

010311/21


I-10367/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 001096

Certified that the document is admitted to registration. The signatures, seals and the endorsement stamp attached with this document are the part of this document.


District Sub-Registrar-II
Alipore, South 24 Parganas

DEED OF CONVEYANCE

12 NOV 2021

THIS DEED OF CONVEYANCE is made this 9th day of November in the year of Two Thousand and Twenty One (2021) A.D. BETWEEN, SMT SHUBHA TALWAR, having Income Tax PAN: ABVPT0538L and Aadhar No: 6347 4019 8699, wife of Late Bipin Kumar Talwar, by faith - Hindu, by occupation - House wife, by Nationality - Indian, residing at 431, Lake Gardens, Police Station – Lake PS, PO:

13084

08 NOV 2021

0000

No.....Rs.-5000/- Date.....

Name: Sri Ketan Sheth Samother

Address: 121B South End Park, P.S. Dake.

Vendor: Subhankar Das Kot-29

Alipur Collectorate, 24 Pgs. (3)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



- Uetan Sheth.

13084 = 5000/-

880100 H



8792

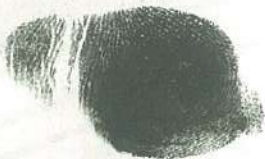
- Uetan Sheth.



8793



- Anurvi Sheth



8794

District Sub-Registrar-II
Alipore, South 24 Parganas

- Shubho Talwar

09 NOV 2021



8795

Sangay Mr Basu.
S/O of N.K. Basu.
Alipore Police Court
Kot-27

Lake Gardens PO, Kolkata – 700045 at present residing at 440A, Lake Gardens, Police Station – Lake PS, PO: Lake Gardens PO, Kolkata – 700045 being the absolute owner of the Premises No. 188/2, Prince Anwar Shah Road, hereinafter called and referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, representatives, successors, nominees and assigns) of the **ONE PART** .

AND

(1)**SRI KETAN SHETH**, having Income Tax PAN: **ALVPS6705J** and Aadhar No: **7517 0048 5035**, son of Late Kishor D Sheth, by faith – Hindu, by occupation – Business, by age 56 years, **AND SMT ANUSRI SHETH**, having Income Tax PAN: **AIQPS7789E** and Aadhar No: **6892 3201 4421**, wife of Sri Ketan Sheth, by faith – Hindu, by occupation – Business, by age 56 years both residing at 12/B, South End Park, 3rd Floor, Police Station – Lake PS, PO: Sarat Bose Road PO, Kolkata – 700029, hereinafter collectively called and referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, successors, nominees and assigns) of the **OTHER PART**.



District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

AND WHEREAS at all materials times one M/S Mugneeram Bangur & Company, a Registered Partnership Firm, acquired by purchase various plots of land in Mouza Arakpur, Pargana Khaspur, including the land of C.S.Dag No.290, Khaitan No.562, R.S.Dag No.42, J.L.No.39 and prepared a Development Scheme under the then Tollygunge Municipality known as 142, Prince Anwar Shah Road, Development Scheme and offered for sale the plots under the said Scheme.

AND WHEREAS one Sudanshu Kumar Roy, son of Late Radha Ballav Roy purchased a Plot being the Plot No. 97 of the said Development Scheme measuring all that **5 (five) Cottahs and 43 (forty three) Sq. ft.** of land within the demarcated portion of the Municipal Premises No. 142, Prince Anwar Shah Road by a Registered Deed of Conveyance dated 27th March, 1944, registered at the Joint Sub-Registry office at Alipore and recorded in Book No. I, Volume No. 18, Pages 1 to 12, Being No. 566 for the year 1944.

AND WHEREAS while enjoying the said property Sri Sudhanshu Kumar Roy constructed tin and asbestos structure upon the said land and mutated his name to the then Tollygunge Municipality, now the Calcutta Municipal Corporation and his name was mutated after allotting new Holding Number to his Purchased Plot of land as Premises No. **188/2, Prince Anwar Shah Road**, Police Station: Lake PS, Kolkata - 700045,



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District Sub-Registrar-II,
Alipore, South 24 Parganas

09 NOV 2021

AND WHEREAS Sudhanshu Kumar Roy rented the said property to one H.P.Talwar for a Chemical Factory in the name and style of M/s. H.P.Talwar Chemical Industries.

