

05/05/22

₹ 5175/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL.

AL 237750



Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 20 MAY 2022



THIS DEED OF CONVEYANCE is made on this 11th day of May Two Thousand and Twenty Two **BETWEEN** (1) **JOY ROY CHOWDHURY**, (PAN: AAYPR8741H and Aadhaar No. 214598263301) son of Late Sasanka Roy Chowdhury, an Indian national,

11/05/2022
 Q-2001187311/2022
 5-45 P.M.



Jemila Begum

v.c
1289

5-45 PM

11/5/22

197076

SANJAY KUMAR BAID
Advocate
8, Old Post Office Street
Kolkata-700 001

| | |
|---|-------------|
| DATE | 31 MAR 2022 |
| ADD | |
| FA | |
| SUNANDA KUMAR JEE Licensed Station Master C. C. Class 2 & 3, N. S. Road, Kolkata | |

3-1 MAR 2022
3 1 MAR 2022

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3296

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3298

Jay Roy Choudhury



3299

Jeevika Neogi



Dist Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

11 MAR 2022

Kishor Mondal
etc- Jadar Mondal
Petua Mondal para o
Ruidas para, Mallikpur
Baruipur, Kolkata - 147.

by faith Hindu, by occupation service, residing at No. 36, New Bara Supervisor Flat Sidhgora, Jamshedpur 831009, Jharkhand, P. O. Agrico & P.S. Sidhgora, (2) **JUMILA NEOGI**, (PAN AWTPN4275B and Aadhaar No. 3095 3480 0324) daughter of Sri Rathindra Nath Neogi, an Indian national by faith Hindu, by occupation Service, residing at 1/2 A Mahesh Chowdhury Lane, Kolkata - 700025 P. O. & P.S. Bhawanipore hereinafter jointly referred to as the **VENDORS** (which term or expression shall unless excluded by or there be something repugnant to the subject or context hereof shall be deemed to mean and include both of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND SATWIC VIVEK RUIA** (PAN BIZPR8842M & Aadhaar No. 375940465326) son of Mr. Vivek Ruia an Indian national, by faith Hindu, by occupation Business and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat and is herein represented by his constituted attorney **Mr. Vivek Ruia** (PAN ACPPR8539Q) son of Late Sheo Kumar Ruia, an Indian national, by faith Hindu, by occupation Business and presently residing at No. 21/2, Ballygunge Place, Kolkata 700 019, PO Ballygunge & PS Gariahat hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or there be something repugnant to the subject or context hereof shall be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS:

- A. By an Indenture dated 29th December 1964 and registered with the Sub – Registrar at Alipore in Book No. I, volume No. 10 in pages 171 to 172 being No. 15 for the year 1965 Khagendra Bala Mitra, Nalini Nath Mitra, Gouri Bala Mitra and Jatindra Nath Mitra sold transferred and conveyed unto and in favour of Krishna Chandra Neogi **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about 04 cottahs 13 chittacks and 30 sq. ft. be the same a little more or





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11 MAY 2020

less together with the partly one and partly two storied building standing thereof and being the divided and demarcated northern and western part of the of premises No. 1/1, Pran Nath Pandit Street, Kolkata (hereinafter referred to as the said **PREMISES**) morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written for the consideration and in the manner as contained and recorded therein.

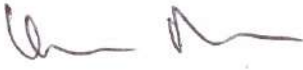
- B. The said Premises was purchased by the said Krishna Chandra Neogi out of the money belonging to Amar Nath Neogi and Sati Nath Neogi.
- C. By an Indenture dated 18th August 1965 and registered with the Sub – Registrar of Alipore, District 24 Parganas in book No. I, volume No. 135 in pages 185 to 189 being No. 7071 of 1965 the said Krishna Chandra released and transferred unto and in favour of the said Amar Nath Neogi and Sati Nath Neogi **ALL THAT** the said Premises absolutely and forever in the manner as contained and recorded therein.
- D. The said Amar Nath Neogi and Sati Nath Neogi thus became seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the said Premises as absolute owners thereof with a marketable title free of all encumbrances and charges whatsoever and/or howsoever.
- E. By an Indenture dated 23rd August 1965 and registered with the Sub – Registrar of Alipore, District 24 Parganas in book No. I, volume No. 135 in pages 190 to 199 being No. 7073 of 1965 the said Amar Nath Niyogi and Sati Nath Niyogi settled and transferred in trust unto and in favour of the said Amar Nath Niyogi and Sati Nath Niyogi **ALL THAT** the said Premises with the intent and object of maintenance, support and residence of Sm. Uma Rani Neogy and Sm. Jahar Bala Neogy and upon the death of both the trust shall come to an end.
- F. The said Jahar Bala Neogy died in the year 1967.





