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I - 1984/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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212073/18

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

AA 361371

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

THIS INDENTURE OF CONVEYANCE made this 31st day of July TWO THOUSAND EIGHTEEN (2018);

BETWEEN

SRI ASHOK KUMAR DAS (PAN AAUPD6106C), son of Late Sudhindra Kumar Das, by Nationality - Indian, by faith Hindu, by occupation retired engineer, residing at Bramha Memories Building B-1, Flat No. 201, Bhosale Nagar, Pune - 411007 and also of 45-A, Buroshibtala Main Road, New Alipore Residency, Tulip Flat No. 4B, Police Station - Behala, Post Office S.N. Roy Road, Kolkata - 700 038, hereinafter referred to as the **VENDOR** (which expression unless excluded by or

[Faint handwritten notes and signatures]

26 JUL 2018

23357

no.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Radip Chatterjee

Advocate
Alipur Judge's Court
Kolkata-27

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District Sub-Registrar-V
Alipore, South 24 Parganas

31 JUL 2018

Mousumi Guha
Wife of Mr. Kunal Guha
375, Prince Anwar Shah Road
P.O - Jodhpur Park
P.S - Jadaupur
Kolkata - 700068

repugnant to the context shall be deemed to mean and include his heirs, executors, representatives, administrators and assigns)of the First Part;

A N D

SRI KUNAL GUHA son of Sri Rameswar Guha, by Nationality - Indian, by faith Hindu, by occupation Business, residing at South City Towers, Tower No.1, Flat No. 17J, 375, Prince Anwar Shah Road, Police Station - Jadavpur, Post Office Jodhpur Park, Kolkata - 700 068, hereinafter referred to as the **DEVELOPER** (which expression unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, executors, representatives, administrators and assigns)of the Second Part; PAN : AEC PG 8862 N

A N D

SRI RAMESWAR GUHA (Pan No. AEC PG 8863P), son of Late Amal Chandra Guha, by Nationality - Indian, by faith Hindu, by occupation Retired Engineer residing at South City Towers, Tower No.1, Flat No. 17J, 375, Prince Anwar Shah Road, Police Station - Jadavpur, Post Office Jodhpur Park, Kolkata - 700 068 hereinafter referred at as the **PURCHASER** (which expression unless excluded by or repugnant to the context shall be deemed to mean and include his heirs, executors, representatives, administrators and assigns)of the Third Part;

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WHEREAS : =

1. By virtue of a registered deed of pattah date 09.01.1925, one Bholanath Barrui took settlement of 8.11 Decimal of land comprised in Pargana - Khaspur, Mouza - Kalikapur, Touzi No. 3 to 5 and 12, R.S. No.2, J.L.No.20 in C.S. Dag No. 306/313 under C.S. Khatian No. 155 at present R.S. No. 365 of R.S. Khatian No. 169 from Bankim Chandra Sapui.
2. The said Bholanath Barui while in possession and occupation of the aforesaid land, died intestate leaving behind him surviving his two sons namely Khagendra Nath Barui and a minor son Sudhir Chandra Barui who jointly inherited the aforesaid land as joint owners thereof that the said Bholanath Barui died possessed of in equal shares thereof.
3. By an indenture of conveyance in the year 1934 duly executed and registered in the office of the District Registrar at Alipore in Book No. 1, Volume No. 53, from Pages 229 to 231 being Deed No. 2034 for the Year 1934, the said Khagendra Nath Barui and Sudhir Chandra Barui jointly granted, sold, transferred and conveyed the aforesaid land unto and in favour of Bipula Moni Dasi wife of Manik Chandra Pramanik.
4. Sudhir Chandra Barui after attaining majority by a registered deed of Disclaimer duly executed and registered in the office of Sub Registrar at Alipore in Book No. 1, Volume No. 103, from Pages 226 to 227, being Deed No. 6680 for the Year 1952 confirmed the aforesaid sale of his share of the property during

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his minority and confirmed that he has no claim of any vestige of right, title, interest and share in the aforesaid property.

