

2051/2022

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2150/22

Handwritten notes on the left margin: "A", "7.5", "A", "2/22", "A", "2/22".



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A. III

64AB 734945

For the purpose of this document is admitted to registration the Signature Seal and the stamp of the Registrar are pasted on this document as the part of this document.

1003-2-27/1/22

Additional Registrar
Kolkata

CASE NO- 272/22

THIS INDENTURE made on this 27th day of January Two Thousand and Twenty Two BETWEEN KANAK NARAYAN SEN (having PAN AVTPS2431D and Aadhaar No. 4139 1386 4021) son of Rajat Narayan Sen residing at 1, Gouranga Mandir Road, Opposite Bigbazar, Police Station - Patuli and Post Office - Baghajatin,

Handwritten notes: J1-2501, J2-1024, 3504



163817

Kol Sin

NAME _____
 ADD _____
 No. _____
 24 JAN 2022
SUMANJAN MUKHERJEE
 Licensed Insurance Vendor
 C. C. Office
 2 & 3, K. S. Road, Howrah, K.W.I

Ground. 1/1

24 JAN 2022
24 JAN 2022



Additional Registrar of Assurances III Kolkata

27 JAN 2022

Kolkata-700086 and presently residing at 545, Belmont Ave West, Apt. 804, Kitchener, Ontario N2M5G7, Canada, represented by his constituted attorney (Smt.) Manjira Sen (having PAN AAWPS9275K and Aadhaar No. 5394 4515 1532) daughter of Late Manojit Sen residing at 3A, Mandeville Gardens, Post Office - Ballygunge, Police Station - Gariahat, Kolkata-700019 hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART AND SHREEPURAM PARKS LLP** (having LLP-IN AAA2451 and PAN ABZFS2872E), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having its Registered Office at No. 20 Ballygunge Circular Road, Police Station and Post Office Ballygunge, Kolkata-700019 and represented by its Designated Partner Santosh Kumar Rungta son of Late Tribeni Prasad Rungta, residing at 20 Ballygunge Circular Road, Kolkata- 700 019, Post Office Ballygunge, Police Station Ballygunge, having PAN ADAPR3669P and Aadhaar No. 516923214311 hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its partners, successors or successors-in-office and/or successors-in-interest and/or assigns) of the **OTHER PART**:

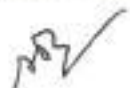
WHEREAS:

- A. By an Indenture of Conveyance dated 10th August 1956 made between one Hirendra Nath Sircar therein referred to as the Vendor of the One Part and Satyanarayan Prosad Gooptu (since deceased) therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Alipore Sadar in Book No. I, Volume No. 96, Pages 170 to 181 Being No. 6213 for the year 1956, the said Hirendra Nath Sircar for the consideration therein mentioned sold conveyed and transferred unto and to said Satyanarayan Prosad Gooptu All That the partly one partly two and partly three storeyed building dwelling house premises and other erections together with the piece and parcel of revenue free land or ground thereunto belonging whereon or on part thereof the same were erected and built containing an area of 9 Cottahs 15 Chittacks and 18 Square feet more or less situate lying at and being plot No. 92 of the surplus lands in Improvement Scheme No. V, being Lot No. 10 of Sale No. 28 formed out of portion of Old Premises Nos. 2/1, 3, 4 and 4/1, Hazra Road being parts of Holding Nos. 392, 393, 391 and 394 respectively in Sub-division M Division VI Dihi Panchannagram, Police Station Bhowanipore morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "the **said Premises**" absolutely and forever.

