

2505/17

111649/17

5-2129/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 447637

D 447637

1.40

111649/17

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

[Handwritten Signature]

Additional District Sub Registrar
Sealdah

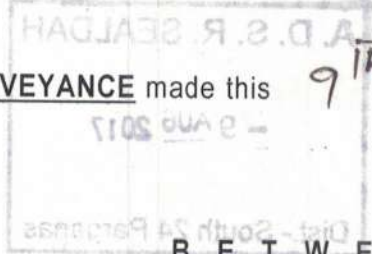


- 9 AUG 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this Seventeen (2017).

9th day of August Two Thousand and



B E T W E E N

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

GRN: 19-201718-005377241-1

Payment Mode Online Payment

GRN Date: 08/08/2017 17:17:41

Bank : Allahabad Bank

BRN : 080817010865458

BRN Date: 08/08/2017 17:18:48

DEPOSITOR'S DETAILS

Id No. : 16060001116449/3/2017

[Query No./Query Year]

Name : Mookherjee Consultancy

Contact No. :

Mobile No. : +91 9143091752

E-mail :

Address : 104 Dum Dum Road Kolkata 30

Applicant Name : Shri Subrata Das

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16060001116449/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	109644
2	16060001116449/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	19118

Total

128762

In Words : Rupees One Lakh Twenty Eight Thousand Seven Hundred Sixty Two only

SRI RABINDRA NATH SARKAR (PAN NO. AVNPS3342M), son of Late Satindra Nath Sarkar, by Faith – Hindu, by Nationality – Indian; by Occupation – Business, residing at Premises No. 5/2, S.K. Deb Road, Post Office. – Shreebhumi, Police Station – Lake Town, Kolkata – 700 048, District – North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

UNITED MERCHANT GROUP (PAN NO. AADFU5228K), a Partnership Firm having its office at Premises No. 21/H/37/5, Raja Manindra Road, Post Office – Belgachia, Police Station – Chitpur, Kolkata – 700 037, District – South 24 Parganas, being represented by its Managing Partners namely (1) **SRI ANANDA PATHAK (having Pan AFYPP9167Q)**, son of Late Atul Chandra Pathak, residing at Premises No. 9A, Uma Kanta Sen Lane, Post Office – Belgachia, Police Station – Chitpur, Kolkata – 700 037, District – South 24 Parganas, (2) **SRI GANESH BHATTACHARYYA (having Pan AIIPB5222B)**, son of Late Sambhu Nath Bhattacharjee, residing at Premises No. 62B, Kshudiram Bose Sarani, Post Office – Belgachia, Police Station – Tala, Kolkata – 700 037, District – South 24 Parganas, (3) **SRI DILIP GHOSH (having Pan ADXPG6677K)**, son of Late Madhusudan Ghosh, residing at Premises No. 13C, Birpara Lane, Post Office – Ghughudanga, Police Station – Chitpur, Kolkata – 700 030, District – South 24 Parganas hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include the said Partnership Firm, its successors-in office and assigns) of the OTHER PART;

WHEREAS by an order made by the Honorable Justice on 11th day of December, 1893 in Suit No. 41 of 1889 in the High Court at Judicature at Fort William of Bengal in Ordinary Original Civil Jurisdiction the predecessors-in-interest of the Vendor herein Sarat Chandra Sinha acquired right, title, interest amongst other ALL THAT piece or parcel of land measuring or containing by together with structure thereon being Plot No. 139 (portion), 140 and 141, being portion of North Eastern Side of Premises No. 64/1, Belgachia Road now renamed as Premises No. 64/1, Kshudiram Bose Sarani, Kolkata – 700 037 under the Police Station of Ultadanga within the Limits of Kolkata Municipal Corporation and while the said Sarat Chandra Sinha

possessed of amongst other the said Property and particularly mentioned and described in the Schedule hereunder written he died intestate leaving behind his son Raja Birendra Chandra Sinha who acquired the right, title, interest amongst other the said Property and the said Birendra Chandra Sinha executed a Will during his life time and after his demise in compliance with the direction of the said Will and after obtaining Probate Kumar Jagadish Chandra Sinha became the absolute Owner amongst other the said Property mentioned above and morefully described in the Schedule herein under written.