5. After enactment of the West Bengal Estates Acquisition Act, the said Bipula Moni Dasi got her name recorded in the settlement record of the concerned office of the Government of West Bengal.
6. By virtue of a registered deed of conveyance dated 14th July, 1975 executed and registered in the office of District Registrar at Alipore in Book No. I, Volume No. 163, from Pages 78 to 88, being Deed No. 6617 for the Year 1975 the said Bipula Moni Dasi granted sold transferred and conveyed her half share of the aforesaid property unto and in favour of Prasad Mitra and her remaining half share of the aforesaid property unto and in favour of Latika Rani Basu by virtue of a registered deed of conveyance dated 14th July, 1975 executed and registered in the office of District Registrar at Alipore in Book No. I, Volume No. 178, from Pages 46 to 53, being Deed No. 6616 for the Year 1975.
7. By virtue of two registered deeds of conveyances dated 21st January, 1984 executed and registered in the office of District Registrar at Alipore being Deed Nos. 11961 and 11980 for the Year 1984 Smt. Latika Rani Basu granted sold transferred and conveyed her right, title, interest and share in the aforesaid property unto and in favour of Ajit Kumar Dev.
8. By virtue of two registered deeds of conveyances dated 7th December, 1984 executed and registered in the office of District Registrar at Alipore being Deed Nos. 11353 and 11354 for the



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Year 1984, Prasad Mitra granted sold transferred and conveyed his right, title, interest and share in the aforesaid property unto and in favour of Ajit Kumar Dev.

9. The said Ajit Kumar Dev while in exclusive possession and occupation of the aforesaid property as sole and absolute owner thereof, died in testate on 16th December, 1984 leaving behind him surviving his widow Smt. Bithika Dev, three sons namely Sri Pallav Kumar Dev, Sri Chandan Kumar Dev and Sri Anjan Kumar Dev and one daughter Bula Dev who jointly inherited the aforesaid property in equal shares thereof that the said Ajit Kumar Dev died possessed of.
10. By an indenture of conveyance dated 04/04/1985 Smt. Bithika Dev, Sri Pallav Kumar Dev, Sri Chandan Kumar Dev, Sri Anjan Kumar Dev and Bula Dev jointly granted sold transferred and conveyed a specifically demarcated plot of land out of the aforesaid 8.11 Decimal of land comprised in Pargana - Khaspur, Mouza - Kalikapur, Touzi No. 3 to 5 and 12, R.S. No.2, J.L.No.20 in C.S. Dag No. 306/313 under C.S. Khatian No. 155 at present R.S. No. 365 of R.S. Khatian No. 169 being Plot No. 17 comprising of an area of 3 (three) Kattahs 15 Chattaks 30 Sq.feet be the same a little more or less unto and in favour of Sri Ashok Kumar Das. The said deed of conveyance was duly executed and registered in the office of the Sub Registrar Alipore in Book No.I, Volume No. 78, Page No. 45, being Deed No. 4577 for the Year 1985.
11. Sri Ashok Kumar Das, the Vendor herein after purchase of aforesaid piece and parcel of land admeasuring 3 (three)



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Kattahs 15 Chattaks 30 Sq.feet (266.26 Sq.meters) be the same a little more or less comprised in Pargana - Khaspur, Mouza - Kalikapur, Touzi No. 3 to 5 and 12, R.S. No.2, J.L.No.20 in C.S. Dag No. 306/313 under C.S. Khatian No. 155 at present R.S. No. 365 of R.S. Khatian No. 169 got his name mutated in the records of Kolkata Municipal Corporation. On mutation the said plot of land has been numbered as Premises No. 151, Kalikapur, Police Station - Kasba at present Purba Jadavpur, Kolkata - 700 099 within the limits of Ward No.109 of The Kolkata Municipal Corporation.