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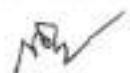
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- B. The said Satyanarayan Prosad Gooptu who was a Hindu during his lifetime and at the time of his death governed by the Dayabhaga School of Hindu Law, died intestate on 8th February 1981 being seized and possessed of the said Premises and leaving him surviving his wife Sujata Gooptu (since deceased), six sons namely Naranarayan Gooptu, Buddhadeb Gooptu (since deceased), Joydev Gooptu, Gautam Gooptu, Amaresh Gooptu (since deceased) and Samaresh Gooptu and four daughters namely Dipali Sen (since deceased), Jayasri Sen (since deceased), Shyamali Sen and Dipasree Sen as his only heirs heiresses and legal representatives who all upon his death inherited and became entitled to the said Premises, absolutely and in equal shares.
- C. The said Sujata Gooptu who was a Hindu during her lifetime and at the time of her death and governed by the Dayabhaga School of Hindu Law, died intestate on 25th July 1993 being seized and possessed of one-eleventh undivided part or share of and in the said Premises and leaving her surviving her said six sons namely Naranarayan Gooptu, Buddhadeb Gooptu, Joydev Gooptu, Gautam Gooptu, Amaresh Gooptu and Samaresh Gooptu and said four daughters namely Dipali Sen, Jayasri Sen, Shyamali Sen and Dipasree Sen as her only heirs heiresses and legal representatives who all upon her death inherited and became entitled to her entire part or share of and in said Premises, absolutely.
- D. The said Buddhadeb Gooptu who was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 20th October 2008, being seized and possessed of one-tenth undivided part or share of and in the said premises and leaving him surviving his wife namely Krishna Gooptu (since deceased) and two sons namely Adityadeb Gooptu and Sabyasachi Gooptu who all upon his death inherited and became entitled to his entire one-tenth undivided part or share of and in said Premises, absolutely. The said Krishna Gooptu who was a Hindu during her lifetime and at the time of her death and governed by the Dayabhaga School of Hindu Law, subsequently died intestate on 26th March 2019, leaving her surviving her said two sons namely Adityadeb Gooptu and Sabyasachi Gooptu as her only heirs and legal representatives and upon her death the said Adityadeb Gooptu and Sabyasachi Gooptu inherited and became entitled to her entire part or share of and in said Premises and thereby each became entitled to 1/20th (one-twentieth) undivided part or share of and in the said Premises, absolutely.
- E. The said Jayasri Sen who was a Hindu during her lifetime and at the time of her death and governed by the Dayabhaga School of Hindu Law, died intestate on 20th



June 2018 being seized and possessed of one-tenth undivided part or share of and in the said premises and leaving her surviving her one son namely Kanak Narayan Sen (the Vendor hereto) and one daughter namely Diya Sen as her only heirs and legal representatives who both upon her death inherited and became entitled to her entire one-tenth undivided part or share of and in the said Premises in equal shares, absolutely. The husband of Jayasri Sen namely Rajat Narayan Sen predeceased her on 13th December 2013.

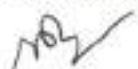
- F. The said Amaresh Gooptu who was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 17th May 2021, being seized and possessed of one-tenth undivided part or share of and in the said Premises and leaving him surviving his wife namely (Smt.) Sudeshna Gooptu and two daughters namely (Smt.) Amrita Gooptu and (Smt.) Mahasweta Gooptu as his only heirs and legal representatives who all upon his death inherited and became entitled to his entire part or share of and in said Premises, absolutely.
- G. The said Dipali Sen died on 26th November 2016 after making and publishing her Last Will and Testament dated 5th July 2016 whereby and whereunder she appointed her daughter namely the said Manjira Sen as the sole executor of the said Will and gave devised and bequeathed her entire part or share of and in the said Premises unto and to her daughter namely the said Manjira Sen absolutely.
- H. Probate in respect of the said Will of Dipali Sen was granted by the Hon'ble High Court at Calcutta in P.L.A. No. 119 of 2020 on 4th March 2021 to the said Manjira Sen whereafter the said Manjira Sen by her acts assented and consented to the bequests and legacies contained in the said Will and made over the entire share of the said Dipali Sen in the said Premises to Manjira Sen.
- I. The Vendor hereto alongwith the said (1) Naranarayan Gooptu, (2) Adityadeb Gooptu, (3) Sabyasachi Gooptu, (4) Joydev Gooptu, (5) (Smt.) Sudeshna Gooptu, (6) (Ms.) Amrita Gooptu, (7) (Ms.) Mahasweta Gooptu, (8) Samaresh Gooptu, (9) (Smt.) Manjira Sen, (10) (Smt.) Shyamali Sen, (11) (Smt.) Diya Sen, (12) (Smt.) Dipasree Sen and (13) Gautam Gooptu (all thirteen hereinafter referred to as "the **Co-owners**") have been the full and absolute owners of the said premises with the Vendor owning one-twentieth undivided part or share of and in the said Premises morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **said share in the said Premises**". The share owned by the Vendor and the said Co-owners in the said Premises is as follows:-