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- G. One Nalini Nath Mitra was seized and possessed of undivided one fourth part and/or share into or upon the piece or parcel of land measuring $6\frac{1}{2}$ cottahs together with two storied building thereon lying at 1/1, Prannath Pandit Street, Calcutta and pursuance to the decree passed by the Hon'ble Calcutta High Court in Suit No. 1621 of 1955 and the same was transferred to the District Court, 24 Parganas for execution and in money execution case No. 22 of 1957 the undivided one fourth share as hereinabove mentioned was attached on 11th March 1958.
- H. Pursuance to the attachment as hereinabove recited the one fourth share into or upon the said 1/1, Prannath Pandit Street was put up for sale and the said Narsingha Kumar Basu, Asoke Kumar Basu and Rama Basu were declared the highest bidders and the necessary sale certificate was issued in their favour.
- I. By an Indenture dated 26th March 1971 and registered with the Joint Sub Registrar Alipore District 24 Parganas in Book No. 1, volume No. 44 in pages 09 to 15 being No. 1293 for the year 1971 the said Narsingha Kumar Basu, Asoke Kumar Basu and Rama Basu sold transferred and conveyed unto and in favour of the said Amar Nath Neogy **ALL THAT** the said one fourth undivided share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- J. By the Deed of Conveyance dated 14th December 1977 and registered with the District Sub Registrar Alipore in Book No. 1, volume No. 204 in pages 287 to 294 being No. 7907 for the year 1977 Anjali Neogy sold transferred and conveyed unto and in favour of Somenath Neogi **ALL THAT** the undivided $03/8^{\text{th}}$ part and/or share into or upon the said Premises for the consideration and in the manner as contained and recorded therein.
- 

K. The said Uma Rani Neogi died on 25th June 1991, thus the said Trust under the Deed of Trust dated 23rd August 1965 came to an end and the following became the absolute owners in respect of the said Premises having following shares thereupon: -

- | | | |
|-----|------------------|---------------------|
| i. | Amar Nath Niyogi | 05/08 th |
| ii. | Somenath Niyogi | 03/08 th |

L. By an Indenture dated 26th December 1992 and registered with the Registrar of Assurances, Calcutta in Book No. I, volume No. 223 in pages 1 to 18 being No. 22803 for the year 1992 (hereinafter referred to as the said **TRUST DEED**) the said Amar Nath Neogi and Somenath Neogi settled the said Premises whereby and wherein the said Amar Nath Neogi and Dibendu Dutta were appointed trustees and the said Premises shall ultimately belong to Joy Roychowdhury subject however to the life interest of residence of the said Amar Nath Neogi and Somenath Neogi as well as that of Sankar Nath Neogi, Shib Nath Neogi, Rabindra Nath Neogi, Bhaskar Nath Neogi, Rathindra Nath Neogi and Jumila Neogi in the manner and upon the terms and conditions as contained and recorded therein.

M. By a Deed of Declaration dated 17th September 1998 registered with the ADSR Alipore in Book No. IV, volume No. 9 in pages 89 to 98 being No. 476 of 1998 the said Amar Nath Neogi and Somenath Neogi modified the said Trust Deed in the following manner:

- i. The said Dibyendu Dutta resigned as the Trustee and hence the said Dibyendu Dutta was removed as the Trustee;
 - ii. The said Shib Nath Neogi, Joy Roy Chowdhury and Jumila Neogi were appointed as Trustees;
 - iii. Lila Neogi and Minoti Roy Chowdhury were further provided life interest of residence into or upon the said Premises;
- 

iv. Apart from Joy Roy Chowdhury as the only beneficiary the said Jumila Neogi was also included as one of the beneficiary under the said Trust Deed;

N. By the Deed of Declaration dated 23rd December 2003 registered with the District Sub Registrar – I, South 24 Parganas Alipore in Book No. I, volume No. 3 in pages 281 to 289 being No. 00052 of 2004 the said Amar Nath Neogi as one of the Trustee recorded the usage of the rooms having fallen vacant after demise of some family member and also future usage of the other rooms in the building at the said Premises.

O. In the mean-while the following persons died: -

1. Rabindra Nath Neogi on 20th August 1994;
2. Somenath Neogi on 08th April 2000;
3. Shib Nath Neogi on 27th November 2001;
4. Shankar Nath Neogi on 07th December 2003;
5. Bhaskar Nath Neogi on 27th January 2005;
6. Amar Nath Neogi on 24th March 2016;
7. Lila @ Leela Neogi on 23rd May 2021;

P. Upon the death of Amar Nath Neogi and Somenath Neogi, the said Joy Roy Chowdhury and Jumila Neogi were the only remaining Trustees.