12. Sri Ashok Kumar Das, the Vendor herein while in possession and occupation of the aforesaid plot of land as sole and absolute owner in exclusive possession thereof, entered into a registered agreement dated 6th April, 2013 duly executed and registered in the office of Additional Registrar of Assurances - I, Kolkata, in Book No.I, C.D. Volume No.7, Page from 3950 to 3982, being Deed No. 03414 for the Year 2013 for development of the aforesaid plot of land with Sri Kunal Guha.
13. Sri Kunal Guha, the Developer herein, pursuant to the said agreement dated 6th April, 2013 and on the basis of the Building Plan No. 2012120435 dated 12.10.2012 by the Kolkata Municipal Corporation, constructed one Ground plus Three Storied Building thereon complete in all respects.
14. The Purchaser having agreed to purchase one self contained Flat on the Second Floor of the Building from the Owner's allocation, the Vendor and the Developer have jointly agreed to grant, sell, transfer and convey ALL THAT one self contained



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Flat on the Second Floor of the Ground plus Three Storied Building (being the entire Second Floor) having a Super built up area of 1439 Sq.feet more or less, consisting of Four Bed Rooms, One drawing cum dining room, one Kitchen, three toilets, one W.C., Two Balconies AND ALSO One Covered Car parking space in the Ground Floor of the said Building Together With proportionate undivided right, title, interest and share in the land underneath the building and in all common areas and facilities and amenities contained in the said premises comprised in Pargana – Khaspur, Mouza – Kalikapur, Touzi No. 3 to 5 and 12, R.S. No.2, J.L.No.20 in C.S. Dag No. 306/313 under C.S. Khatian No. 155 at present R.S. No. 365 of R.S. Khatian No. 169, lying situated at being Premises No. 151, Kalikapur, Police Station – Kasba at present Purba Jadavpur, Kolkata – 700 099 within the limits of Ward No.109 of The Kolkata Municipal Corporation with all other easements and/or appurtenances attached thereto situated at the said building together with all other easement and/or appurtenance attached thereto lying situated at the said Premises at and for a settled consideration of sum of **Rs.49,00,000/- (Rupees Forty Nine Lac Only)** free from all encumbrances, charges, attachments, liens and impendences whatsoever from the Developer's allocation.

NOW THIS INDENTURE WITNESSETH that pursuant to the said agreement and in consideration of the said sum of **Rs. 49,00,000/- (Rupees Forty Nine Lac only)** paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit



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and acknowledge and of and from payment of the same and every part thereof the Developer doth hereby forever acquit release and discharge the Purchaser as well as the Flat situated on the **Second Floor** of said Building AND ALSO One Covered Car parking space on the Ground Floor of the said Building lying situated at being Premises No. 151, Kalikapur, Police Station - Kasba at present Purba Jadavpur, Kolkata - 700 099 within the limits of Ward No.109 of The Kolkata Municipal Corporation the Vendor and the Developer do and each of them doth hereby grant, sale, convey, transfer, assign and assure unto the Purchaser his respective right, title, interest in ALL THAT the said self contained Flat admeasuring 1439 Sq. feet of Super Built up area, consisting of Four Bed Rooms, One drawing cum dining room, one Kitchen, three toilets, one W.C., two Balconies on the Second Floor (being entire Second Floor) of the G+3 storied Building AND ALSO One Covered Car parking space in the Ground Floor of the said Building Together With proportionate undivided right, title, interest and share in the land underneath the building and in all common areas and facilities and amenities contained in the said premises lying situated at being Premises No. 151, Kalikapur, Police Station - Kasba at present Purba Jadavpur, Kolkata - 700 099 within the limits of Ward No.109 of The Kolkata Municipal Corporation with all other easements and/or appurtenances attached thereto, TOGETHER WITH all rights liberties and easements AND together with the benefits of the easements and other stipulations and provision in connection with the beneficial use and enjoyment of the said Flat and also the common portions / areas and facilities and utilities together with the right of user in common with other owners and occupiers of other flats of the open spaces common service areas staircases, etc, common utilities electrical installations, sewerage,



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water system plumbing etc and other common portions and facilities including lift, generator and deep tube well and utilities and entrance for ingress and egress whatsoever in relation to the Flat and also the common areas and facilities and also such proportionate undivided right and share in all common areas, passages, main entrances, lobbies, landing, staircases, water reservoir, electrical fittings, water pipelines, drains, sewers, pipes, etc. whatsoever that will be enjoyed in common with the owners/occupiers of other flats of the said building TO HAVE AND TO HOLD the said demised Flat hereby granted transferred sold conveyed released and confirmed or expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances together with enjoyment of all benefits AND that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demised Flat and the car parking space and each and every part thereof and receive the rents and profits thereof without any lawful eviction interruption claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND that free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming under the Vendors AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or inheritance in the said demised Flat or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other acts deeds and things for further and more perfectly assuring the said demised Flat.