Sl. No.	Name	Share
1.	Naranarayan Gooptu	1/10 th
2.	Adityadeb Gooptu	1/20 th
3.	Sabyasachi Gooptu	1/20 th
4.	Joydev Gooptu	1/10 th
5.	Sudeshna Gooptu	1/30 th
6.	Amrita Gooptu	1/30 th
7.	Mahasweta Gooptu	1/30 th
8.	Samaresh Gooptu	1/10 th
9.	Manjira Sen	1/10 th
10.	Shyamali Sen	1/10 th
11.	Diya Sen	1/20 th
12.	Kanak Narayan Sen	1/20 th
13.	Dipasree Sen	1/10 th
14.	Gautam Gooptu	1/10 th

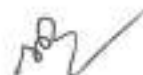
J. In connection with the sale of the said share in the said Premises, the Vendor has made the following representations and assurances which have been fully relied upon and believed to be true and correct by the Purchaser in good faith:-

- a. That the Vendor has a good and marketable title to the said share in the said Premises and the same are free from all encumbrances mortgages, security interest, charges, liens, lispendens, restrictions, attachments, bankruptcy, insolvency, vesting, benami transaction, leases, tenancies, thika tenancy, occupancy rights, uses, debutters, trust, wakf, acquisition,

requisition, alignment, claims, demands or liabilities whatsoever and howsoever and the Vendor hereto alongwith (1) Naranarayan Gooptu, (2) Adityadeb Gooptu, (3) Sabyasachi Gooptu, (4) Joydev Gooptu, (5) (Smt.) Sudeshna Gooptu, (6) (Ms.) Amrita Gooptu, (7) (Ms.) Mahasweta Gooptu, (8) Samarash Gooptu, (9) (Smt.) Manjira Sen, (10) (Smt.) Shyamali Sen, (11) (Smt.) Diya Sen, (12) (Smt.) Dipasree Sen have until delivery of the same to the Purchaser been in complete khas vacant peaceful possession of the said Premises.

- b. That the said Premises is secured on all sides partly by boundary walls with gates and partly by portion of building wall and said Premises is having direct access from the abutting public roads on its northern side (Nafar Kundu Road) and western side (Priya Nath Mullick Road).
- c. That the said Premises or any part thereof has not been attached or forfeited and/or is liable to be attached or forfeited under any laws or order or decree of any authority or Court of Law or due to Income Tax, Foreign Exchange, Money Laundering or any other Statutory Dues or Public Demand.
- d. That there is no impediment on the purchase and/or sale and/or development of the said Premises or any part thereof imposed by the Government, Courts, any local body or statutory authority.
- e. That the facts recited above and in the said Indenture of Conveyance dated 10th August 1956 are all true and correct.
- f. That no other person has any right title interest or possession whatsoever in the said share in the said premises or any part thereof nor sent any notice in respect thereof and that save and except the Vendor and the other co-owners named above, no other person can claim any right title or interest whatsoever in the said Premises or any part thereof.
- g. That there is no subsisting agreement or other instruments for transfer or joint development of the said Premises or any part thereof with any person or persons and the Vendor has never executed or registered any power of attorney connected thereto save and except the Power of Attorney dated 20th August 2020 executed by the said Kanak Narayan Sen in favour of (Smt.) Manjira Sen which is fully valid and subsisting.



- h. That the Vendor or his predecessors in title or predecessors in interest (as the case may be) or the said Co-owners have not mortgaged or charged or provided security interest, guarantee, collateral security or any other security in respect the said Premises or any part thereof and there is no notice or proceeding for realization or recovery of the dues of the Bank nor is there any proceeding under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 or the Companies Act or Insolvency Code or before the Debts Recovery Tribunal or before any Court or Tribunal.
- K. The Vendor has contracted with the Purchaser for absolute sale of his one-twentieth entire undivided part or share in the said premises and his entire part and share thereof free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendens attachments uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever and with vacant peaceful possession of the said premises at or for the consideration of Rs.40,00,000/- (Rupees forty lakhs) only.

L. NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of a sum of Rs.40,00,000/- (Rupees forty lakhs) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof, the Vendor doth hereby acquit release and forever discharge the Purchaser and the properties benefits hereby respectively granted sold conveyed and transferred unto and to the Purchaser) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser, his entire one- twentieth undivided part or share of and in **ALL THAT** the messuages tenements hereditaments dwelling house outhouse structures and premises Together With the like one- twentieth undivided part or share in the piece and parcel of revenue free land or ground thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 9 Cottahs 15 Chittacks and 18 Square feet more or less situate lying at and being Premises No. 17 Priya Nath Mullick Road (also known as Priyanath Mallick Road), Police Station Bhowanipore, Kolkata-700026 in the District of South 24-Parganas morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **said share in the said Premises**" and the entire share right, title and interest of the Vendor therein **TOGETHER WITH** like one- twentieth undivided part or share of and in all and singular the tangible and intangible assets, edifices, furniture, fittings, fixtures, gates,

courts, courtyards, compound, boundaries boundary walls, areas, sewers, drains, ways, paths, passages, fences, hedges, ditches, trees, water, water courses, electricity, drainage, water and other lines and connections, fittings and fixtures at the said Premises, lights, telephone, gas, utilities, facilities and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof **TOGETHER WITH** all easements quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor into out of or upon the entirety of the said Premises and every part thereof and also upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **AND** all legal incidence thereof **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Premises or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said share in the said Premises and all properties benefits and rights hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser absolutely and forever free from all encumbrances mortgages, security interest, charges, liens, lispendens, restrictions, attachments, bankruptcy, insolvency, vesting, benami transaction, leases, tenancies, thika tenancy, occupancy rights, uses, debutters, trust, wakf, acquisition, requisition, alignment, claims, demands or liabilities whatsoever and howsoever

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor or his predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;

- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages, charges, liens, lis pendens, restrictions, attachments, bankruptcy, insolvency, vesting, security interest, leases, tenancies, thika tenancy, occupancy rights, uses, debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or his predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vi) **AND THAT** the said share in the said Premises or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or
- me* *me*

other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.

- (vii) **AND THAT** the said Premises or any portion thereof is not affected by claim of the any notice or scheme of alignment or any other claim whatsoever or howsoever of the Kolkata Improvement Trust or Kolkata Metropolitan Development Authority or Government or any other Public body or authorities.
- (viii) **AND THAT** all electricity charges and other outgoings and impositions payable in respect of the said Premises for the period upto the date of execution hereof has duly been paid and there is no amount in arrears or outstanding on any account whatsoever in connection with the said premises and if any amount be found due, the Vendor shall be liable to and shall pay the same to the extent of one- twentieth share thereof forthwith and within 15 days of a demand being made by the Purchaser upon the Vendor, save and except as regards any municipal rates and taxes, which shall be to the account of and paid by the Purchaser.
- (ix) **AND ALSO THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or his predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Said Premises)

ALL THAT messuages tenements hereditaments dwelling house outhouse structures and premises Together With the piece and parcel of revenue free land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 9 Cottahs 15 Chittacks and 18 Square feet more or less situate lying at and being Premises No. 17 Priya Nath Mullick Road (also known as Priyanath Mallick Road) Kolkata-700026 (formerly being plot No. 92 of the surplus lands in Improvement Scheme

No. V, being Lot No. 10 of Sale No. 28 formed out of portion of Old Premises Nos. 2/1, 3, 4 and 4/1, Hazra Road being parts of Holding Nos. 392, 393, 391 and 394 respectively in Sub-division M, Division VI, Dihi Panchannogram) under Police Station Bhowanipore in the District of South 24-Parganas and delineated in the plan annexed hereto duly bordered thereon in "RED" and butted and bounded as follows:-

- ON THE NORTH : By Nafar Kundu Road;
- ON THE SOUTH : Partly by each of Premises Nos. 19A, 19B and 19C Priya Nath Mullick Road;
- ON THE EAST : Partly by each of Premises Nos. 4B and 4C Nafar Kundu Road; and
- ON THE WEST : By Priya Nath Mullick Road.

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was measured butted bounded called known numbered assessed described or distinguished. **BE IT MENTIONED** that the total constructed residential area with cemented flooring at the said Premises is about 12000 Square feet which is about 90 year old and out of which the ground floor area is 4500 Square feet more or less, first floor area is 4500 Square feet more or less and second floor area is 3000 Square feet more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Said Share in the said Premises)

ALL THAT the one- twentieth undivided part or share of the Vendor of and in the messuages tenements hereditaments dwelling house outhouse structures and premises Together With the piece and parcel of revenue free land thereunto belonging whereon or on parts whereof the same are erected and built containing an area of 9 Cottahs 15 Chittacks and 18 Square feet more or less situate lying at and being municipal Premises No. 17 Priya Nath Mullick Road (also known as Priyanath Mallick Road), Kolkata-700026 in the District of South 24 Parganas fully described in the First Schedule hereinabove written.

