kolkata - 700 094 and the entire property is butted and bounded by: ON THE NORTH : 30'-0" wide Road; Road; ON THE SOUTH : 40'-0" wide K.M.C. Road; Road; ON THE EAST : Land of others; Land of R.S. Dag No. 314; ON THE WEST : Land of others."

For Kemia Apartments Limited

*Shymosree K*

Managing Director



For Kemia Apartments Limited

*M. Lashmanaswami*

Director



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KEMIA APARTMENTS LIMITED



0408/2008  
Permanent Account Number

AADCK4675N

आयकर विभाग / ऑफिस ऑफ इन्कम टैक्स डीपार्टमेंट / ऑफिस  
ऑफ इन्कम टैक्स डीपार्टमेंट, एन १०० डी रोड,  
एन १०० डी रोड, अन्ना आर्क, नई दिल्ली,  
एन १०० ००१, दिल्ली - ११० ००१

Income Tax Department / ऑफिस ऑफ इन्कम टैक्स डीपार्टमेंट / ऑफिस  
ऑफ इन्कम टैक्स डीपार्टमेंट, एन १०० डी रोड,  
एन १०० डी रोड, अन्ना आर्क, नई दिल्ली, ११० ००१

11001





GOVERNMENT OF INDIA



Shalini Rai  
DOB: 06/03/1994  
FEMALE



9178 6195 9399

NERA AADHAAR, MERI PEHACHAN



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

D/O: Suresh Rai, 109, BLOCK- F, ORIENTAL  
APARTMENT, HUMAYUN KABIR SARANI,  
MAJHERHAT BRIDGE, NEW ALIPORE, New  
Alipore, Kolkata,  
West Bengal - 700053



1800 300 1807

1800 300 1807

www.uidai.gov.in

P.O. Box 181, 1807, Kolkata-700 181





जायकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVERNMENT OF INDIA

SHALINI RAI

SURESH RAI

06/03/1994

Permanent Account Number

BTYPR0067A

*Shalini Rai*

Signature



06/03/2014



इस कार्ड को खोने / कानून प्रतिकूलता करने / खोना  
अपराध है।  
यदि यह कार्ड किसी अन्य व्यक्ति के पास है,  
तो उसे तुरंत अपने अधिकारी को सूचित करें।  
दुर्घटना से निवारण के लिए।  
दुर्घटना - 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, Market Street,  
Plot No. 341, Survey No. 9970,  
Mumbai Colony, Near Deep Groundwater Check,  
Pune - 411 016.

Tel: 91-20-2721 1000, Fax: 91-20-2721 8001  
e-mail: [nsdl@pan.101.in](mailto:nsdl@pan.101.in)











Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16308000120920/2022

I. Signature of the Person(s)

n at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Prabir Kumar Nag College Tilla, City:- , P.O:- Agartala, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Prabir Kumar Nag 14/01/2022
2	Mr Debabrata Roy Krishnanagar, Adviser Chowmuhani, City:- , P.O:- Agartala, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Debabrata Roy 14/01/2022
3	Dr Swapna Sinha Badurtali Lane, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799001	Seller			Swapna Sinha Baidya 14.1.22

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Tripti Roy Alias Mr Tripti Majumder 60, Central Road, City:- , P.O:- Agartala, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Tripti Roy Majumder 14/01/2022
5	Mrs Gopa Bhattacharjya Qtr. No.III/34, Malancha Nivas, City:- , P.O:- Kunjaban, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799006	Seller			Gopa Bhattacharjya Chatterjee 14.01.2022
6	Mrs Sudha Saha Old Kalibari Lane, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Sudha Saha 14/1/2022
7	Mr Ajit Deb Barma Old Kalibari Lane, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Ajit Deb Barma 14/01/22



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
8	Mr Atul Saha Jogendra Nagar, Banik Para, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Atul Saha 14-01-22
9	Mrs Manashwini Choudhury Jagendranagar, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Manashwini Choudhury 14/01/2022
10	Mr Avishek Choudhury Jagendranagar, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Avishek Choudhury 14/01/2022
11	Mrs Anuradha Choudhury Jagendranagar, City:- Not Specified, P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004	Seller			Anuradha Choudhury 14/11/2022