AND WHEREAS thereafter the said Kumar Jagadish Chandra Sinha mutated his name in respect of the said Property being Premises No. 64/1, Kshudiram Bose Sarani (formerly Belgachia Road), Kolkata – 700 037 in the records of the Kolkata Municipal Corporation under **Assessee No.11-003-09-0150-2** and subsequently he made a two storied building and tile shed structure thereon on the **Northern side (Front Portion)** of the said Premises **and inducted Tenants therein the said entire building and tile shed structure on monthly tenancy basis.**

AND WHEREAS during the life time the said Kumar Jagadish Chandra Sinha made and published his Last Will and Testament dated 27.05.1976 and duly registered on 27.09.1976 in the office of the Sub-Registrar at Sealdah in Book.No. III, Volume No. III, Pages 90 to 93, Being No. 103 for the year 1976 wherein and where under he bequeath the Property particularly mentioned and described in the Schedule hereunder written amongst other moveable and immovable Properties unto and in favour of the legatees therein namely his wife Smt. Archana Sinha, only son Sri Debasis Sinha, daughter-in-law Smt. Rita Sinha, wife of Sri Debasis Sinha and granddaughter namely Smt. Debarati Sinha, daughter of Sri Debasis Sinha by appointing his only son the said Sri Debasis Sinha as a sole Executor of his said Will on the terms and conditions as contained therein his said Last Will and Testament.

AND WHEREAS the said Kumar Jagadish Chandra Sinha died on **03.07.1994** and unfortunately his said only son Debasis Sinha also died on **23.07.1994** and upon the demise of said Kumar Jagadish Chandra Sinha and Debasis Sinha the said Smt. Rita Sinha duly obtained the Probate of the Last Will of the said Kumar Jagadish Chandra Sinha from the Testamentary Intestate Jurisdiction of the Hon'ble High Court at Calcutta vide No. **9 of 1995** and subsequently the said Smt. Archana Sinha, wife of Late Kumar Jagadish Chandra Sinha also died on **19.11.2010**.

AND WHEREAS in terms and provisions of the said Will of the said Kumar Jagadish Chandra Sinha the erstwhile Vendor namely, Smt. Rita Sinha and Smt. Debarati Sinha thus became the absolute Owners of **ALL THAT** piece or parcel of the land hereditaments and premises containing by estimation an area of **7 (seven) Cottahs 2 (two) Chittacks 20 (twenty) Sq.ft.** be the same a little more or less together with **150 Sq.ft.** tile shed structure standing thereon lying and situate at and being **North-East** portion of the said Premises No. 64/1, Kshudiram Bose Sarani (formerly Belgachia Road), Kolkata – 700 037 under the Police Station of Ultadanga within the limits of Kolkata Municipal Corporation in Ward No. 03 in the District of South 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance dated 16.04.2013 duly registered in the Office of the District Sub-Registrar-III at Alipore in Book No. I, CD Volume No. **09**, Pages **8547 to 8565**, Being No. 4739 for the year 2013, the said Smt. Rita Sinha and Smt. Debarati Sinha indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said land hereditaments and premises containing by estimation an area of **7 (seven) Cottahs 2 (two) Chittacks 20 (twenty) Sq.ft.** be the same a little more or less together with **150 Sq.ft.** tile shed structure standing thereon lying and situate at and being **North-East** portion of the said Premises No. 64/1, Kshudiram Bose Sarani (formerly Belgachia Road), Kolkata – 700 037 under the Police Station of Ultadanga within the limits of Kolkata Municipal Corporation in Ward No. 03 in the District of South 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and favour of the **UNITED MERCHANT GROUP** herein free from all encumbrances, liens, lispendants, attachments, claims and demands in manner whatsoever.