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THE VENDOR AND THE DEVELOPER DO HEREBY COVENANT WITH THE PURCHASER as follows:-

1. That the Purchaser shall from this date be the absolute owner of the said demised flat on the Second Floor AND ALSO One Covered Car parking space Together With the said proportionate undivided right, title, interest and share in the land underneath and in all common areas facilities and amenities comprised in the said premises.

2. That notwithstanding any act or deed or matter or thing by the said Vendor made done or executed or knowingly suffered to the contrary the Vendor now hath good right full power and absolute authority to grant sell transfer convey release and confirm the said demised flat together with the said proportionate undivided share of land and common facilities comprised in the said building hereby granted, transferred, conveyed, released and confirmed or expressed or intended so to be under and to the use of the Purchaser in manner aforesaid.

3. That the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demised flat together, with the said proportionate undivided land and hereditaments and each and every part thereof and receive the rents and profits thereof without any lawful eviction interruption claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor, AND that free from all encumbrances whatsoever made or suffered by the said Vendor or any person or persons lawfully or equitably claiming as aforesaid.

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4. That the Vendor and all persons having or, lawfully or equitably claiming any estate or inheritance in the said demised flat together with the said proportionate undivided land and hereditaments or any part thereof from or under the said Vendor shall and will if and when legally necessary hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other acts and things for further and more perfectly assuring the said demised flat together with the said proportionate undivided land and every part thereof unto and to the Purchaser his successors and assigns in the manner aforesaid as shall or may be reasonably required.

THE PURCHASER DOETH HEREBY COVENANT WITH THE VENDOR AND DEVELOPER as follows:-

1.To pay the costs, expenses and outgoings in respect of the common utilities and observe, perform and comply with all the rules, regulations and bye-laws and the procedure which the other occupiers/holders have adopted or may adopt at their discretion from time to time and at all times for protection, maintenance, observance and in conformation with the building rules, municipal bye-laws and regulations in force and for strict observance thereof and those relating to the use and occupation of the other portions by the other occupiers/holders possessing and occupying the same including.

2.To contribute and pay the proportionate part of expenses and outgoings mentioned hereunder regularly to the association of Purchasers of Flats in the said building and to remain as member of



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such association more so specifically enumerated in the Fourth Schedule hereunder,

3. Permit the representatives of the Flat Owners Association with or without workmen and others at all reasonable times on 24 hours notice to enter into and upon the said unit or any part thereof for the purpose of repairing any part of the said unit and for the purpose of making repair, reinstating, rebuilding, cleaning, lighting and keeping in order and good condition sewers, drains, pipes, cables, water courses, gutter, wires etc.

4. To keep the said Flat and other party walls sewers drain pipes and entrance and main entrance exclusively serving the said unit in good condition.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of messuage, tenement, hereditament and land admeasuring 3 Kattahs 15 Chattaks 30 Sq. feet be the same a little more less, TOGETHER WITH G+3 storied Building thereon, comprised in Pargana – Khaspur, Mouza – Kalikapur, Touzi No. 3 to 5 and 12, R.S. No.2, J.L.No.20 in C.S. Dag No. 306/313 under C.S. Khatian No. 155 at present R.S. No. 365 of R.S. Khatian No. 169, lying situated at being Premises No. 151, Kalikapur, Police Station – Kasba at present Purba Jadavpur, Kolkata – 700 099 within the limits of Ward No.109 of The Kolkata Municipal Corporation which is butted and bounded as follows:-

On the North by: Premises No. 389, Purbalok



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On the East by: Premises No. 399, Purbalok
On the South by: 16 feet wide road
On the West by: 20 feet wide road

**SECOND SCHEDULE ABOVE RFFRRFD TO
(SCHEDULE OF THE FLAT and CAR PARKING BEING CONVEYED)**

ALL THAT the self contained Flat ad measuring 1439 Sq.feet of Super Built up area, consisting of Four Bed Rooms, One drawing cum dining room, one Kitchen, three toilets, one W.C., two Balcony on the **Second Floor** AND ALSO **One Covered Car parking space** in the Ground Floor of the said G+3 storied Building Together With proportionate undivided right, title, interest and share in the land underneath the building and in all common areas and facilities and amenities contained in the said premises lying situated at being Premises No. 151, Kalikapur, Police Station - Kasba at present Purba Jadavpur, Kolkata - 700 099, District South 24 Parganas under Ward No. 109 of the Kolkata Municipal Corporation more specifically delineated in the map or plan annexed hereto.

