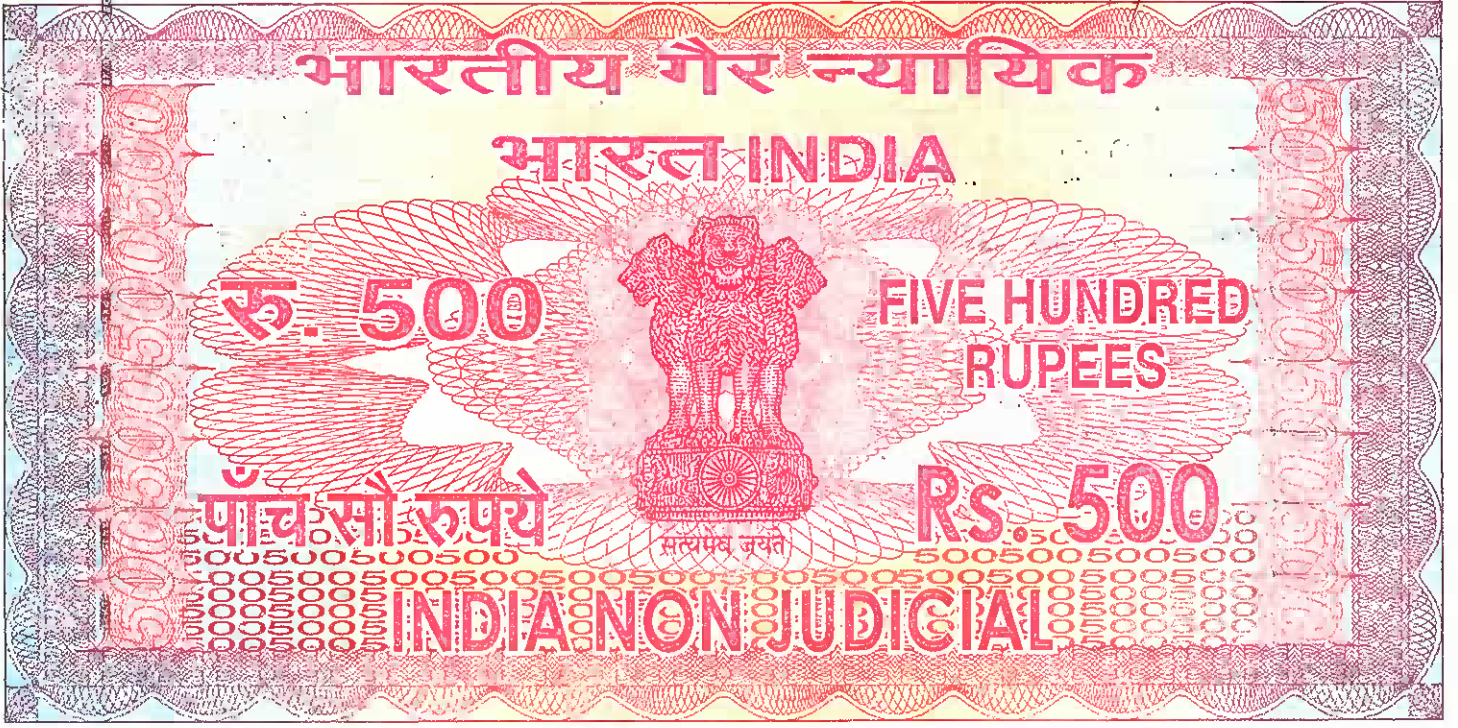


02046/21

1-02014/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 480900

3
12/4/21
D-726178/21

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

District Sub-Registrar-V
Alipore, South 24 Parganas

12 APR 2021

THIS INDENTURE OF CONVEYANCE made this^{12th}..... day of
.....^{April}..... TWO THOUSAND TWENTY ONE (2021);

B E T W E E N

SRI ASHOK KUMAR DAS [PAN AAUPD6106C], [Aadhar No.4578 2303 5764] 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, [represented by his lawfully constituted Attorney* SRI KUNAL GUHA [PAN AEC PG8862N], [Aadhar No.7408 4276 5426] son of Sri Rameswar

No. 1381 08/3/21 5001
Name: Pradyip Chatterjee Adv
Address: Alipore Judg's Court
Vendor: [Signature] 1001

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



31
DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS., ALIPORE
12 APR 2021

Pradyip Roy
S/O. Mr. Parimal Roy
Alipore Police Court
Kal. 27

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 by virtue of a registered power of Attorney dated 6th April, 2013 registered in the office of Additional Registrar of Assurances - III and recorded in Book No. IV, C.D. Volume No. 4, Page from 3944 to 3955, Being No. 02350 for the Year 2013], hereinafter referred to as the **VENDOR** (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 First Part;

A N D

SRI KUNAL GUHA [PAN AECPG8862N], [Aadhar No.7408 4276 5426] 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;

A N D

SMT. MOUSUMI GUHA [Pan No.AUTPG1730C], [Aadhar No.4302 9726 7046] wife of Sri Kunal Guha, by Nationality - Indian, by faith Hindu, by occupation Teacher 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



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DISTRICT REGISTRAR-V
SOUTH OF DISTRICT, ALIPORE
12 APR 2021

context shall be deemed to mean and include her heirs, executors, representatives, administrators and assigns)of the Third Part;

W H E R E A S : =

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.I, 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. I, Volume No. 103, from Pages 226



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DISTRICT SUB REGISTRAR-V
SOUTH 24 P.S., ALIPORE
12 APR 2021

to 227, being Deed No. 6680 for the Year 1952 confirmed the aforesaid sale of his share of the property during 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 Year 1984, Prasad Mitra granted sold transferred and conveyed his