AND WHEREAS after purchase of the said Premises the said **United Merchant Group** mutated its name in respect thereof in the records of the Kolkata Municipal Corporation and upon mutation the said Municipal Corporation assessed the said Premises under Assessee No. 1003090987-2. Thereafter, consequently, the premises number changed from 64/1 to 64/1A, Kshudiram Bose Sarani, Kolkata – 700 037.

AND WHEREAS by virtue of the said purchase the said **United Merchant Group** thus became the absolute owner and seized and possessed of and /or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said land hereditaments and

premises containing by estimation an area of **7 (seven) Cottahs 2 (two) Chittacks 20 (twenty) Sq.ft.** be the same a little more or less together with **150 Sq.ft.** tile shed structure standing thereon including all easement rights of the Premises No. 64/1A, Kshudiram Bose Sarani (formerly Belgachia Road), Kolkata – 700 037 under the Police Station of Ultadanga within the limits of Kolkata Municipal Corporation in Ward No. 03 in the District of South 24-Parganas particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the **SAID PREMISES** free from all encumbrances, liens, lispendens, attachments, claims and demands in manner whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment thereof the said Premises the Vendor herein being one of the Partners of the said **United Merchant Group** has agreed to sell and the Purchaser herein the said **United Merchant Group** has agreed to purchase **ALL THAT** piece or parcel of the land hereditaments and premises containing by estimation an area of **343.33 Sq. ft.** be the same a little more or less togetherwith with a tile shed structure measuring **10 Sq.ft.** being the undivided **1/15** share of the said land measuring an area of **7 (seven) Cottahs 2 (two) Chittacks 20 (twenty) Sq.ft.** be the same a little more or less together with **150 Sq.ft.** tile shed structure standing thereon including all easement rights of the Premises No. 64/1A, Kshudiram Bose Sarani (formerly Belgachia Road), Kolkata – 700 037 under the Police Station of Ultadanga within the limits of Kolkata Municipal Corporation under in Ward No. 03 in the District of South 24-Parganas particularly mentioned and described in the Second Schedule hereunder written and hereinafter referred to as the **"SAID PROPERTY"** at or for the total consideration of **Rs. 19,10,400/- (Rupees Nineteen Lac Ten Thousand And Four Hundred)** only free from all encumbrances, charges, liens, lispendens, attachments, claims and demands in any manner whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said total sum of **Rs. 19,10,400/- (Rupees Nineteen Lac Ten Thousand And Four Hundred)** only paid by the Purchaser to the Vendor at or immediately before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, **its** successors in office and assigns and every one of them and also the said Property, **he** the Vendor as the absolute Owner doth hereby these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, **its** successors in

office and assigns free from all encumbrances, attachments and other defects in the title ALL THAT piece or parcel of the said land hereditaments and premises containing by estimation an area of **343.33 Sq. ft.** be the same a little more or less togetherwith with a tile shed structure measuring **10 Sq.ft.** being the undivided **1/15** share of the said land measuring an area of **7 (seven) Cottahs 2 (two) Chittacks 20 (twenty) Sq.ft.** be the same a little more or less together with **150 Sq.ft.** tile shed structure standing thereon including all easement rights of the Premises No. 64/1A, Kshudiram Bose Sarani (formerly Belgachia Road), Kolkata – 700 037 under the Police Station of Ultadanga within the limits of Kolkata Municipal Corporation under in Ward No. 03 in the District of South 24-Parganas comprised of the said Property particularly mentioned and described in the **Second Schedule** hereunder written OR HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH structure, fittings, fixtures, yards, court yards, boundary walls, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Property or every part thereof AND all the deeds, pattas, muniments, writings and evidences of title which in anywise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, **his** heirs, executors, administrators, representatives and assigns or any person or persons from whom he/she/they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, **its** successors in office and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for **himself, his** heirs, executors, administrators, representatives and assigns covenant with the Purchaser, **its** successors in office and assigns that notwithstanding any act, deed or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary **he** the Vendor had at all material times heretofore and