Q. The said Rathindra Nath Neogi is alive and has surrendered his right as licensee to reside at the said Premises and handed over peaceful vacant possession of the portion occupied on the ground floor of the said Premises as confirmed by a letter dated 23rd March 2022 and an Affidavit dated 23rd March 2022.

R. The said Minati Roy Chowdhury is alive and has surrendered her right as licensee to reside at the said Premises and handed over peaceful vacant possession of the



portion occupied on the First and Second floor of the said Premises as confirmed by a letter dated 23rd March 2022 and an Affidavit dated 23rd March 2022.

- S. Upon the surrender of the right of residence and handing over of the peaceful vacant possession of the respective portions/ space occupied by Minati Roy Chowdhury and Rathindra Nath Neogi at the said Premises, the entirety of the said Premises is under the exclusive and absolute possession of the Vendors herein and there is no other impediment or term granting any right to any other person to occupy/ reside/ stay at the said Premises.
- T. The said Joy Roy Chowdhury and the said Jumila Neogi were the only two beneficiaries under the said Trust Deed and under provisions of Section 78 (a) of the India Trusts Act, 1882 they being competent to contract by mutual consent agreed to revoke the said Trust Deed.
- U. By the deed of dissolution dated 21st April 2022 and registered with the District Sub – Registrar – V, Alipore in book No. IV, volume No. 1630 – 2022 in pages 2599 to 2634 being No. 163000086 for the year 2022 the said Joy Roy Chowdhury and Jumila Neogi by mutual consent dissolved and revoked the trust created by virtue of the said Trust Deed.
- V. Since the building and structure at the said Premises is in a dilapidated condition and the Vendors being in dire need of funds for their alternative accommodation desire to sell and transfer the said Premises.
- W. In the aftermath of the above and protracted negotiations the Vendors have agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **ALL THAT** the said Premises absolutely and forever at or for the total consideration of Rs.2,44,00,000/= (Rupees Two Crores and Forty Four Lakhs) only free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages,



tenancies, trespass, occupiers, encroachers, HUF, debuttar, agreement holder, pledge, pawn, guarantee whatsoever and/or howsoever in the manner and upon the terms as hereinafter recorded.

X. At or before the execution of these presents the Vendors and each one of them have solely and jointly assured and represented to the Purchaser as follows which has been fully relied upon by the Purchaser: -

- (a) The Vendors are jointly seized and possessed of or otherwise well and sufficiently entitled to the said Premises as the absolute owners with a marketable title in respect thereof and each one of them have a distinct but undivided share thereon;
- (b) The said Premises is free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, trespass, tenancy, pawn, pledge, guarantee, personal guarantee by any of the Vendors or any of their predecessor in interest and/or title whatsoever and/or howsoever;
- (c) There is no suit or legal proceeding or prohibitory orders pending or subsisting in respect of the said Premises or any part thereof;
- (d) The said Premises is not subject to any notice of attachment under the Income Tax Act or under the Public Demands Recovery Act or under any other Act or Statute or Rules and Regulations whatsoever and/or howsoever
- (e) No Notice of Acquisition or requisition affects the said Premises nor is there any bar legal or otherwise in the Vendors selling the said Premises to the Purchaser.
- (f) The freehold interest and/or ownership interest of the Vendors in the said Premises does not stand mortgaged and/or encumbered or agreed to be mortgaged by the Vendors by way of security or additional security and/or collateral security and/or otherwise in favour of any Bank and/or any Financial Institution or any person, firm, company or government undertaking or anybody



else whomsoever to secure repayment of any loan taken or to be taken by the Vendors for any purpose whatsoever and/or howsoever and all the original title deeds at the time of execution of this deed is in the exclusive custody of the Vendors themselves.

- (g) None of the Vendors have entered into any agreement for sale and/or transfer and/or any other writing whatsoever and/or howsoever in respect of the said Premises or any part thereof.
- (h) All municipal rates taxes and outgoing payable in respect of the said Premises upto the date of execution of these presents have been duly paid and discharged by the Vendors and in respect of any outstanding rates taxes and outgoing the Vendors shall keep the Purchaser indemnified against all actions suits proceedings and costs charges and expenses in respect of the said Premises upto the date of execution of this deed of conveyance.
- (i) There is no tenant and/or any trespasser and/or any occupier and/or encroachment upon any part or portion of the said Premises and the entirety of the said Premises is in the vacant peaceful and khas possession of the Vendors themselves.
- (j) The Vendors do not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976.
- (k) That the recitals of title mentioned hereinbefore are true and factual, the Vendors have not suppressed any facts relating to the title and status of the said Premises, and there are no other incidents relating to the title and status of the said Premises other than those that are recited hereinabove.