## I. Signature of the Person(s)

at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr Shalini Rai 1782, 2 No Chit Nayabad, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094	Representative of Buyer [KEMIA APARTMENTS LIMITED]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Somesh Mishra Son of D K Mishra High Court, City:- , P.O:- G P O, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Prabir Kumar Nag, Mr Debabrata Roy, Dr Swapna Sinha, Mrs Gopa Bhattacharjya, Mr Ajit Deb Barma, Mr Atul Saha, Mrs Manashwini Choudhury, Mr Avishek Choudhury, Mrs Anuradha Choudhury, Mr Shalini Rai			

(Rita Lepcha)

DISTRICT SUB-REGISTRAR

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





### Major Information of the Deed

Deed No :	I-1630-00461/2022	Date of Registration	20/01/2022
Query No / Year	1630-8000120920/2022	Office where deed is registered	
Query Date	13/01/2022 2:23:31 PM	1630-8000120920/2022	
Applicant Name, Address & Other Details	Somesh Mishra Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status :Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,62,00,000/-	Rs. 2,09,96,088/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:23)	Rs. 2,10,007/- (Article:A(1), E, M)		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]- 163001177/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3453, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	10 Katha 11 Chatak 5 Sq Ft	1,42,00,000/-	1,89,96,088/-	Width of Approach Road: 40 Ft., , Project Name :
<b>Grand Total :</b>				<b>17.6458Dec</b>	<b>142,00,000 /-</b>	<b>189,96,088 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>20,00,000 /-</b>	<b>20,00,000 /-</b>	



**Seller Details :**

NO	Name,Address,Photo,Finger print and Signature
1	<b>Mr Prabir Kumar Nag</b> Son of Late Jogendra Kumar Nag College Tilla, City:- , P.O:- Agartala, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence
2	<b>Mr Debabrata Roy</b> Son of Late Bipin Behari Roy Krishnanagar, Adviser Chowmuhani, City:- , P.O:- Agartala, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence
3	<b>Dr Swapna Sinha</b> Wife of Mr Dr Bimal Kumar Baldya Badurtali Lane, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799001 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence
4	<b>Mrs Tripti Roy, (Alias: Mr Tripti Majumder)</b> Wife of Mr Snehashish Majumder 60, Central Road, City:- , P.O:- Agartala, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BAxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence
5	<b>Mrs Gopa Bhattacharjya</b> Wife of Mr Ranjit Kumar Bhattacharjya Qtr. No.III/34, Malancha Nivas, City:- , P.O:- Kunjaban, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BLxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence
6	<b>Mrs Sudha Saha</b> Wife of Mr Samar Chandra Roy Old Kalibari Lane, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence



7	<p><b>Mr Ajit Deb Barma</b>  Son of Late Mahendra Chandra Debbarma Old Kalibari Lane, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BJxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence</p>
8	<p><b>Mr Atul Saha</b>  Son of Amulya Chandra Saha Jogendra Nagar, Banik Para, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence</p>
9	<p><b>Mrs Manashwini Choudhury</b>  Daughter of Late Mrinal Kanti Choudhury Jagendranagar, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence</p>
10	<p><b>Mr Avishek Choudhury</b>  Son of Late Mrinal Kanti Choudhury Jagendranagar, City:- , P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: AVxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence</p>
11	<p><b>Mrs Anuradha Choudhury</b>  Wife of Late Mrinal Kanti Choudhury Jagendranagar, City:- Not Specified, P.O:- Krishnanagar, P.S:-East Kotwali, District:-West Tripura, Tripura, India, PIN:- 799004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ABxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/01/2022  , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>KEMIA APARTMENTS LIMITED</b>  1782, 2No. Chhit Nayabad, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 , PAN No.:: AAxxxxxx6N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>