BE IT MENTIONED that one- twentieth undivided part or share in the said Premises comes to undivided 7 Chittacks 43.65 square feet more or less and in the total constructed area at the said Premises comes to undivided 600 square feet more or less out





of which the ground floor area is 225 Square feet more or less, first floor area is 225 Square feet more or less and second floor area is 150 Square feet more or less

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

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR** at Kolkata in the presence of:

Surbendu Chatterjee
 2b, Ballygunge Circular Rd.
 107-19

Soumya Samanta (Adv)

Manjira Sen
 (MANJIRA SEN)
 (constituted attorney
 of Karak Narayan Sen)

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASER** at Kolkata in the presence of:

Surbendu Chatterjee
 2b, Ballygunge Circular Rd.
 107-19

Soumya Samanta (Adv)

For, SURESH PURUM BANIK LLP

M. Ananta

DESIGNATED PARTNER

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED by the Vendor from the withinnamed Purchaser the withinmentioned sum of Rs.40,00,000/- (Rupees forty lakhs) only towards consideration in full payable under these presents to the Vendor as per the Memo of Consideration below:

MEMO OF CONSIDERATION:

Sl. No.	Cheque Number	Date	Bank	Amount (in Rs.)
1.	200999	27.01.2022	HDFC Bank	3168000.00
	TDS	---	---	832000.00
				<u>40,00,000.00</u>

(Rupees forty lakhs) only

WITNESSES:

[Handwritten signature]
[Handwritten signature]