ZONE: KALIKAPUR TO KALIKAPUR



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THE THIRD SCHEDULE ABOVE REFERRED TO

The common areas and facilities mentioned in the body of the Deed shall include:

1. The land comprised in the Premises No. 151, Kalikapur, Police Station – Kasba at present Purba Jadavpur, Kolkata – 700 099 and all easement rights and appurtenances belonging to the said land.
2. The foundation columns girders beams and supports main walls, lobbies, stair, stairways fire – escapes and entrances to and exits from the buildings;
3. Installation of the common services such as power light water sewerage etc.
4. The elevator tanks pumps motors pipes and ducts and in general all apertures and installation existing for common use;
5. Such other common facilities as may be specifically provided for or mentioned elsewhere of this Deed of Conveyance;
6. All others parts of the property necessary or convenient to its existence maintenance and safety or normally in common use.

THE FOURTH SCHEDULE ABOVE REFERRED TO

1. The expenses for maintaining repairing decorating etc. of the main structure and in particular the roof gutter and rain water pipes of the building, water pipes, electric wires in and under or upon the building and enjoyed or use by

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the Purchasers in common with other occupiers or Purchasers of the other Units car parking space and the main entrance, passage, landing and the staircases of the building as enjoyed by the Purchaser/s and / or used by him / her / them in common as aforesaid and the boundary walls and compound of the building.

2. The cost of the cleaning and lighting the passages landings staircase and other common parts of the building as enjoyed or used by the Purchaser / s common as aforesaid.
3. The cost of decorating the exterior of the building.
4. The cost of salaries of clerks, bill collectors, chowkidars, sweepers, lift men etc.
5. The cost of working and maintenance of lift, water pumps, electrical installations and other light and services charges.
6. Municipal and other taxes / levies except those which have levied specifically for any particularly Flat / Unit;
7. Premium of insurances of common portion and utilities of the building.
8. Cost of water or electric meters and / or deposits for water and electricity.
9. Sinking Fund and such other expenses as necessary or incidental for the maintenance of and up keep for the building as may be determined by the Vendors or the Association of the Flat owners – when formed.



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

Signed and Delivered by the Vendor at Kolkata in the presence of:

1. Pradip Chatterjee

Ashok Kumar Das
ASHOK KUMAR DAS
VENDOR

2. Mousumi Guha
375, Prince Anwar Shah Road
Kolkata - 700068

Signed and Delivered by the Developer at Kolkata in the presence of:

1. Pradip Chatterjee

Kunal Guha
KUNAL GUHA
DEVELOPER

2. Mousumi Guha
375, Prince Anwar Shah Road
Kolkata - 700068

Signed and Delivered by the Purchaser at Kolkata in the presence of:

1. Pradip Chatterjee

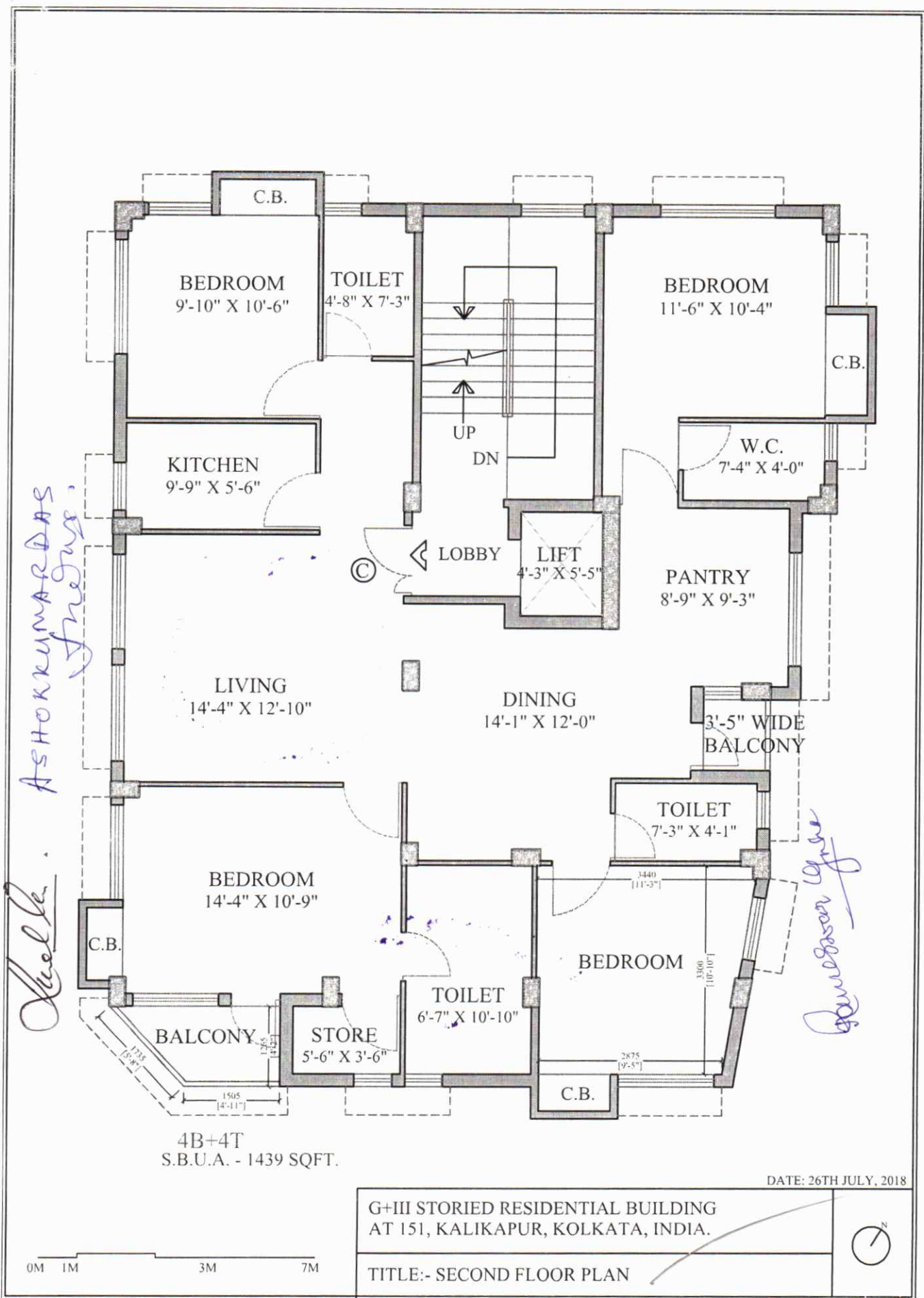
Rameshwar Guha
PURCHASER

2. Mousumi Guha



District Sub-Registrar-V
Alipore, South 24 Parganas

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Ashok Kumar Das
 Designer

Designer's Signature

4B+4T
S.B.U.A. - 1439 SQFT.

DATE: 26TH JULY, 2018

G+III STORED RESIDENTIAL BUILDING
AT 151, KALIKAPUR, KOLKATA, INDIA.

TITLE:- SECOND FLOOR PLAN





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RECEIVED of and from the within-named
 Purchaser the within-mentioned sum
 of Rs.49,00,000/- (Rupees Forty Nine Lac)
 Only as follows:-

MEMO OF CONSIDERATION

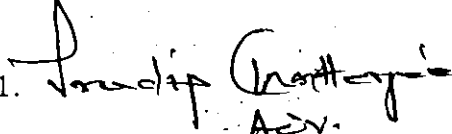
Ch. No.	Date	Bank	Branch	Amount (Rupees)
000922	30.07.2018	ICICI	South City	₹49,00,000/-
			TOTAL	₹49,00,000/-

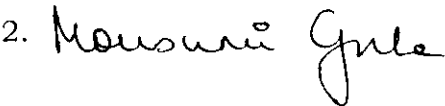
(Rupees Twenty Lac Only).