Y. The Purchaser has made payment of the entire consideration amount as aforementioned and the Vendors have delivered the vacant peaceful and khas possession of the said Premises to the Purchaser and have also agreed to sign and execute the deed of conveyance in favour of the Purchaser.




NOW THIS INDENTURE WITNESSETH:

In pursuance of the said agreement and in consideration of the said sum of **Rs.2,44,00,000/= (Rupees Two Crores and Forty Four Lakhs) only** of the lawful money of the Union of India well and truly and sufficiently and effectively paid by the Purchaser to the Vendors (the receipt whereof the Vendors do hereby as also by the memo hereunder written admit and acknowledge to have received and the payment of the same and every part thereof) the Vendors and each one of them do hereby acquit release and discharge the Purchaser and the said Premises hereby intended to be conveyed they the Vendors do hereby indefeasibly and forever grant sell convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the piece or parcel of land containing by ad-measurement an area of about **04 (four) cottahs 13 (thirteen) chittacks and 30 (thirty) sq. ft.** be the same a little more or less together with partly one and partly two storied building and other structures lying situate at and/or being municipal premises No. 1/1A, Prannath Pandit Street, Kolkata 700 025 PO & PS Bhowanipore in ward No. 72 of the Kolkata Municipal Corporation (hereinafter referred to as the said **PREMISES**) and the same is morefully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said Premises now is or at any point of time heretofore were or was situated butted and bounded called known numbered described or distinguished with the intent and object that the Vendors and all of them have ceased to have any right title interest claim and/or demand of any nature whatsoever and/or howsoever into or upon the said Premises or any or every part thereof **TOGETHER WITH** all ways paths passages boundary walls drains water courses light liberties rights privileges easements advantages appendages and appurtenances whatsoever and/or howsoever into or upon the said Premises or any part thereof belonging or in any way appertaining to or usually held used occupied therewith or part or parcel thereof and reputed to belong or be appurtenant thereto **AND TOGETHER WITH** all legal incidents thereto and the



reversions remainder or remainders rents issues and profits benefits and advantages thereof and all estate right title interest and/or claim into or upon the said Premises **AND TOGETHER WITH** the right for the Purchaser and/or its successors in title owners or occupiers for the time being of the said Premises hereby conveyed with or without horses horse carts cars vehicles whether mechanically propelled or otherwise to pass and/or re-pass over along and in the paths ways passages and for laying filtered and/or unfiltered water pipes and all other cables and lines and wires in and on and along any portion of the said Premises and all and every and entire right title interest claim demand estate whatsoever and/or howsoever of the Vendors of in and into or upon the said Premises and/or any part or portion of the said Premises mentioned in the Schedule hereunder written and every part thereof being hereby sold transferred conveyed assured and assigned and/or intended so to be **TOGETHER WITH** all pattas muniments of title writings plans maps deeds documents indentures conveyances and/or any other document of title or in any way concerning and/or relating to or in any way covering the said Premises and/or any part thereof which now are or may hereafter shall and/or may be in possession control custody and/or management of the Vendors **AND TO HAVE AND TO HOLD** the said Premises being hereby sold transferred granted conveyed assured and assigned and/or so otherwise expressed and/or intended to be unto and in use of the Purchaser hereafter and forever in the manner as aforesaid free of all encumbrances, charges, liens, lispendens, attachments, trusts, mortgages, tenancies, trespassers, occupiers, pledge, pawn, encroachment, HUF, debuttar whatsoever and/or howsoever including all outgoing whatsoever.



II. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows: -

- a) **THAT**, notwithstanding any act deed matter and/or thing whatsoever and/or howsoever heretofore done committed and/or knowingly suffered by the Vendors to the contrary the Vendors are lawfully and/or otherwise absolutely seized and possessed of otherwise sufficiently entitled to **ALL THAT** the said Premises hereby sold transferred conveyed assigned and assured as an absolute and indefeasible estate or an estate equivalent or analogous thereto and free from all encumbrances charges liens lispens attachments trusts mortgages whatsoever and/or howsoever;
- b) **THAT**, the interest which the Vendors do hereby profess to transfer subsists and that the Vendors and each one of them have good right full power absolute and indefeasible authority and title to sell grant convey transfer assign and assure the said Premises and every part thereof hereby sold granted conveyed transferred assigned and assured unto and in favour of the Purchaser herein in the manner as aforesaid and in accordance to the true intent object and meaning of these presents;
- c) **THAT**, it shall be lawful for the Purchaser from time to time and at all material times hereinafter to enter into and upon and hold occupy and enjoy the said Premises and to receive the rents issues and profits thereof without any eviction interruption hindrance claims or demands or disturbance whatsoever from or by the Vendors herein and/or any person or persons or any other person or persons claiming through under or in trust for any of them having lawfully and/or equitably any claim estate right title demand and/or interest whatsoever and/or howsoever into or upon the said Premises and every part thereof and from and clear freely and clearly and absolutely acquitted exonerated and forever discharged and/or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges non assessment of taxes, electricity charges, water taxes, arrear of rates and taxes encumbrances and deposits whatsoever