now **has** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, **its** successors in office and assigns in the manner aforesaid AND THAT the Purchaser, **its** successors in office and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for **him** AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for **him** the Vendor herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, **its** successors in office and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, **its** successors in office and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor, **his** heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, **its** successors in office and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained and the Purchaser herein shall every right to mutate **its** name in the records of the Kolkata Municipal Corporation without consent of the Vendor herein upon payment of relevant taxes thereof AND THIS INDENTURE FURTHER MORE WITNESSETH that the Vendor herein doth hereby segregated himself from the Partnership firm the said **United Merchant Group** and further executed a Deed of Retirement of Partnership absolutely and forever.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PREMISES)

ALL THAT piece or parcel of land hereditaments and premises containing by estimation an area of **7 (seven) Cottahs 2 (two) Chittacks 20 (twenty) Sq.ft.** be the same a little more or less together with **50 years** old **150 Sq.ft.** tile shed structure standing thereon including all easement rights of the Premises No. 64/1A, Kshudiram Bose Sarani (formerly Belgachia Road), Kolkata – 700 037 under the Police Station of Ultadanga within the limits of Kolkata Municipal Corporation in Ward No.03, Additional District Sub-Registration office at Sealdah in the District of South 24-Parganas and the said entire Premises is more clearly delineated with **RED** border line in the sketch Map or Plan annexure hereto and which is butted and bounded as follows :

ON THE NORTH : By Kshudiram Bose Sarani (formerly Belgachia Road);
ON THE SOUTH : By Premises No. 64/1/15, Kshudiram Bose Sarani (formerly Belgachia Road);
ON THE EAST : By Kshudiram Bose Sarani;
ON THE WEST : By 64/1, Kshudiram Bose Sarani;

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of the land hereditaments and premises containing by estimation an area of **343.33 Sq. ft.** be the same a little more or less togetherwith with a tile shed structure measuring **10 Sq.ft.** togetherwith all easement rights of the Premises No. 64/1A, Kshudiram Bose Sarani (formerly Belgachia Road), Kolkata – 700 037 under the Police Station of Ultadanga within the limits of Kolkata Municipal Corporation under in Ward No. 03 Additional District Sub-Registration office at Sealdah in the District of South 24-Parganas.


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

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata
in presence of :-

1. Subrata Sen
Adv

2. Gannab Sanyal
5/2 S K Deb Road
KOL - 700048


Robin Nath Sanyal
Signature of the Vendor

Ananda Prasad
Ganesh Bhattnagar
Sibaprasad

.....
Signature of the Purchaser

Drafted by :-
Subrata Sen
WE/1588/2001
(Subrata Das)
Advocate
Sealdah Court, Kolkata - 700 014

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs. 19,10,400/- (Rupees Nineteen Lac Ten Thousand And Four Hundred) only being the full and final consideration money under this presents as per Memo given below :-

By Transfer Cheque No - 837451

Rs. 19,10,400/-

TOTAL:

Rs. 19,10,400/-

(RUPEES NINETEEN LAC TEN THOUSAND AND FOUR HUNDRED) ONLY

WITNESSES:-

1. Subrata Sen.
Adv

2. Gourab Sanyal
5/2 SK Deb Road
KOL - 700048



Robin Nath Sen

SIGNATURE OF THE VENDOR

SPECIMEN FORM FOR TEN FINGER PRINTS

SL. NO. SIGNATURE OF THE EXECUTANTS/PRESENTANTS



Robin Nath Sahu M.

LITTLE

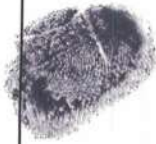
RING

MIDDLE

FORE

THUMB

LEFT HAND



THUMB

FORE

MIDDLE

RING

LITTLE

RIGHT HAND



LITTLE

RING

MIDDLE

FORE

THUMB

LEFT HAND



Ananda Patra M.