AND WHEREAS the said Sudhanshu Kumar Roy as Owner of the Property declared to sale the same with the tenant and one Smt. Heran Bala Shah wife of Kanai Lala Saha has offered to Purchase the said property with the tenant and on as is where is basis.

AND WHEREAS Sudhanshu Kumar Roy sold the Premises No. 188/2, Prince Anwar Shah Road, Kolkata - 700045 to Smt. Heran Bala Saha, under the Registered Deed of Conveyance dated 03.08.1962 and registered in the Office of the Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 94, Pages 245 to 251, Being No. 6684 for the year 1962.

AND WHEREAS after registration of the Property situated at 188/2, Prince Anwar Shah Road, Kolkata – 700045, Smt. Heran Bala Saha mutated the same in her name and paying taxes regularly to Calcutta Municipal Corporation.

AND WHEREAS while registering the Deed of Purchase, the Premises Number of the Property wrongly typed as **142/97, Prince Anwar Shah Road**, which was the **Original Holding Number**. The said bonafide mistake of defective premises number 188/2, Prince Anwar Shah Road, Kolkata – 700045 subsequently rectified



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District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

through a Rectification Deed which was Registered on 14.09.1962 at the Office of the Sub-Registrar at Alipore recorded in Book no I, Volume No. 14, Pages 211 to 212, Being No. 981 for the year 1962.

AND WHEREAS due to certain monetary requirement, Smt. Heran Bala Saha intend to sale the Property immediately free from all encumbrances but with the tenant.

AND WHEREAS Smt. **Shubha Talwar**, the Vendor herein above willing to purchase the said Property with the existing tenant from **Smt. Heran Bala Saha** within a reasonable consideration and completed the transaction vide a Deed of Sale which was registered in the Office of Add. District Sub-Registrar, Alipore on 31.07.1989 and recorded in Book No. I, Volume No.56, Being Number 2669 for the year 1989.

AND WHEREAS being thus in possession of the said Property the said **Smt. Shubha Talwar**, the Vendor herein mutated her name in respect of the aforesaid Property in records of The Kolkata Municipal Corporation, Ward No. 093 having Assesse No. **210930902457** and was in effective control and possession of the said Property and was paying Municipal Taxes regularly and enjoying the same free from all encumbrances.



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District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

AND WHEREAS Smt. Shubha Talwar, the Vendor herein have expressed her intention and desire to dispose of the Property situated at 188/2, Prince Anwar Shah Road, Kolkata - 700045 having a land area measuring **5 Cottahs 43 Square feet**, more or less with Tin and Asbestos shed structure having area about 500 sqft more or less as described in **SCHEDULE** hereunder on an as is where is basis to a Purchaser who is capable enough to purchase the same.

AND WHEREAS the present Purchasers viz: **(1) Sri Ketan Sheth and (2) Smt Anusri Sheth** being interested to purchase the said Property as aforesaid on as is where is basis approached the present Owner herein for the same and entered into a agreement for sale executed on 22nd September, 2017 alongwith one **(3) Sri Ajoy Sen**, son of Sri Badal Krishna Sen of 79B, Rash Behari Avenue, Kolkata 700029 named as intending purchaser number 3 therein at and for a total agreed consideration of Rs 2,65,00,000/- (Rupees two crore sixty five lakhs) only on terms and conditions as agreed and mentioned therein. **AND WHEREAS** Sri Ajoy Sen being the Purchaser Party no (3) therein has decided and declared not to participate in the Purchase of the above mentioned Property for financial and personal reasons and to give effect to the same an Amendment to the Agreement for Sale (originally entered into on 22nd September 2017) has been executed on 10th day of September, 2021 between Smt Shubha Talwar, the Owner/Vendor party therein as well as herein and Sri Ketan Sheth and Smt Anusri Sheth the Purchasers parties nos (1) and (2) therein as well as herein and duly confirmed by Sri Ajoy Sen being the Confirming Party therein as mentioned hereinabove to give effect to the same on the terms and conditions as mentioned in the said Amendment to the Agreement for Sale.



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District Sub-Registrar-II ,
Alipore, South 24 Parganas.