Manjira Sen
 (MANJIRA SEN)
 as constituted attorney
 for Kanak Narayan Sen

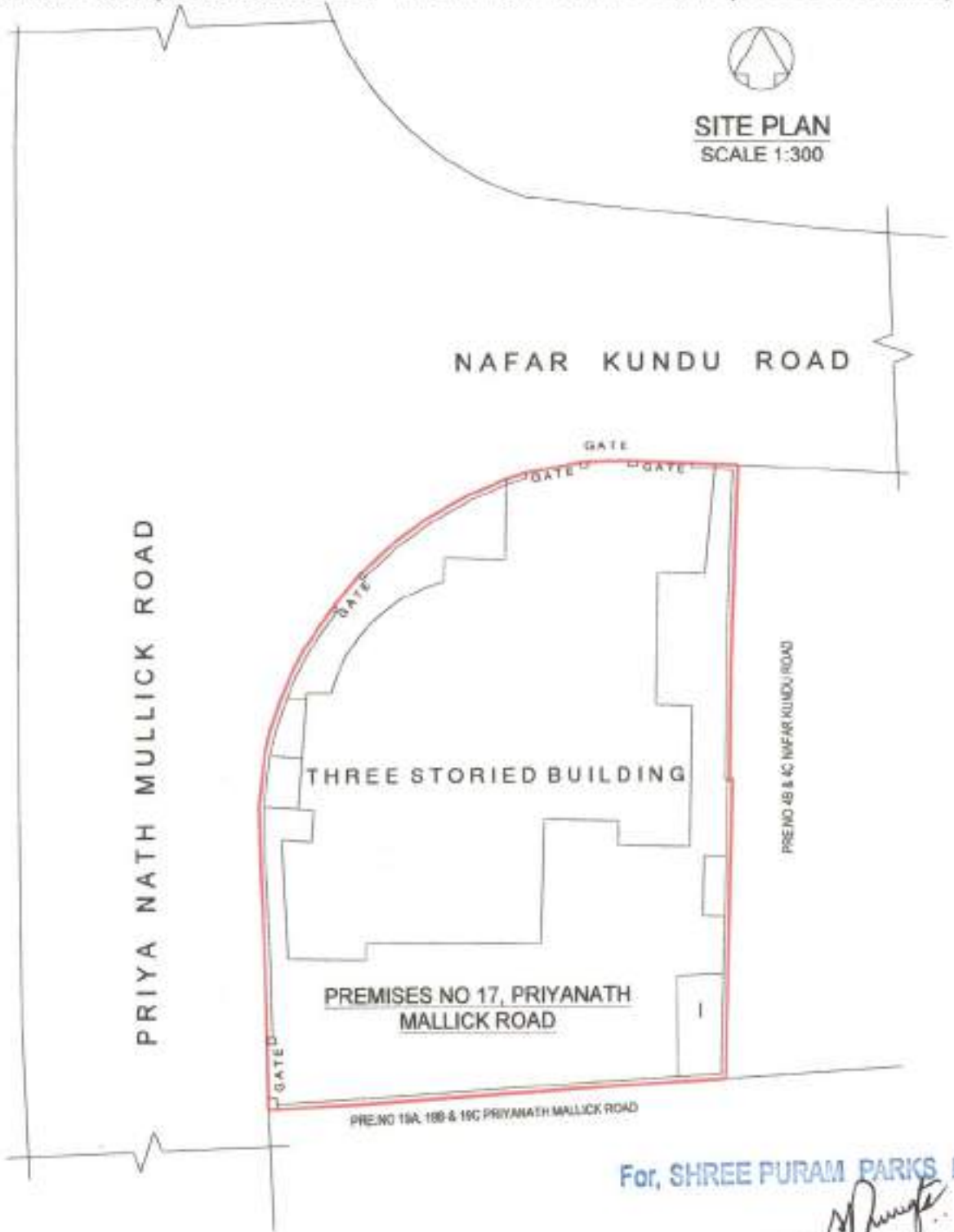
Drafted by me:-

[Handwritten signature], Advocate
 C/o DSP Law Associates,
 4D, Nicco House,
 1B, Hare Street, Kolkata-700001
 F-1064/2012

SITE PLAN OF PRE. NO. 17, PRIYANATH MALLICK ROAD, KOLKATA 700026, PS BHOWANIPORE, KMC WARD 72. AREA : 9K-15CH-18SFT. (666.30 SQ. MTS)














SITE PLAN
SCALE 1:300














For, SHREE PURAM PARKS LLP

DESIGNATED PARTNER

Mansira Sen
(MANSIRA SEN)
(as Constituted Attorney
of Karat Narayan Sen)

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	




Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - III KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19032000274160/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Manjira Sen 3A, Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Attorney of Seller [KANAK NARAYA N SEN]		 6423	 27/01/2022
2	Santosh Kumar Rungta , 20, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Represent ative of Buyer [SHREEP URAM PARKS LIMITED LIABILITY PARTNER SHIP]		 642	 27/01/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Subhendu Chatterjee Son of Amalendu Chatterjee Gita Bhaban, Kona Road, Flat No: 302, 3rd Floor, City:- Howrah, P.O:- Santragachi, P.S:- JAGACHHA, District:-Howrah, West Bengal, India,	Manjira Sen, Santosh Kumar Rungta		 644	 27/01/2022


27/1/22


(Probir Kumar Golder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
III KOLKATA
Kolkata, West Bengal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

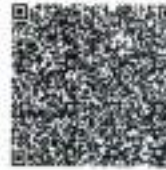
ভূমিকাভুক্তির আই ডি / Enrollment No.: 2730/00104/06611

To
কনক নারায়ণ সেন
Kanak Narayan Sen
SiO: Rajat Narayan Sen
1 Gouranga Mandir Road
Opposite of Bigbazar
Baghajatin
Baghajatin
Cirous Avenue Kolkata
West Bengal 700086
9073515217

070052018
110725864



ME197258645FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

4139 1386 4021

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



কনক নারায়ণ সেন
Kanak Narayan Sen
জন্মতারিখ / DOB : 02/01/1977
পুরুষ / Male



4139 1386 4021

আমার আধার, আমার পরিচয়

*Kanjana Sen
(KANSIRA SEN)
as constituted attorney
of Kanak Narayan Sen*



Mansira Sen

(MANSIRA SEN)