THUMB

FORE

MIDDLE

RING

LITTLE

RIGHT HAND



LITTLE

RING

MIDDLE

FORE

THUMB

LEFT HAND



Ganesh Bhattacharya M.



THUMB

FORE

MIDDLE

RING

LITTLE

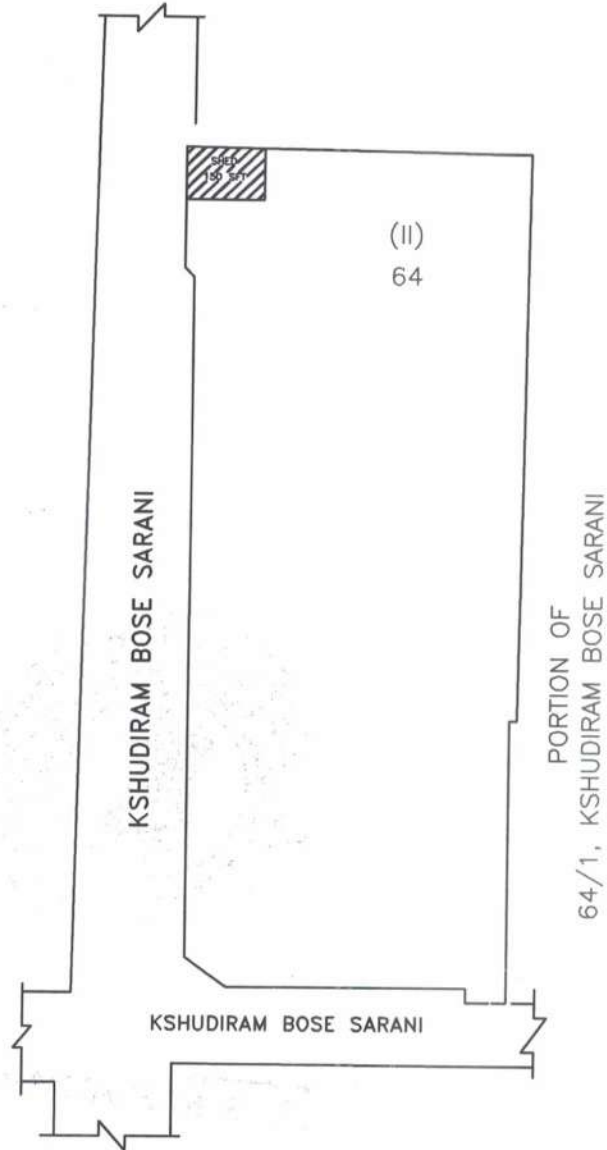
RIGHT HAND



SITE PLAN IN RESPECT OF A PLOT OF LAND LYING & SITUATED AT 64/1A, KSHUDIRAM BOSE SARANI, POLICE STATION- ULTADANGA, KOLKATA- 700037, WARD NO.- 03, BOROUGH-I UNDER KOLKATA MUNICIPAL CORPORATION.

TOTAL AREA OF LAND: 07 COTTAHS - 02 CHITTACKS - 20 SQ.FT.

NAME OF PURCHASER(S) : UNITED MERCHANT GROUP












*Ananda Kumar
Ganesh Bhattacharya
Sikha Ghosh*

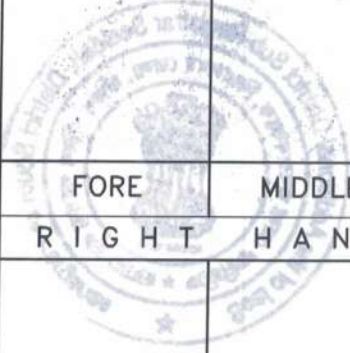
SIGNATURE OF PURCHASER(S)