09 NOV 2021

AND WHEREAS in view of the aforesaid representations, the Purchasers herein namely Sri Ketan Sheth and Smt Anusri Sheth agreed to purchase and the Vendor herein namely Smt Shubha Talwar agreed to sale the said property at or for a total consideration of Rs 2,65,00,000/- (Rupees Two crore sixty five lacs) only free from all encumbrances, charges, liens, attachments, whatsoever as per details mentioned hereinafter.

AND WHEREAS the Owner/Vendor herein have at all times made the following representations and confirmations to the Purchasers -

- a) That the Vendor is absolutely seized and possessed of the said Property being **ALL THAT** piece and parcel of Bastu land measuring about **5 Cottah 43 square feet** with Tin and Asbestos shed structures having an area of 500 sqft more or less, lying and situated in Mouza – Arakpur, Development Plot no. 97 of the Development Scheme of Mugneeram Bangur and Company, comprising part of C.S.Dag No. 290, Khaitan No. 562, being Municipal Holding No. 142/97, Prince Anwar Shah Road, under Tollygunge Municipality and at Present Premises NO. **188/2, Prince Anwar Shah Road**, Police Station – Lake, Kolkata – 700045, within jurisdiction of Kolkata Municipal Corporation, Ward No. 93, under Assessee No. **210930902457**, District 24 Paraganas (South), together with all rights, easements, appurtenances privileges and benefits attached thereto more fully and



District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

particularly described in the Schedule hereunder written and none else have any right title and interest therein.

- b) That the said property have good and marketable title;

- c) That the Vendor hereby declare that the said Property situated thereon are from all encumbrances, charges, liens, attachments, lispence, mortgage whatsoever;

- d) That the said Property are lying vacant and in peaceful possession of the Vendor and none else;

- e) That there are no tenants, trespassers and/or occupiers at the said property;

- f) That there is no notice of acquisition or requisition or any attachment on the said property or any part thereof has been received by or served upon the Vendor nor the Vendor has any knowledge or are aware of such notice of acquisition or requisition or attachment of the said Property or any part thereof;



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District Sub-Registrar-II,
Alipore, South 24 Parganas

09 NOV 2021

- g) That the said Property or any part thereof is not attached by the provisions of the Urban Land (Ceiling and Regulation) Act, 1976;
- h) There is no impediment under any law for the time being in force for the Vendor to obtain necessary clearance certificate from any statutory authority or authorities, if required under the law;
- i) That the Vendor have not created any encumbrances or charges or any mortgage or any lien in respect of the aforesaid Property or any part thereof and declare and confirm that the said Property is free from all encumbrances, charges, liens, attachments, lispendents, whatsoever;
- j) That there is no impediments under the law for the time being in force for the Vendor to sell, convey and transfer the aforesaid Property to the Purchasers hereunder;
- k) That there is no suit pending in any Court of Law relating to the property described in the Schedule written hereunder nor there is any order of injunction, restraining the Vendor from transferring and/or alienating the property described in the Schedule written hereunder;



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District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

AND WHEREAS relying upon the aforesaid representations to be true and correct and having made necessary searches and enquiries and being satisfied regarding the confirmations aforesaid the Purchasers have agreed to purchase and the Vendor have agreed to sell and transfer **ALL THAT** piece and parcel of Bastu land measuring about **5 Cottah 43 square feet** with Tin and Asbestos shed structures having an area 500 sqft more or less, lying and situated in Mouza – Arakpur, Development Plot no. 97 of the Development Scheme of Mugneeram Bangur and Company, comprising part of C.S.Dag No. 290, Khaitan No. 562, being Municipal Holding No. 142/97, Prince Anwar Shah Road, under Tollygunge Municipality and at Present Premises No. **188/2, Prince Anwar Shah Road**, Police Station – Lake, Kolkata – 700045, within jurisdiction of Kolkata Municipal Corporation, Ward No. 93, under Assessee No. **210930902457**, District 24 Paraganas (South), together with all rights, easements, appurtenances privileges and benefits attached thereto more fully and particularly described in the Schedule hereunder written at an agreed and total consideration of Rs 2,65,00,000/- (Rupees two crore sixty five lakhs) only free from all encumbrances, mortgage, charges, liens, lispens, attachments, acquisition, requisition claims and demands whatsoever subject to the Vendor making out good and marketable title as will appear hereinafter.