*as Constituted Attorney
for Kanak Narayan Sen*

RAJAT NARAYAN SEN

JAYASRI SEN

ABHIRUPA CHAKRABARTY SEN

1 GOURANGA MANDIR

ROAD

KOLKATA WEST BENGAL 700086

F9526152

03/11/2006

KOLKATA

USASPO67C410

OLD PPT CLD AND RETURNED

Mangilalal
(MANSIRA SEN)
as Constituted Attorney
of Kanak Narayan Sen

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAWPS9275K



नाम /NAME

MANJIRA SEN

पिता का नाम /FATHER'S NAME

MANOJIT SEN

जन्म तिथि /DATE OF BIRTH

31-01-1956

हस्ताक्षर /SIGNATURE

अध्यक्ष निदेशक (प्रणालि)

DIRECTOR OF INCOME TAX (SYSTEMS)

इस कार्ड के जो / विल जाने का उपयोग जारी जारी करने वाले
प्रधिकारी को सूचित / वापस कर दें
अध्यक्ष निदेशक (प्रणालि)
ए.आर.ए. सेक्टर, मूलभूत
ई-२, इन्डियन स्टेशन रोड
नई दिल्ली - 110 055

In case this card is lost/stolen, kindly informers to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Indian Station Road,
New Delhi - 110 055

सुपु अतिरिक्त
मनजिरा
Manjira Sen

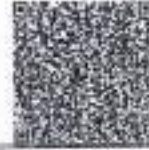


भारत सरकार
GOVERNMENT OF INDIA



ମନିରା ସିନ
Manjira Sin
ଜନ୍ମ ବର୍ଷ / Year of Birth: 1956
ପିଲା / Female

5394 4515 1532



ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ଭାରତ ସରକାର
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଭାରତର ଏକ ଏକମୁଖୀୟ ଉପାଦାନ ଏବଂ ଏହା କେବଳ ଉପଯୋଗୀ
ପଠାବଳୀ, ଉପାଦାନ, ଉପରେ ନିର୍ଭର କରେ।

Address/ହୋଟେଲ ନଂ: 34, Mustafiz Sarani, Opposite SBI Bahanga Branch,
Bahanga, Kolkata, Bahanga, West Bengal, 700019

Aadhar - Sadharan Janatar Adhikara

Copy Approved.

Manjira Sin



For, SHREE PURAM PARKS LLP
[Signature]
DESIGNATED PARTNER

স্থায়ী অ্যাকাউন্ট নং / PERMANENT ACCOUNT NUMBER

ADAPR3669P



নাম / NAME
SANTOSH KUMAR RUNGTA

পিতা বা মাতা / FATHER'S NAME
TRIBENI PRASAD RUNGTA

জন্ম তারিখ / DATE OF BIRTH
17-09-1947

স্বাক্ষর / SIGNATURE

অফিস অঙ্গণ, ১.১.১১

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

ভারত সরকার
GOVERNMENT OF INDIA

সন্তোষ কুমার রুণ্টা
Santosh Kumar Rungta
পিতা : ত্রিবেনী প্রসাদ রুণ্টা
Father : TRIBENI PRASAD RUNGTA
জন্ম তারিখ / Year of Birth : 1947
পুরুষ / Male

5169 2321 4311

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিনয় পরিচয় প্রাধিকারন
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৯০, বালীগঞ্জ চত্বর,
কলিকতা, ভারত।
বিনয়নং: 700019

Address:
20, BALLYGUNGE
CIRCULAR ROAD,
BALLYGUNGE, Ballygunge
S.O. Ballygunge, Kolkata,
West Bengal, 700019

1800 40 5000
www.uidai.gov.in
www.uidai.gov.in
20, Ballygunge
Circular Road, Kolkata



भारत सरकार
GOVERNMENT OF INDIA



Subhendu
Chatterjee
DOB: 20/01/1975
MALE



5422 9948 1298

अध्याय - साक्षरता मानव अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Sri Amalendu Chatterjee, GITA
BHABAN, FLAT NO 302, 3RD FLOOR, KONA
ROAD, GASTHITALA, 58 RAKHAL DAS BAUL
SARANI, BEHIND SANTRAGACHI CO- OPERATIVE
BANK, RAMRAJATALA, Bally Jagachha, Howrah,
West Bengal - 711104