**Representative Details :**

S.No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Shalini Rai (Presentant )</b> Daughter of Suresh Rai 1782, 2 No Chit Nayabad, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BTxxxxxx7A, Aadhaar No: 91xxxxxxxx9399 Status : Representative, Representative of : KEMIA APARTMENTS LIMITED (as Authorised Signatory)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Somesh Mishra</b> Son of D K Mishra High Court, City:- , P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr Prabir Kumar Nag, Mr Debabrata Roy, Dr Swapna Sinha, Mrs Tripti Roy, Mrs Gopa Bhattacharjya, Mrs Sudha Saha, Mr Ajit Deb Barma, Mr Atul Saha, Mrs Manashwini Choudhury, Mr Avishek Choudhury, Mrs Anuradha Choudhury, Mr Shalini Rai





On 13-01-2022

**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 2,09,96,088/-

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

On 14-01-2022

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

Presented for registration at 18:30 hrs on 14-01-2022, at the Private residence by Mr Shalini Rai ,

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

Execution is admitted on 14/01/2022 by 1. Mr Prabir Kumar Nag, Son of Late Jogendra Kumar Nag, College Tilla, P.O: Agartala, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Business, 2. Mr Debabrata Roy, Son of Late Bipin Behari Roy, Krishnanagar, Adviser Chowmuhani, P.O: Agartala, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Retired Person, 3. Dr Swapna Sinha, Mr Dr Bimal Kumar Baidya, Badurtali Lane, P.O: Krishnanagar, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799001, by caste Hindu, by Profession Service, 4. Mrs Tripti Roy, Alias Mr Tripti Majumder, Wife of Mr Snehasish Majumder, 60, Central Road, P.O: Agartala, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Service, 5. Mrs Gopa Bhattacharjya, Wife of Mr Ranjit Kumar Bhattacharjya, Qtr. No.III/34, Malancha Nivas, P.O: Kunjaban, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799006, by caste Hindu, by Profession Service, 6. Mrs Sudha Saha, Wife of Mr Samar Chandra Roy, Old Kalibari Lane, P.O: Krishnanagar, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Service, 7. Mr Ajit Deb Barma, Son of Late Mahendra Chandra Debbarma, Old Kalibari Lane, P.O: Krishnanagar, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Service, 8. Mr Atul Saha, Son of Amulya Chandra Saha, Jogendra Nagar, Banik Para, P.O: Krishnanagar, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Business, 9. Mrs Manashwini Choudhury, Daughter of Late Mrinal Kanti Choudhury, Jagendranagar, P.O: Krishnanagar, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Others, 10. Mr Avishek Choudhury, Son of Late Mrinal Kanti Choudhury, Jagendranagar, P.O: Krishnanagar, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession Student, 11. Mrs Anuradha Choudhury, Wife of Late Mrinal Kanti Choudhury, Jagendranagar, P.O: Krishnanagar, Thana: East Kotwali, , West Tripura, TRIPURA, India, PIN - 799004, by caste Hindu, by Profession House wife


Indetified by Somesh Mishra, , Son of D K Mishra, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-01-2022 by Mr Shalini Rai, Authorised Signatory, KEMIA APARTMENTS LIMITED, 1782, 2No. Chhit Nayabad, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094



Indetified by Somesh Mishra, , Son of D K Mishra, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

  
**Rita Lepcha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 20-01-2022**

**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 2,10,007/- ( A(1) = Rs 2,09,961/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,10,007/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/01/2022 9:09AM with Govt. Ref. No: 192021220162326781 on 14-01-2022, Amount Rs: 2,10,007/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 1682206046 on 14-01-2022, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 0/-