 KUNAL GUHA

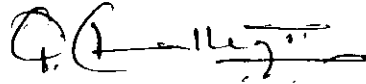
DEVELOPER

Witnesses:-

1. 
 Adv.
 Alipore Judges Court

2. 

Drafted by me and prepared in my office



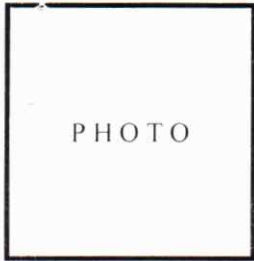
(Pradip Chatterjee, Advocate. WB/745/87).



District Sub-Registrar-V
Alipore, South 24 Parganas

31 JUL 2018

SPECIMEN FORM FOR TEN FINGERPRINTS



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature

Name



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature *Ashok*

Name ASHOK KUMAR DAS. (MB: 9673992542)



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature *Kunal Guha*

Name KUNAL GUHA (MB: 9830173698)



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Signature *Rameswar Guha*

Name RAMESWAR GUHA (MB: 9038391791)



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

GRN: 19-201819-026723846-1 Payment Mode Online Payment
GRN Date: 27/07/2018 14:17:46 Bank : ICICI Bank
BRN : 1500505552 BRN Date: 27/07/2018 14:23:40

DEPOSITOR'S DETAILS

Id No. : 16301000212973/6/2018
(Query No./Query Year)

Name : RAMESWAR GUHA
Contact No. : Mobile No. : +91 9038591791
E-mail : kunalguha@hotmail.com
Address : South City T1 17J375 Anwar Shah Bdkol 68
Applicant Name : Mr Pradip Chatterjee
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16301000212973/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	295963
2	16301000212973/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	49370

Total

345333

In Words : Rupees Three Lakh Forty Five Thousand Three Hundred Thirty Three only



District Sub-Registrar-V
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आयकर विभाग
INCOME TAX DEPARTMENT

RAMESWAR GUHA

AMAL CHANDRA GUHA

12/04/1946

AECPG8863P

Rameswar Guha

Signature

भारत सरकार
GOVT. OF INDIA



22102013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक, पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AECFG8862N



नाम /NAME

KUNAL GUHA

पिता का नाम /FATHER'S NAME

RAMESWAR GUHA

जन्म तिथि /DATE OF BIRTH

17-07-1972

हस्ताक्षर /SIGNATURE

Kunal Guha

K. Guha

आयकर आयुक्त, प.ब.-111

COMMISSIONER OF INCOME-TAX (WB) - 111

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें.
संयुक्त आयकर आयुक्त(पदाति एवं तकनीकी),
पी-7,
चौरंगी 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

MOUSUMI GUHA
MANAB KUMAR GHOSH

28/05/1976

Permanent Account Number

AUTPG1730C

Mousumi Guha

Signature

भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Service Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें
आयकर पैन सेवा यूनिट, ए.टी.एस.आई.एस.
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई, नवी मुंबई-400 614



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AAUPD6106C



नाम /NAME

ASHOK KUMAR DAS

पिता का नाम /FATHER'S NAME

SUDHINDRA KRISHNA DAS

जन्म तिथि /DATE OF BIRTH

23-02-1940

हस्ताक्षर /SIGNATURE

Ashok Das

Ashok Das

आयकर आयुक्त-I, पुणे

Commissioner of Income-tax I, Pune

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त I पुणे,
"प्राप्तिकर सदन" (सलग्न भवन),
60/61, एरंडवणे, कर्वे रोड,
पुणे - 411 004.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-tax - I Pune,
"Praptikar Sadan" (Annexe Building),
60/61, Erandwane, Karve Road,
Pune - 411 004.