Rabindra Nath Sam

SIGNATURE OF VENDOR

SPECIMEN FORM FOR TEN FINGER PRINTS

SL. NO.	SIGNATURE OF THE EXECUTANTS/PRESENTANTS							
	 <p><i>alip Ghosh</i></p>	LITTLE	RING	MIDDLE	FORE	THUMB		
		LEFT HAND						
								
		THUMB	FORE	MIDDLE	RING	LITTLE		
		RIGHT HAND						
								
		LITTLE	RING	MIDDLE	FORE	THUMB		
		LEFT HAND						
		THUMB	FORE	MIDDLE	RING	LITTLE		
		RIGHT HAND						
		LITTLE	RING	MIDDLE	FORE	THUMB		
		LEFT HAND						
		THUMB	FORE	MIDDLE	RING	LITTLE		
		RIGHT HAND						



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GANESH BHATTACHARYYA
S N BHATTACHARYYA

06/10/1963
Permanent Account Number

AIPB5222B

Ganesh Bhattacharyya
Signature



Ganesh Bhattacharyya
6x.

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

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

यह कार्ड खो जाने पर कृपया सूचित करें/लीटाए :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी.बेलापुर,
नवी मुंबई-400 614

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFYPP9167Q



नाम /NAME

ANANDA PATHAK

पिता का नाम /FATHER'S NAME

ATUL CHANDRA PHATAK

जन्म तिथि /DATE OF BIRTH

01-01-1950

हस्ताक्षर /SIGNATURE

Ananda Pathak

Handwritten signature

आयकर आयुक्त, प.सं.-XI

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

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

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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DILIP GHOSH

MADHUSUDAN GHOSH

02/01/1969

Permanent Account Number

ADXPG6677K

Dilip Ghosh

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABINDRA NATH SARKAR
SATINDRA NATH SARKAR

20/09/1946
Permanent Account Number

AVNPS3342M

Rabindra Nath Sarkar

Signature



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

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

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

VCT IN 230545 11/03

Major Information of the Deed

Deed No :	I-1606-02129/2017	Date of Registration	09/08/2017
Query No / Year	1606-0001116449/2017	Office where deed is registered	
Query Date	02/08/2017 11:43:12 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subrata Das Room No. 202, Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9874920811, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 19,10,400/-	Rs. 19,10,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,14,644/- (Article:23)	Rs. 19,118/- (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:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kshudiram Bose Sarani, Road Zone : (Milk Colony /Dutta Bagan More -- Patipukur Bazar) , , Premises No. 64/1, Ward No: 3

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		343.33 Sq Ft	19,00,000/-	19,00,000/-	Property is on Road
Grand Total :					.7868Dec	19,00,000 /-	19,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	10 Sq Ft.	10,400/-	10,400/-	Structure Type: Structure
Floor No: 1, Area of floor : 10 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		10 sq ft	10,400 /-	10,400 /-	










Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Rabindra Nath Sarkar Son of Late Satindra Nath Sarkar Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 09/08/2017 ,Place : Office	 <small>09/08/2017</small>	 <small>LTI 09/08/2017</small>	 <small>09/08/2017</small>
5/2, S.K.Deb Road, P.O:- Shreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVNPS3342M, Status :Individual, Executed by: Self, Date of Execution: 09/08/2017 , Admitted by: Self, Date of Admission: 09/08/2017 ,Place : Office				