and/or howsoever made done executed and/or occasioned by the Vendors and/or the predecessors in title of the Vendors and/or any of them;

- d) **THAT**, the said Premises and every part thereof is freed exonerated and discharged from and against all manner of encumbrances whatsoever on its ownership;
- e) **THAT**, the Vendors and all persons having or lawfully or equitably claiming any estate right title demand or interest whatsoever and/or howsoever into or upon the said Premises or any part thereof shall and will from time to time and at all material times hereafter upon every request and cost of the Purchaser make do acknowledge execute register and perform all such further and other lawful and reasonable acts deeds conveyances matters assurances and things whatsoever and/or howsoever for further better or more perfectly assuring the said Premises hereby sold transferred conveyed assigned assured and every part thereof unto and in favour and use of the Purchaser and/or its successors in interest in the manner as aforesaid as shall or may be required;
- f) **THAT**, the Vendors shall unless prevented by fire or some other inevitable accident from time to time and at all material times hereafter upon every reasonable request and at the cost of the Purchaser make do produce or cause to be made done produced to the Purchaser or their Attorney and/or agents at any trial commission, examination tribunal court board authority firm for inspection or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the said Premises if those in possession the Vendors AND ALSO shall at the like request deliver to the Purchaser such attested or other true copies of them as the Purchaser may requires and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-cancelled;
- g) **THAT**, the Vendors and each one them have ceased to have any right title interest claim and/or demand into or upon the said Premises or any part thereof and any right of any nature accruing shall now belong to the Purchaser exclusively.



THE SCHEDULE ABOVE REFERRED TO(PREMISES)

ALL THAT piece and parcel of revenue redeemed land containing 04 (four) Cottahs 13 (thirteen) Chittacks and 30 (thirty) Sq. ft. be the same a little more or less together with partly one storied and partly two storied building and structure (measuring in total 2900 sq. ft. out of which 1800 sq. ft. on the ground floor and 1100 sq. ft. on the first floor) with other appurtenances, fixtures, fittings, in Dihi 55 Gram, Division VI, Sub-Division: M, Police Station Bhowanipore, Sub-Registration Office Alipore, District South 24 Parganas, Kolkata 700 025 being present municipal premises No. 1/1A, Prannath Pandit Street, Police Station Bhowanipore, Kolkata 700025, within the municipal limits of the Kolkata Municipal Corporation under Ward No. 72, Assessee No. 110722400021 and is butted and bounded as follows:

| | | |
|--------------|---|---|
| ON THE NORTH | : | Partly by municipal premises No. 1, Prannath Pandit Street and partly by municipal premises No. 51, Paddapukur Road; |
| ON THE SOUTH | : | Partly by municipal premises No. 1/1B, Prannath Pandit Street and partly by municipal premises No. 1/2, Prannath Pandit Street; |
| ON THE EAST | : | By KMC Road Prannath Pandit Street; |
| ON THE WEST | : | By municipal premises No. 53, Paddapukur Road; |

OR HOWSOEVER OTHERWISE the same are is was or were heretofore-butted bounded called known numbered described or distinguished.



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

SIGNED SEALED AND DELIVERED

by the VENDORS at Kolkata

in the presence of:

Aloke Saha
2/40/1, Nakatala
2ND Scheme
KOL-700047

2) Pradeep Roy
Alipore Police Court
Kal-27

Joy Roy Counselor

Jeevika Dasg'

SIGNED SEALED AND ACCEPTED


by the PURCHASER at Kolkata

in the presence of:

Aloke Saha
2/40/1, Nakatala
2ND Scheme
KOL-700047

2) Pradeep Roy
Alipore Police Court
Kal-27

for Satwic Vivek Ruia


(As constituted attorney)