AND WHEREAS the Purchasers herein viz: Sri Ketan Sheth and Smt Anusri Sheth have obtained a sanction plan at their costs and expenses in the name of Smt Shubha Talwar the Vendor/Owner herein vide Number



District Sub-Registrar-II
Alipore, South 24 Parganas.

09 NOV 2021

2021100043 dated 22.07.2021 from The Kolkata Municipal Corporation, Building Sanction Department for construction of a new Ground plus Four Storied Building on the said premises. The Purchasers herein Sri Ketan Sheth and Smt Anusri Sheth hereby declare and confirm that the said premises is being transferred to them with all rights, benefits and liabilities arising out of the aforesaid Building Sanction Plan and that the Vendor/Owner herein viz: Smt Shubha Talwar shall have no liability in future for the construction of the new building. Further, the Purchasers herein declare and confirm to indemnify the Vendor/Owner herein for any costs, claims or damages claimed by whomsoever and whensoever with regard to the Building Sanction Plan in the name of Smt Shubha Talwar.

NOW THIS INDENTURE WITNESSETH that in pursuance of the same and in consideration of the sum of Rs. 2,65,00,000/- (Rupees two crores sixty five lakhs) only paid by the Purchasers to the Vendor before the execution of these presents and subject to the Income Tax TDS as applicable @ 1% thereon, the receipts whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchasers, their heirs, executors, administrators, legal representatives, successors, nominees and assigns and every one of them and also the said Property the Vendor as beneficial Owner do by **THESE PRESENTS** indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchasers their heirs, executors,



7

District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

administrators, legal representatives, successors, nominees and assigns, free from all encumbrances, liens, debts, charges etc. whatsoever **ALL THAT** piece and parcel of Bastu land measuring about **5 Cottah 43 square feet** with Tin and Asbestos shed structures having an area of 500 sqft more or less, lying and situated in Mouza – Arakpur, Development Plot no. 97 of the Development Scheme of Mugneeram Bangur and Company, comprising part of C.S.Dag No. 290, Khaitan No. 562, being Municipal Holding No. 142/97, Prince Anwar Shah Road, under Tollygunge Municipality and at Present Premises NO. **188/2, Prince Anwar Shah Road**, Police Station – Lake, Kolkata – 700045, within jurisdiction of Kolkata Municipal Corporation, Ward No. 93, under Assessee No. **210930902457**, District 24 Paraganas (South), together with all rights, easements, appurtenances privileges and benefits attached thereto more fully and particularly described in the Schedule hereunder written and delineated in color **RED** in the plan annexed hereto **AND TOGETHER WITH** all other common facilities, rights, priviledges appurtenant thereto and together with easeways, pathways all easements, quasi easements, privileges, rights, benefits and amenities and obligations appertaining to the aforesaid property and for the sake of brevity referred to as “said property” hereinafter (more fully described in the schedule written hereunder) along with the right to use the common passages and areas and facilities, hereby granted, conveyed, transferred, expressed or intended so to be unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of **THESE PRESENTS** and that the Purchasers shall and may at all time hereinafter peacefully and quietly have hold, occupy, possess, enjoy and/or sell the said property and all other common facilities, rights, privileges



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District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

appurtenant thereto and receive the rents, issues, and profits thereof without any lawful eviction, interruption, claim of demand whatsoever from or by the Vendor or any person or lawfully or equitably claiming from the Vendor free from encumbrances whatsoever made suffered by the Vendor, or any person or persons lawfully or equitably claiming as aforesaid (save those as are expressly mentioned herein) **AND THAT** free and clear, freely and clearly and absolutely acquitted, discharged, released or otherwise well and sufficiently saved, defended, harmless and kept indemnify against all estates and encumbrances created by the Vendor or any other person or persons lawfully or equitably claiming from under or in trust for Vendor **AND FURTHER** the Vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said land and all other common facilities, rights, privileges appurtenant thereto or any part thereof from under or in trust for the Vendor shall and will from time to time and all times hereafter at the request and cost of the Purchasers do and execute or caused to be done and executed, all such acts deeds and things whatsoever for further and more perfectly assuring the said the said land and all other common facilities, rights, privileges appurtenant thereto and every part thereof unto and to the use of the Purchasers as aforesaid as shall or may be reasonably required **AND** subject to the Purchasers paying and discharging municipal taxes and impositions for the said property and all other common facilities, rights, privileges appurtenant thereto **AND** **SUBJECT TO** the easements, quasi-easements and other stipulations and provisions and/or restrictions **TOGETHER WITH ALL** benefits and