Major Information of the Deed



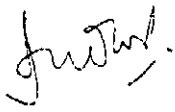
Deed No :	I-1630-01984/2018	Date of Registration	31/07/2018
Query No / Year	1630-1000212973/2018	Office where deed is registered	
Query Date	25/07/2018 12:24:11 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Pradip Chatterjee Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831161838, 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. 49,00,000/-	Rs. 49,32,390/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,96,063/- (Article:23)	Rs. 49,370/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Premises No: 151, Ward No: 109, Road Zone : Zone Name: (Kalikapur -- Kalikapur), Pin Code : 700099

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Super Built-up Area: 1439	46,00,000/-	46,19,190/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 20 Ft. , Other Amenities: Lift Facility, New Flat ,
A2			Area of Covered Garage: 135	3,00,000/-	3,13,200/-	Gr. Floor, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 20 Ft. , New Flat ,

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Ashok Kumar Das Son of Late Sudhindra Kumar Das Executed by: Self, Date of Execution: 31/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Office			
	31/07/2018	LTI	31/07/2018	31/07/2018



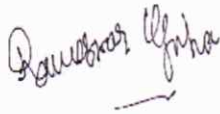
Major Information of the Deed :- I-1630-01984/2018-31/07/2018




45A, Buroshibtala Main Road, New Alipore Residency, Flat No: 4B, P.O:- S N Roy Road, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAUPD6106C, Status :Individual, Executed by: Self, Date of Execution: 31/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Mr Kunal Guha (Presentant) Son of Mr Rameswar Guha Executed by: Self, Date of Execution: 31/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Office			
		31/07/2018	LTI 31/07/2018	31/07/2018
South City Towers, Tower-1, 375, Prince Anwar Shah, Flat No: 17J, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AECPG8862N, Status :Confirming Party, Executed by: Self, Date of Execution: 31/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Rameswar Guha Son of Late Amal Chandra Guha Executed by: Self, Date of Execution: 31/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Office			
		31/07/2018	LTI 31/07/2018	31/07/2018
Son of Late Amal Chandra Guha Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AECPG8863P, Status :Individual, Executed by: Self, Date of Execution: 31/07/2018 , Admitted by: Self, Date of Admission: 31/07/2018 ,Place : Office				

Identifier Details :

Name & address	
Mousumi Guha Wife of Mr Kunal Guha 375, Prince Anwar Shah Road, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Ashok Kumar Das, Mr Kunal Guha, Mr Rameswar Guha	
	31/07/2018

Major Information of the Deed :- I-1630-01984/2018-31/07/2018



Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashok Kumar Das	Mr Rameswar Guha-1439.000000 Sq Ft
Transfer of property for A2		
Sl.No	From	To. with area (Name-Area)
1	Mr Ashok Kumar Das	Mr Rameswar Guha-135.000000 Sq Ft

Endorsement For Deed Number : I - 163001984 / 2018

On 26-07-2018

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 49,32,390/-



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

On 31-07-2018

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 12:34 hrs on 31-07-2018, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Kunal Guha , one of the Executants.

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

Execution is admitted on 31/07/2018 by 1. Mr Ashok Kumar Das, Son of Late Sudhindra Kumar Das, 45A, Buroshibtaia Main Road, New Alipore Residency, Flat No: 4B, P.O: S N Roy Road, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Retired Person, 2. Mr Kunal Guha, Son of Mr Rameswar Guha, South City Towers, Tower-1, 375, Prince Anwar Shah, Flat No: 17J, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 3. Mr Rameswar Guha, Son of Late Amal Chandra Guha, South City Towers, Tower-1, 375, Prince Anwar Shah, Flat No: 17J, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person

Indetified by Mousumi Guha, , Wife of Mr Kunal Guha, 375, Prince Anwar Shah Road, P.O: Jodhpur Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession Service

Major Information of the Deed :- I-1630-01984/2018-31/07/2018



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,370/- (A(1) = Rs 49,324/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 49,370/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/07/2018 2:23PM with Govt. Ref. No: 192018190267238461 on 27-07-2018, Amount Rs: 49,370/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1500505552 on 27-07-2018, Head of Account 0030-03-104-001-16

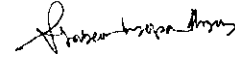
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,95,963/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,95,963/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23357, Amount: Rs.100/-, Date of Purchase: 26/07/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/07/2018 2:23PM with Govt. Ref. No: 192018190267238461 on 27-07-2018, Amount Rs: 2,95,963/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1500505552 on 27-07-2018, Head of Account 0030-02-103-003-02



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



Major Information of the Deed :- I-1630-01984/2018-31/07/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2018, Page from 67118 to 67148

being No 163001984 for the year 2018.



Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2018.08.01 12:12:46 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 01-08-2018 12:12:39
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)