5422 9948 1298



1800 505 1047

help@uaid.gov.in

www.uaid.gov.in

P.O. Box No. 1047,
Bengaluru-560 001

Subhendu Chatterjee

Major Information of the Deed

Deed No :	I-1903-02150/2022	Date of Registration	07/02/2022
Query No / Year	1903-2000274160/2022	Office where deed is registered	
Query Date	25/01/2022 12:37:40 PM	1903-2000274160/2022	
Applicant Name, Address & Other Details	Subhendu Chatterjee 20, Ballygunge Circular Road, Kolkata 700019, Thana : Ballygunge Circular, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831034766, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 40,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,60,030/- (Article:23)	Rs. 40,098/- (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: Priyanath Mallick Road, , Premises No: 17, , Ward No: 072 Pin Code : 700026

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	7 Chatak 43.65 Sq Ft	37,57,000/-	37,57,000/-	Property is on Road
Grand Total :				.8219Dec	37,57,000 /-	37,57,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	2,43,000/-	2,43,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 225 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 225 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		600 sq ft	2,43,000 /-	2,43,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KANAK NARAYAN SEN Son of Rajat Narayan Sen 1, Gouranga Mandir Road, Opposite Bigbazar, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx1D, Aadhaar No: 41xxxxxxxx4021, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP 20, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Manjira Sen Daughter of Late Manojit Sen 3A, Mandeville Gardens, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAxxxxxx5K, Aadhaar No: 53xxxxxxxx1532 Status : Attorney, Attorney of : KANAK NARAYAN SEN

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Santosh Kumar Rungta (Presentant) Son of Late Tribeni Prasad Rungta , 20, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P, Aadhaar No: 51xxxxxxxx4311 Status : Representative, Representative of : SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Subhendu Chatterjee Son of Amalendu Chatterjee Gita Bhaban, Kona Road, Flat No: 302, 3rd Floor, City:- Howrah, P.O:- Santragachi, P.S:-JAGACHHA, District:- Howrah, West Bengal, India, PIN:- 711104			

Identifier Of Manjira Sen, Santosh Kumar Rungta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KANAK NARAYAN SEN	SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP-0.821906 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	KANAK NARAYAN SEN	SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP-600.00000000 Sq Ft

On 27-01-2022

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

Presented for registration at 19:52 hrs on 27-01-2022, at the Private residence by Santosh Kumar Rungta .

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 40,00,000/-

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

Execution is admitted on 27-01-2022 by Santosh Kumar Rungta, Designated Partner, SHREEPURAM PARKS LIMITED LIABILITY PARTNERSHIP (LLP), 20, Ballygunge Circular Road, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Subhendu Chatterjee, , Son of Amalendu Chatterjee, Gita Bhaban, Kona Road, Flat No: 302, 3rd Floor, P.O: Santragachi, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by profession Private Service

Executed by Attorney

Execution by Manjira Sen, , Daughter of Late Manojit Sen, 3A, Mandeville Gardens, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Others as the constituted attorney of KANAK NARAYAN SEN 1, Gouranga Mandir Road, Opposite Bigbazar, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086 is admitted by him

Identified by Subhendu Chatterjee, , Son of Amalendu Chatterjee, Gita Bhaban, Kona Road, Flat No: 302, 3rd Floor, P.O: Santragachi, Thana: JAGACHHA, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by profession Private Service



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 03-02-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,098/- (A(1) = Rs 40,000/- ,E = Rs 14/- ,) = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 40,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 2:40PM with Govt. Ref. No: 192021220170039601 on 25-01-2022, Amount Rs: 40,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1692742223 on 25-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,020/- and Stamp Duty paid by by online = Rs 1,60,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2022 2:40PM with Govt. Ref. No: 192021220170039601 on 25-01-2022, Amount Rs: 1,60,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1692742223 on 25-01-2022, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 07-02-2022

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 40,098/- (A(1) = Rs 40,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,60,020/- and Stamp Duty paid by Stamp Rs 10/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 163317, Amount: Rs.10/-, Date of Purchase: 24/01/2022, Vendor name: Suranjan Mukherjee



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 138873 to 138907
being No 190302150 for the year 2022.



Samar

Digitally signed by Samar kumar
pramanick
Date: 2022.02.23 14:46:30 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/23 02:46:30 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THIS 27th DAY OF January 2022

BETWEEN

KANAK NARAYAN SEN

... VENDOR

AND

SHREEPURAM PARKS LLP

... PURCHASER

CONVEYANCE

DSP LAW ASSOCIATES
Advocates
4D, NICCO HOUSE
1B, HARE STREET
KOLKATA-700001