District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

advantages of ancient and other light, rights, liberties, easement, privileges, appendages and appurtenances whatsoever to the said the said property and all other common facilities, rights, privileges appurtenant thereto and/or any part thereof belonging or otherwise appertaining to or with the same or any part thereof and all the reversion and reversions remainder and remainders and rents issues and profits thereof.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring about 5 Cottah 43 square feet with Tin and Asbestos shed structures having an area 500 sqft more or less, lying and situated in Mouza – Arakpur, Development Plot no. 97 of the Development Scheme of Mugneeram Bangur and company, comprising part of C.S.Dag No. 290, Khaitan No. 562, being Municipal Holding No. 142/97, Prince Anwar Shah Road, under Tollygunge Municipality and at Present Premises NO. 188/2, Prince Anwar Shah Road, Police Station – Lake, Kolkata – 700045, within jurisdiction of Kolkata Municipal Corporation, Ward No. 93, under Assessee No. **210930902457**, District 24 Paraganas (South), together with all rights, easements, appurtenances privileges and benefits attached thereto marked in red border in the map attached hereto and butted and bounded as follows:-



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District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

ON THE NORTH : By Premises No. 188/77/1, P.A.Shah Road
 ON THE SOUTH : By 20' feet wide Corporation Road
 ON THE EAST : By Premises No.188/57, P.A.Shah Road
 ON THE WEST : By 40' feet wide Corporation Road.

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

SIGNED, SEALED AND DELIVERED

BY THE VENDOR IN PRESENCE OF:-

1. *[Signature]*
 D. SEN
 19 Lake Road
 Kolkata. 700 029

Shubho Talwar
 (VENDOR)

SIGNED, SEALED AND DELIVERED

BY THE PURCHASERS

IN PRESENCE OF:-

1. *Chandni Talwar*
 440 A Lake Gardens
 Kolkata - 700045

Usha Jura.
Anusri Sheth
 (PURCHASERS)



District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No</u>	<u>drawn on</u>	<u>Amount</u>	<u>in favour of</u>	<u>Signature</u>
(1) 20.09.2017	000863	Bank of Baroda	Rs 25,00,000	Shubha Talwar (being on account of Sri Ketan Sheth received through Sri Ajoy Sen)	
(2) 22.09.2017	000021	RBL Bank	Rs 25,00,000	Shubha Talwar (being on account of Sri Ketan Sheth)	
(3) 22.09.2017	000044	RBL Bank	Rs 25,00,000	Shubha Talwar (being on account of Smt Anusri Sheth)	
(4) 01.11.2017	012192	Bank of Baroda	Rs 50,00,000	Shubha Talwar (being on account of Sri Ketan Sheth received through Sri Ajoy Sen)	
(5) 01.11.2017	012193	Bank of Baroda	Rs 50,00,000	Shubha Talwar (being on account of Smt Anusri Sheth received through Sri Ajoy Sen)	
(6) 06.02.2019	014201	Bank of Baroda	Rs 55,00,000	Shubha Talwar (being partly on account of Sri Ketan Sheth Rs 15,00,000 and partly on account of Smt Anusri Sheth Rs 40,00,000 received through Sri Ajoy Sen)	
(7) 06.02.2020	000094	RBL Bank	Rs 15,00,000	Shubha Talwar (being on account of Sri Ketan Sheth)	
(8) 06.02.2020	000070	RBL Bank	Rs 10,00,000	Shubha Talwar (being on account of Smt Anusri Sheth)	



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District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

(9) 03.03.2020 000071 RBL Bank

Rs 5,00,000 Shubha Talwar (being on account of Smt Anusri Sheth)

(10) 08.11.2021 657523 Kotak Mahindra Bank, Amratala St Br, Kolkata Payorder

Rs 1,17,500 Shubha Talwar (being on account of Sri Ketan Sheth)

(11) 08.11.2021 657524 Kotak Mahindra Bank, Amratala St Br, Kolkata Payorder

Rs 1,17,500 Shubha Talwar (being on account of Smt Anusri Sheth)