Drafted by me
Dilip Kumar Goel
Advocate
Alipore Court
P/875/798/99

RECEIVED of and from the within named
PURCHASER the within mentioned sum of
RUPEES TWO CRORES AND FORTY
FOUR LAKHS ONLY

RS.2,44,00,000/=

being the total consideration amount in terms
hereof and paid in the manner as follows:

MEMO OF CONSIDERATION

| Date | Cheque No. | Drawn On | Amount Rs. | In favour of |
|---|------------|---------------------|--------------------------|-------------------|
| 10.05.2022 | 000805 | Kotak Mahindra Bank | 95,00,000/= | Joy Roy Chowdhury |
| 10.05.2022 | 000807 | Kotak Mahindra Bank | 95,00,000/= | Jumila Neogi |
| 10.05.2022 | 000806 | Kotak Mahindra Bank | 25,78,000/= | Joy Roy Chowdhury |
| 10.05.2022 | 000808 | Kotak Mahindra Bank | 25,78,000/= | Jumila Neogi |
| Income Tax deducted at source U/s. 194IA of the Income Tax Act | | | 1,22,000/= | Joy Roy Chowdhury |
| Income Tax deducted at source U/s. 194IA of the Income Tax Act | | | 1,22,000/= | Jumila Neogi |
| (Rupees Two Crores and Forty Four Lakhs) only | | | Rs. <u>2,44,00,000/=</u> | |

WITNESSES:

1) Aloke Saha

2) Brajdeep Roy

Joy Roy Chowdhury

Jumila Neogi

VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |

PHOTO

Jerry Ray Crawford

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |

PHOTO

Juvenile Weag

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |

PHOTO





| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042001187311/2022

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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|----------|---|--|---------------------------------|
| 1 | Mr Joy Roy Chowdhury 36, New Bara Supervisor Flat Sidhgora, Block/Sector: Jamshedpur, City:- , P.O:- Agrico, P.S:- SINGHGORA, District:- Purbi Singhbhum, Jharkhand, India, PIN:- 831009 | Seller |  |  | Joy Roy Chowdhury 11/05/2022 |
| 2 | Ms Jumila Neogi 12A Mahesh Chowdhury Lane, Block/Sector: Kolkata, City:- , P.O:- Bhawanipore, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700025 | Seller |  |  | Jumila Neogi 11/05/2022 |

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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|--|--|---|
| 3 | Mr Vivek Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 | Attorney of Buyer [Mr Satwic Vivek Ruia] |  |  |  11.05.2022 |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147 | Mr Joy Roy Chowdhury, Ms Jumila Neogi, Mr Vivek Ruia |  |  |  11.05.2022 |

(Anupam Halder)

DISTRICT SUB-
REGISTRAR

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



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

GRN Details

GRN: 192022230022947281
GRN Date: 10/05/2022 13:24:21
BRN : 1789851970
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 10/05/2022 13:25:33
Payment Ref. No: 2001187311/10/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Satwic Vivek Ruia
Address: 21/2 Ballygunge Place Kolkata 700019
Mobile: 9831812323
Depositor Status: Buyer/Claimants
Query No: 2001187311
Applicant's Name: Mr Uday Jalan
Identification No: 2001187311/10/2022
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|--------------------|--|--------------------|----------------|
| 1 | 2001187311/10/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 1219920 |
| 2 | 2001187311/10/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 244014 |
| | | | Total | 1463934 |

IN WORDS: **FOURTEEN LAKH SIXTY THREE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACPPR8539Q



नाम /NAME
VIVEK RUIA

पिता का नाम /FATHER'S NAME
SHEO KUMAR RUIA

जन्म तिथि /DATE OF BIRTH
21-05-1965

हस्ताक्षर /SIGNATURE

Vivek Ruia

K. Das

आयकर आयुक्त, प.बं.-II

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

[Handwritten signature]

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF File No. 1/1A, Pranankh Pandit Street - Kol 25

Deed of Sale



भारत सरकार

GOVERNMENT OF INDIA



বিবেক রুইয়া

Vivek Ruia

জন্মতারিখ/ DOB: 21/05/1965

পুরুষ / MALE



8909 9470 4246

আধার - সাধারণ মানুষের অধিকার

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF

Pre. No. 1/1A, Prannath Panalit Street - Kol. 25
Deed of Sale.



আধার

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

21/2, বালিগঞ্জ প্লেস,
বালিগঞ্জ, কোলকাতা,
পশ্চিম বঙ্গ - 700019

21/2, BALLYGUNGE
PLACE, Ballygunge,
Kolkata,
West Bengal - 700019



1947

1800 300 1947



help@uidai.gov.in www.uidai.gov.in

WWW

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATWIC V RUIA

VIVEK RUIA

15/07/1994

Permanent Account Number

BIZPR8842M

Signature



03082012

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF Poc. No. 1/1A, Bhananath Pandit Street. Kol-25

Deat of Sale.