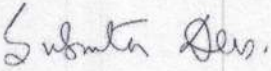
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	United Merchant Group 21/H/37/5, Raja Manidra Road, P.O:- Belgachia, P.S:- Chitpur, District:-South-24-Parganas, West Bengal, India, PIN - 700037 , PAN No.:: AADFU5228K, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Ananda Pathak (Presentant) Son of Late Atul Chandra Pathak Date of Execution - 09/08/2017, , Admitted by: Self, Date of Admission: 09/08/2017, Place of Admission of Execution: Office	Photo  Aug 9 2017 2:38PM	Finger Print  LTI 09/08/2017	Signature  09/08/2017
	9A, Uma Kanta Sen Lane, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPP9167Q Status : Representative, Representative of : United Merchant Group (as partner)			
2	Name Shri Ganesh Bhattacharyya Son of Late Sambhu Nath Bhattacharjee Date of Execution - 09/08/2017, , Admitted by: Self, Date of Admission: 09/08/2017, Place of Admission of Execution: Office	Photo  Aug 9 2017 2:39PM	Finger Print  LTI 09/08/2017	Signature  09/08/2017
	62B, Kshudiram Bose Sarani, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIIPB5222B Status : Representative, Representative of : United Merchant Group (as partner)			
3	Name Shri Dilip Ghosh Son of Late Madhusudan Ghosh Date of Execution - 09/08/2017, , Admitted by: Self, Date of Admission: 09/08/2017, Place of Admission of Execution: Office	Photo  Aug 9 2017 2:38PM	Finger Print  LTI 09/08/2017	Signature  09/08/2017
	13C, Birpara Lane, P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADXPG6677K Status : Representative, Representative of : United Merchant Group (as partner)			

Identifier Details :

Name & address	
Shri Subrata Das Son of Late Sudin Das Room No. 202, Sealdah Court, P.O:- Beleghata, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Rabindra Nath Sarkar, Shri Ananda Pathak, Shri Ganesh Bhattacharyya, Shri Dilip Ghosh	
	09/08/2017

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Rabindra Nath Sarkar	United Merchant Group-0.786799 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Rabindra Nath Sarkar	United Merchant Group-10.00000000 Sq Ft

Endorsement For Deed Number : I - 160602129 / 2017**On 07-08-2017****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 19,10,400/-



Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 09-08-2017**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.

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

Presented for registration at 13:40 hrs on 09-08-2017, at the Office of the A.D.S.R. SEALDAH by Shri Ananda Pathak

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

Execution is admitted on 09/08/2017 by Shri Rabindra Nath Sarkar, Son of Late Satindra Nath Sarkar, 5/2, S.K.Deb Road, P.O: Shreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business

Indetified by Shri Subrata Das, , , Son of Late Sudin Das, Room No. 202, Sealdah Court, P.O: Belegkata, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-08-2017 by Shri Ananda Pathak, partner, United Merchant Group (Partnership Firm), 21/H/37/5, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Indetified by Shri Subrata Das, , , Son of Late Sudin Das, Room No. 202, Sealdah Court, P.O: Belegkata, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 09-08-2017 by Shri Ganesh Bhattacharyya, partner, United Merchant Group (Partnership Firm), 21/H/37/5, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Indetified by Shri Subrata Das, , , Son of Late Sudin Das, Room No. 202, Sealdah Court, P.O: Belegkata, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 09-08-2017 by Shri Dilip Ghosh, partner, United Merchant Group (Partnership Firm), 21/H/37/5, Raja Manindra Road, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Indetified by Shri Subrata Das, , , Son of Late Sudin Das, Room No. 202, Sealdah Court, P.O: Belegkata, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,118/- (A(1) = Rs 19,104/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 19,118/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2017 5:18PM with Govt. Ref. No: 192017180053772411 on 08-08-2017, Amount Rs: 19,118/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 080817010865458 on 08-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,14,644/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,09,644/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17239, Amount: Rs.5,000/-, Date of Purchase: 08/08/2017, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2017 5:18PM with Govt. Ref. No: 192017180053772411 on 08-08-2017, Amount Rs: 1,09,644/-, Bank: Allahabad Bank (ALLA0210031), Ref. No. 080817010865458 on 08-08-2017, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2017, Page from 58894 to 58917

being No 160602129 for the year 2017.



Digitally signed by SATYAJIT BISWAS
Date: 2017.08.09 15:18:04 +05:30
Reason: Digital Signing of Deed.

Handwritten signature/initials.

(Satyajit Biswas) 09-08-2017 15:18:04
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)