By way of appropriation towards Income Tax Deducted at Source

@ 1% on Rs 2,65,00,000

Rs 2,65,000

Total

Rs 2,65,00,000

(Rupees two crores sixty five lakhs) only.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR IN PRESENCE OF:-1. *[Signature]* D. SEN,*Shubha Talwar*
(VENDOR)2. *Chandni Talwar*

Drafted by me :

Sanjay Kumar Basu
Deed-writer Aiporee
And 6/127
Aiporee Police Court
107-27

Typed by me :

Bardan
208, SP Mukherjee Rd
Kolkata - 700076

NO. -
P.S. -
DATE PLAN



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District Sub-Registrar-II
Alipore, South 24 Parganas

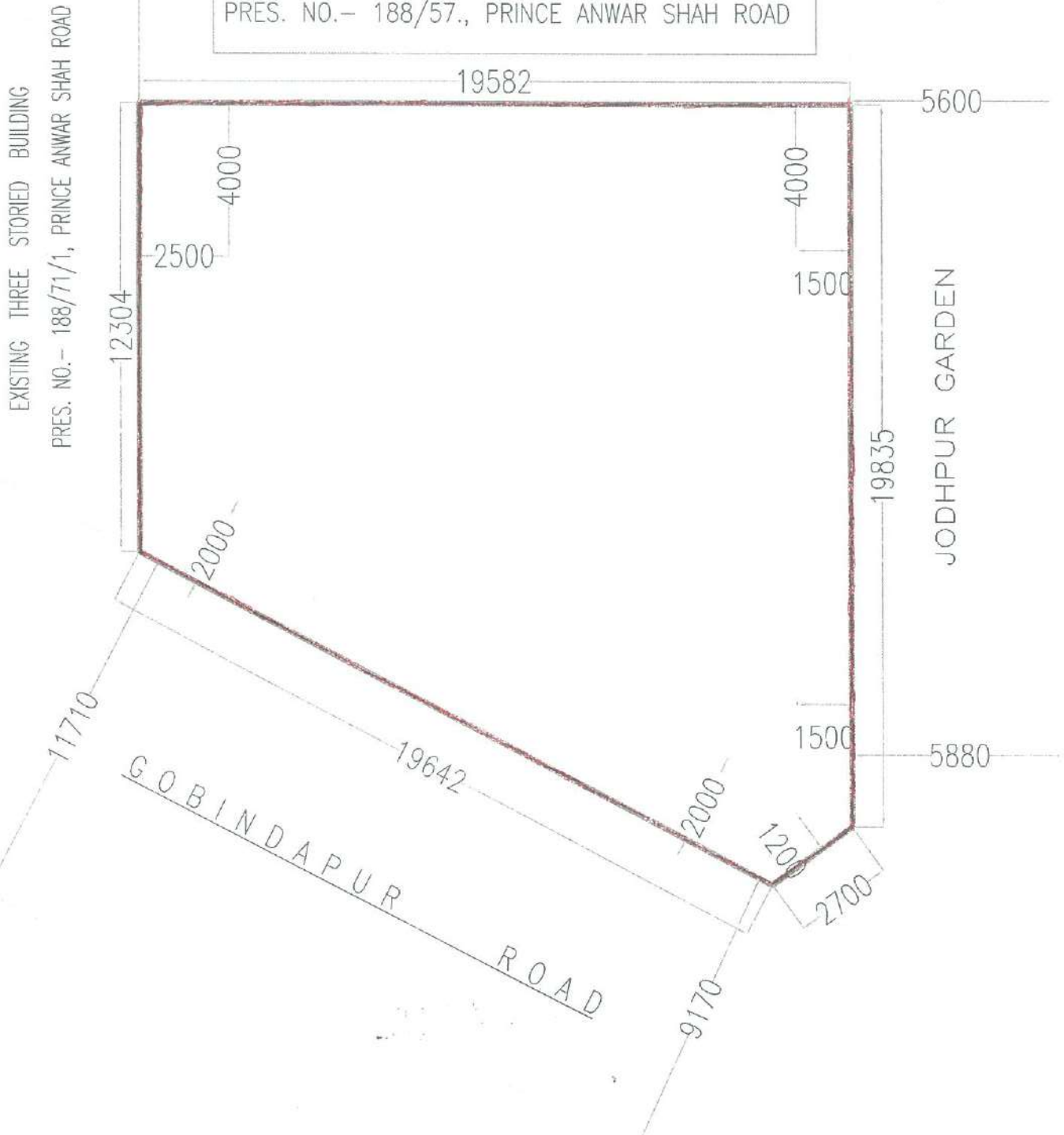
09 NOV 2021

THE PLAN SHOWING THE BOUNDARY MEASUREMENT FOR PREMISES
NO.- 188/2, PRICE ANWAR SHAH ROAD, WARD NO.-93, BOROUGH-X,
P.S.-LAKE, KOLKATA- 700045.

AREA OF LAND = 338.436 SQM. SHOWN IN BORDER RED.



EXISTING THREE STORIED BUILDING
PRES. NO.- 188/57., PRINCE ANWAR SHAH ROAD



Uttam Ghose,
Anusri Sheth

Shubha Talwar
SIGNATURE OF OWNER

SIGNATURE OF L.B.S.



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District Sub-Registrar-II
Aiiipore, South 24 Parganas

09 NOV 2021



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022002150206/2021

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	SUBHA TALWAR 431, LAKE GARDENS, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045	Seller			<i>Subha Talwar</i> 9.11.21
2	KETAN SHETH 12/B, SOUTH END PARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Buyer			<i>Ketan Sheth</i> 09/11/21
3	ANUSRI SHETH 12/B, SOUTH END PARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029	Buyer			<i>Anusri Sheth</i> 09/11/21

77510

Sl No. Name

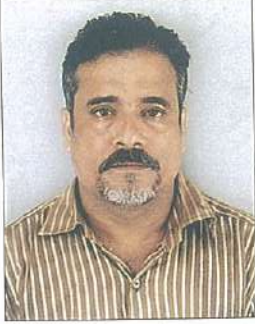

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District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SANJOY KUMAR BASU Son of Late N K BASU ALIPORE, City:- , P.O:- ALIPORE, P S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	SUBHA TALWAR, KETAN SHETH, ANUSRI SHETH			<i>Sanjay Kumar Basu</i> 09.11.21