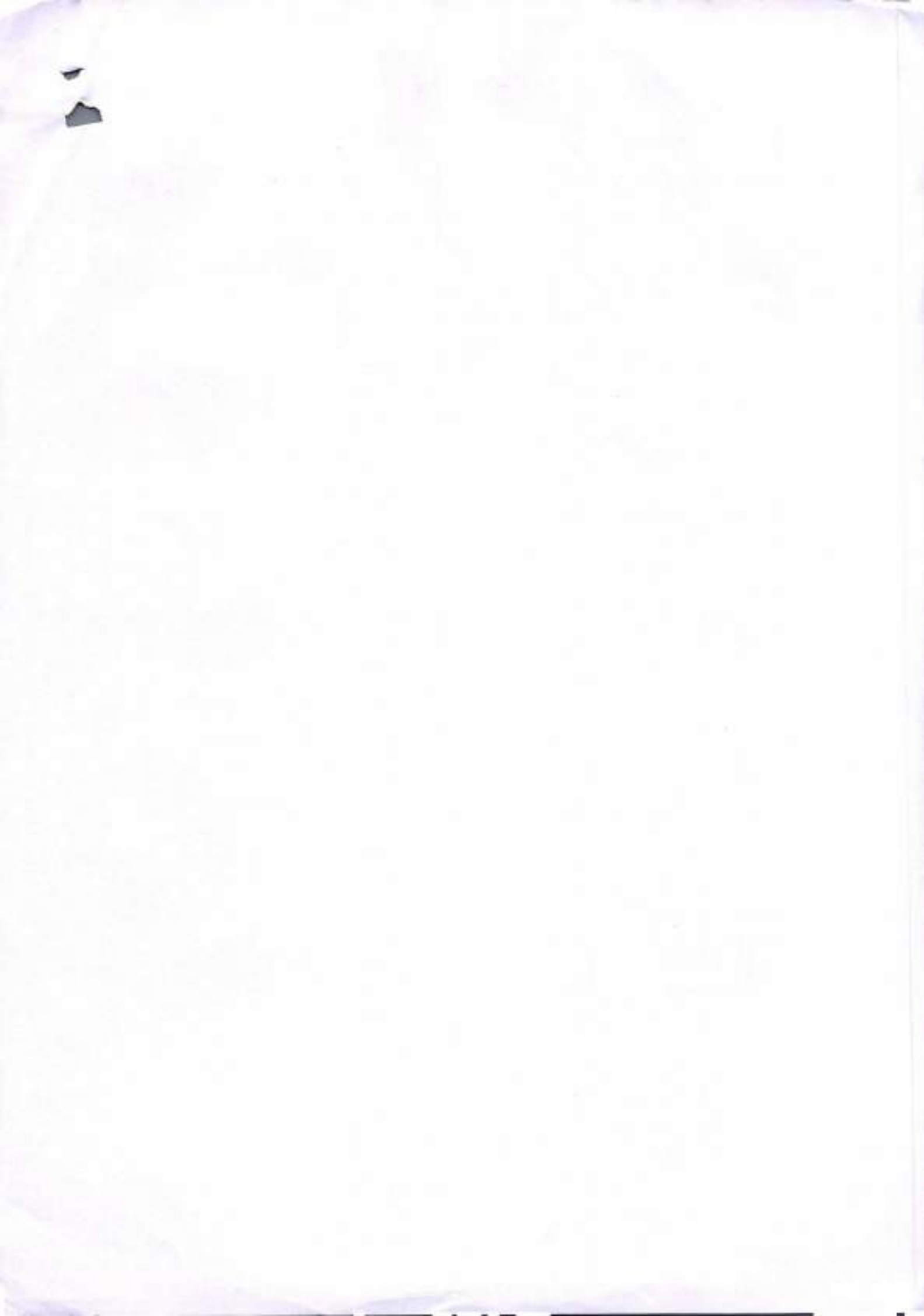
Description of Stamp

1. Stamp: Type: Impressed, Serial no 103872, Amount: Rs.50/-, Date of Purchase: 25/10/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 14/01/2022 9:09AM with Govt. Ref. No: 192021220162326781 on 14-01-2022, Amount Rs: 0/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 1682206046 on 14-01-2022, Head of Account

  
**Rita Lepcha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 34542 to 34611  
being No 163000461 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.02.11 14:23:15 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/02/11 02:23:15 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)