इस कार्ड के रखने / पाने पर कृपया सूचित करें / लौटाने:

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 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,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

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



भारत सरकार

GOVERNMENT OF INDIA



साक्षिक विवेक रुइया

Satwic Vivek Ruia

जन्मतिथि/ DOB: 15/07/1994

पुरुष / MALE



3759 4046 5326

আমার আধার, আমার পরিচয়

THIS XEROX IS ATTACHED AND
GIVE ONLY FOR PURPOSE OF
KYC OF

PC NO. 1/1A, Kanna Nath Pansit Street, Kd-25
Deed of Sale.



भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

21/2, বালিগঞ্জ প্লেস, বালিগঞ্জ,
কোলকাতা,
পশ্চিম বঙ্গ - 700019

Address

21/2, BALLYGUNGE
PLACE, Ballygunge,
Kolkata,
West Bengal - 700019



1947
1800 300 1947



help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग

INCOME TAX DEPARTMENT

JOY ROYCHOWDHURY
SASANKA ROYCHOWDHURY



भारत सरकार

GOVT. OF INDIA

16/03/1971

Permanent Account Number

AAYP8741H



Signature

Joy Roy Chowdhury

भारत सरकार
Government of India

जय रायचौधरी
Joy Roychowdhury
जन्मतिथि / DOB : 16/03/1971
पुरुष / Male

2145 9826 3301

मेरा आधार, मेरी पहचान

Joy Roychowdhury

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

ठिकाना: ३६, निউे वारा सुपरविडसर फ्लैट्स, सिधगोरा,
अपनिउे टिमकेन फ्याक्टरी, वार्डा, अग्रिको, ईस्ट
सिडगोरा, बाडुसड, 831009
Address: 36, New Bara Supervisor Flats,
Sidhgora, Opposite Timken Factory, Bara,
Agrico, East Singhbhum, Jharkhand, 831009

2145 9826 3301

1947 help@uidai.gov.in www.uidai.gov.in

Joy Roychowdhury



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

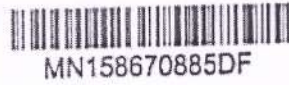
ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20025/11836

To
জুমিলা নিয়োগী
Jumila Neogi
1/1A PRAN NATH PANDIT STREET
Bhawanipore S.O
Bhawanipore Kolkata
West Bengal 700025

15867088



MN158670885DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3095 3480 0324

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



জুমিলা নিয়োগী
Jumila Neogi
পিতা : রথীন্দ্র নাথ নিয়োগী
Father : RATHINDRA NATH NEOGI
জন্ম সাল / Year of Birth : 1977
মহিলা / Female

3095 3480 0324



Jumila Neogi

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JUMILA NEOGI

RATHINDRA NATH NEOGI

12/10/1977

Permanent Account Number

AWTPN4275B

Jumila Neogi
Signature



09092014

Jumila Neogi

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
JTK3837937



নির্বাচকের নাম : শিবির মন্ডল

Elector's Name : Sisir Mondal

পিতার নাম : যাদব মন্ডল

Father's Name : Judah Mondal

লিঙ্গ / Sex : পুরু / MR

জন্ম তারিখ /
Date of Birth : 05/01/1954

Sisir Mondal

JTK3837937

ঠিকানা:
পেটুয়া মন্ডল পাড়া ও রুইদাসপাড়া মল্লিকপুর বারুই পুর
দক্ষিণ 24 পরগনা 700147

Address:
Petua Mondal Para O Ruidaspara
Mallikpur Barui Pur South 24 Parganas
700147

Date: 12/08/2007
104-বারুইপুর নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও এখাই নথির নতুন সচিত পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নথিটি উত্তরে কক্ষন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No : | I-1604-05175/2022 | Date of Registration | 20/05/2022 |
| Query No / Year | 1604-2001187311/2022 | Office where deed is registered | |
| Query Date | 19/04/2022 4:35:04 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Uday Jalan 21/2, Ballygunge Place Kolkata, Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9831312355, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| Rs. 2,44,00,000/- | Rs. 2,44,00,000/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 12,20,020/- (Article:23) | Rs. 2,44,046/- (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:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pranath Pandit Street, , Premises No: 1/1A, , Ward No: 072 Pin Code : 700025