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

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



District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021



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

GRN Details

GRN: 192021220109249881
GRN Date: 08/11/2021 15:12:05
BRN : CKR8936071
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 08/11/2021 15:11:02
Payment Ref. No: 2002150206/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: V K CHHINKWANI AND CO
Address: FLAT 3B, 3RD FLOOR, 208 S P MUKHERJEE ROAD
Mobile: 9831066130
EMAIL: vijaychhinkwani@gmail.com
Contact No: 09831066130
Depositor Status: Others
Query No: 2002150206
Applicant's Name: Mr S K BASU
Identification No: 2002150206/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002150206/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	1320020
2	2002150206/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	265014
			Total	1585034

IN WORDS: FIFTEEN LAKH EIGHTY FIVE THOUSAND THIRTY FOUR ONLY.





भारत सरकार
GOVERNMENT OF INDIA



Anusri Sheth
DOB: 30/06/1965
FEMALE



6892 3201 4421

Aadhaar - Aam Admi ka Adhikar

Anusri Sheth



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

W/O: Ketan Sheth, 3RD FLOOR, 12B
SOUTHEND PARK, Sarat Bose Road,
Kolkata,
West Bengal - 700029



1947
1400 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Kolkata-700 001



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUBHA TALWAR

SATYANARAYAN GANGULY

25/11/1951

Permanent Account Number

ABVPT0538L

Shubha Talwar

Signature



Shubha Talwar

11/11/2018
11/11/2018





भारत सरकार
GOVERNMENT OF INDIA



Shubha Talwar
DOB: 25/11/1951
Female / FEMALE



6347 4019 8699

Aadhaar-Aam Admi ka Adhikar

Shubha Talwar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KETAN SHETH

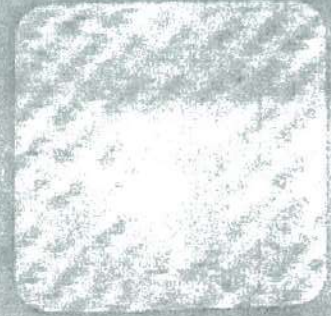
KISHORE DOSALAL SHETH

23/08/1965

Permanent Account Number

ALVPS6705J

Signature



02082011

Ketan Sheth.