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|---------------------|
| L1 | (RS :-) | | Bastu | 4 Katha 13 Chatak 30 Sq Ft | 2,29,00,000/- | 2,29,00,000/- | Property is on Road |
| Grand Total : | | | | 8.0094Dec | 229,00,000 /- | 229,00,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2900 Sq Ft. | 15,00,000/- | 15,00,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 2900 sq ft | 15,00,000 /- | 15,00,000 /- | |

er Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Mr Joy Roy Chowdhury Son of Late Sasanka Roy Chowdhury 36, New Bara Supervisor Flat Sidhgora, Block/Sector: Jamshedpur, City:- , P.O:- Agrico, P.S:-SINGHGORA, District:-Purbi Singhbhum, Jharkhand, India, PIN:-831009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx1H, Aadhaar No: 21xxxxxxxx3301, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence</p> |
| 2 | <p>Ms Jumila Neogi Daughter of Mr Rathindra Nath Neogi 12A Mahesh Chowdhury Lane, Block/Sector: Kolkata, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AWxxxxxx5B, Aadhaar No: 30xxxxxxxx0324, Status :Individual, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/05/2022 , Admitted by: Self, Date of Admission: 11/05/2022 ,Place : Pvt. Residence</p> |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Mr Satwic Vivek Ruia Son of Mr Vivek Ruia 21/2 Ballygunge Place, Block/Sector: Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Blxxxxxx2M, Aadhaar No: 37xxxxxxxx5326, Status :Individual, Executed by: Attorney</p> |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>Mr Vivek Ruia (Presentant) Son of Late Sheo Kumar Ruia 21/2 Ballygunge Place Kolkata, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9Q, Aadhaar No: 89xxxxxxxx4246 Status : Attorney, Attorney of : Mr Satwic Vivek Ruia</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <p>Mr Sisir Mondal Son of Mr Jadav Mondal Subhashgram, City:- Baruipur, P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147</p> | | | |
| Identifier Of Mr Joy Roy Chowdhury, Ms Jumila Neogi, Mr Vivek Ruia | | | |

Transfer of property for L1

| No | From | To. with area (Name-Area) |
|----|----------------------|----------------------------------|
| | Mr Joy Roy Chowdhury | Mr Satwic Vivek Ruia-4.00469 Dec |
| 2 | Ms Jumila Neogi | Mr Satwic Vivek Ruia-4.00469 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|----------------------|--|
| 1 | Mr Joy Roy Chowdhury | Mr Satwic Vivek Ruia-1450.00000000 Sq Ft |
| 2 | Ms Jumila Neogi | Mr Satwic Vivek Ruia-1450.00000000 Sq Ft |

Endorsement For Deed Number : I - 160405175 / 2022

On 10-05-2022

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 2,44,00,000/-

(Signature)

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

On 11-05-2022

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

Presented for registration at 17:45 hrs on 11-05-2022, at the Private residence by Mr Vivek Ruia ,

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

Execution is admitted on 11/05/2022 by 1. Mr Joy Roy Chowdhury, Son of Late Sasanka Roy Chowdhury, 36, New Bara Supervisor Flat Sidhgora, Sector: Jamshedpur, P.O: Agrico, Thana: SINGHGORA, , Purbi Singhbhum, JHARKHAND, India, PIN - 831009, by caste Hindu, by Profession Service, 2. Ms Jumila Neogi, Daughter of Mr Rathindra Nath Neogi, 12A Mahesh Chowdhury Lane, Sector: Kolkata, P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Service

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr Vivek Ruia, , Son of Late Sheo Kumar Ruia, 21/2 Ballygunge Place Kolkata, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Business as the constituted attorney of Mr Satwic Vivek Ruia 21/2 Ballygunge Place, Sector: Kolkata, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by him

Indetified by Mr Sisir Mondal, , , Son of Mr Jadav Mondal, Subhashgram, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Service

(Signature)

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

On 19-05-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,44,046/- (A(1) = Rs 2,44,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,44,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/05/2022 1:25PM with Govt. Ref. No: 192022230022947281 on 10-05-2022, Amount Rs: 2,44,014/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1789851970 on 10-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,20,020/- and Stamp Duty paid by online = Rs 12,19,920/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/05/2022 1:25PM with Govt. Ref. No: 192022230022947281 on 10-05-2022, Amount Rs: 12,19,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1789851970 on 10-05-2022, Head of Account 0030-02-103-003-02

(Signature)

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

On 20-05-2022

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 2,44,046/- (A(1) = Rs 2,44,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,20,020/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 237750, Amount: Rs.100/-, Date of Purchase: 31/03/2022, Vendor name: S Mukherjee

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 180362 to 180389
being No 160405175 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.05.27 11:26:19 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/05/27 11:26:19 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)