भारत सरकार
GOVERNMENT OF INDIA



Ketan Sheth
DOB: 23/08/1965
MALE



7517 0048 5035

Aadhaar - Aam Admi ka Adhikar

Ketan Sheth



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Kishor Dosalal Sheth, 3RD FLOOR,
12B SOUTHEND PARK, Sarat Bose Road,
Kolkata,
West Bengal - 700029



1947
1800 300 1947



help@uidai.gov.in

WWW

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANUSRI SHETH

AMIYA KUMAR CHANDA

30/06/1965

Permanent Account Number

AIQPS7789E

Anusri Sheth
Signature



62082311

Anusri Sheth

Major Information of the Deed

Deed No :	I-1602-10367/2021	Date of Registration	12/11/2021
Query No / Year	1602-2002150206/2021	Office where deed is registered	
Query Date	22/10/2021 3:03:05 PM	1602-2002150206/2021	
Applicant Name, Address & Other Details	S K BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830151419, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,65,00,000/-	Rs. 2,65,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,25,020/- (Article:23)	Rs. 2,65,046/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 188/2, , Ward No: 093 Pin Code : 700045

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	5 Katha 43 Sq Ft	2,63,50,000/-	2,63,50,000/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.3485Dec	263,50,000 /-	263,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,50,000 /-	1,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUBHA TALWAR Wife of Late BIPIN KUMAR TALWAR 431, LAKE GARDENS, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence

Buyer Des
SI
No



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KETAN SHETH (Presentant) Son of Late K D SHETH 12/B, SOUTH END PARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5J, Aadhaar No: 75xxxxxxxx5035, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence
2	ANUSRI SHETH Wife of KETAN SHETH 12/B, SOUTH END PARK, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx9E, Aadhaar No: 68xxxxxxxx4421, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
SANJOY KUMAR BASU Son of Late N K BASU ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
Identifier Of SUBHA TALWAR, KETAN SHETH, ANUSRI SHETH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SUBHA TALWAR	KETAN SHETH-4.17427 Dec,ANUSRI SHETH-4.17427 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	SUBHA TALWAR	KETAN SHETH-250.00000000 Sq Ft,ANUSRI SHETH-250.00000000 Sq Ft



On 08-11-2021

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 2,65,00,000/-



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

On 09-11-2021

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

Presented for registration at 16:15 hrs on 09-11-2021, at the Private residence by KETAN SHETH , one of the Claimants.

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

Execution is admitted on 09/11/2021 by 1. SUBHA TALWAR, Wife of Late BIPIN KUMAR TALWAR, 431, LAKE GARDENS, P.O: LAKE GARDENS, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business, 2. KETAN SHETH, Son of Late K D SHETH, 12/B, SOUTH END PARK, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 3. ANUSRI SHETH, Wife of KETAN SHETH, 12/B, SOUTH END PARK, P.O: SARAT BOSE ROAD, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business

Indetified by SANJOY KUMAR BASU, , Son of Late N K BASU, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer



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

On 12-11-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,65,046/- (A(1) = Rs 2,65,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,65,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2021 3:14PM with Govt. Ref. No: 192021220109249881 on 08-11-2021, Amount Rs: 2,65,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR8936071 on 08-11-2021, Head of Account 0030-03-104-001-16

Payment
Certified th
5,000/-
Desc
7



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,25,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 13,20,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 001096, Amount: Rs.5,000/-, Date of Purchase: 08/11/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2021 3:14PM with Govt. Ref. No: 192021220109249881 on 08-11-2021, Amount Rs: 13,20,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR8936071 on 08-11-2021, Head of Account 0030-02-103-003-02

S-a

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 420513 to 420546
being No 160210367 for the year 2021.



S-a

Digitally signed by Samar kumar
pramanick
Date: 2021.11.16 16:45:07 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/11/16 04:45:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SHUBHA TALWAR

Signature Shubha Talwar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name KETAN SHETH

Signature Ketan Sheth



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANUSRI SHETH

Signature Anusri Sheth

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



[Handwritten signature]

District Sub-Registrar-II
Alipore, South 24 Parganas

09 NOV 2021