3

DISTRICT REGISTRAR -V
SOUTH 24 PGS., ALIPORE
2 APR 2021

11/4/21

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 Sub Registrar Alipore in Book No.I, Volume No. 78, from 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) 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



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DISTRICT SUB REGISTRAR - V
EDUCATION, ALIPORE

12 APR 2021

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 SHOP ROOM having a Super Built up Area of 303 Sq. feet be the same a little more or less in the on the North Western side of the Ground Floor of the Building from the Developer's allocation, the Vendor and the Developer have jointly agreed to grant, sell, transfer and convey ALL THAT one SHOP ROOM having a Super Built up Area of 303 Sq. feet be the same a little more or less in the on the North Western side of the Ground Floor of the Building Together With proportionate undivided right, title, interest and share in the land



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DISTRICT SUB REGISTRAR - V
SOUTH EN PCS., ALIPORE

2 APR 2021

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.12,50,000/- (Rupees Twelve Lac Fifty Thousand Only)** free from all encumbrances, charges, attachments, liens and impendences whatsoever from the Developer's allocation.

NOW THIS INDENTURE WITNESSETH as follows:=

That pursuant to the said agreement and in consideration of the said sum of **Rs.12,50,000/- (Rupees Twelve Lac Fifty Thousand Only)** paid by the Purchaser to the Developer at or before the execution of these presents (the receipt whereof the Developer doth hereby as also by the receipt hereunder written admit 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 said **SHOP ROOM** having a Super Built up Area of 303 Sq. feet be the same a little more or less in the on the North Western side of the Ground Floor of the Building lying situated at being Premises No. 151, Kalikapur, Police Station - Kasba at present Purba Jadavpur, Kolkata - 700 099 within the



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DISTRICT REGISTRAR-V
SOUTH OF P.O., ALIPORE
2 APR 2021

limits of Ward No.109 of The Kolkata Municipal Corporation the Vendor and the Developer do and each of them do hereby grant, sale, convey, transfer, assign and assure unto the Purchaser his respective right, title, interest in ALL THAT one SHOP ROOM having a Super Built up Area of 303 Sq. feet be the same a little more or less in the on the North Western side of the Ground Floor of the 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, water system plumbing etc and other common portions and facilities including lift and utilities and entrance for ingress and egress whatsoever in relation to the Shop Room 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 Shop Room hereby granted transferred sold conveyed released and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances together with



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DISTRICT REGISTRAR-V
SOUTH WEST P.S., ALIPORE
12 APR 2021

enjoyment of all benefits AND that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demised SHOP ROOM 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 Vendor AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate or inheritance in the said demised SHOP ROOM 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 SHOP ROOM.

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

1. That the Purchaser shall from this date be the absolute owner of the said demised flat on the First Floor 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



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DISTRICT REGISTRAR-V
SOUTH DIVISION, ALIPORE
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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.

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 DOTH 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



2

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ಕರ್ನಾಟಕ, ಬೆಂಗಳೂರು
2 APR 2021

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 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.



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DISTRICT SUB REGISTRAR-V
SOUTH DIVISION, BANGALORE

12 APR 2021

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 389, Purbalok
 On the East : By 399, Purbalok
 On the South : By 16 feet wide road
 On the West : By 20 feet wide road

**SECOND SCHEDULE ABOVE RFFFRRFD TO
 (SCHEDULE OF THE SHOP ROOM)**

ALL THAT one **SHOP ROOM** having a Super Built up Area of 303 Sq. feet be the same a little more or less in the on the North Western side of the Ground Floor of the 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



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SECRETARY - V
BELLARY, KARNATAKA
12 APR 2021

Corporation more specifically delineated in the map or plan annexed hereto.

ZONE: KALIKAPUR TO KALIKAPUR

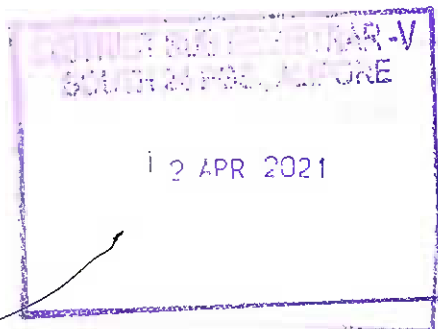
THE THIRD SCHEDULE ABOVE REFERRED TO

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.



9



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. Pradeep Roy
Alipon Police Court.
Kd. 27

As constituted attorney for Ashok Kumar Das

Ashok Kumar Das
VENDOR

- 2. Pradeep Roy
Alipon Police Court
Kd - 27

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

- 1. Pradeep Roy

Ashok Kumar Das
DEVELOPER

- 2. Pradeep Roy

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

- 1. Pradeep Roy

Mousumi Guha
PURCHASER

- 2. Pradeep Roy



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REGISTRAR-V
ALIPORE
12 APR 2021

RECEIVED of and from the within-named
Purchaser the within-mentioned sum
of **Rs.12,50,000/-**-(Rupees Twelve Lac Fifty Thousand)

Only as follows:-

MEMO OF CONSIDERATION

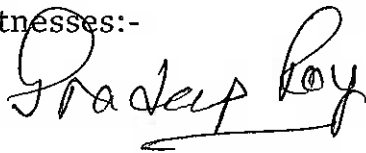
Ch. No.	Date	Bank	Branch	Amount (Rupees)
Transferred by NEFT	On diverse dates	AXIS Bank Ltd.	Shakespeare Sarani	12,50,000/-
			TOTAL	12,50,000/-

(Rupees Twelve Lac Fifty Thousand Only).



DEVELOPER

Witnesses:-

1. 

2. 

Drafted by me and prepared in my office

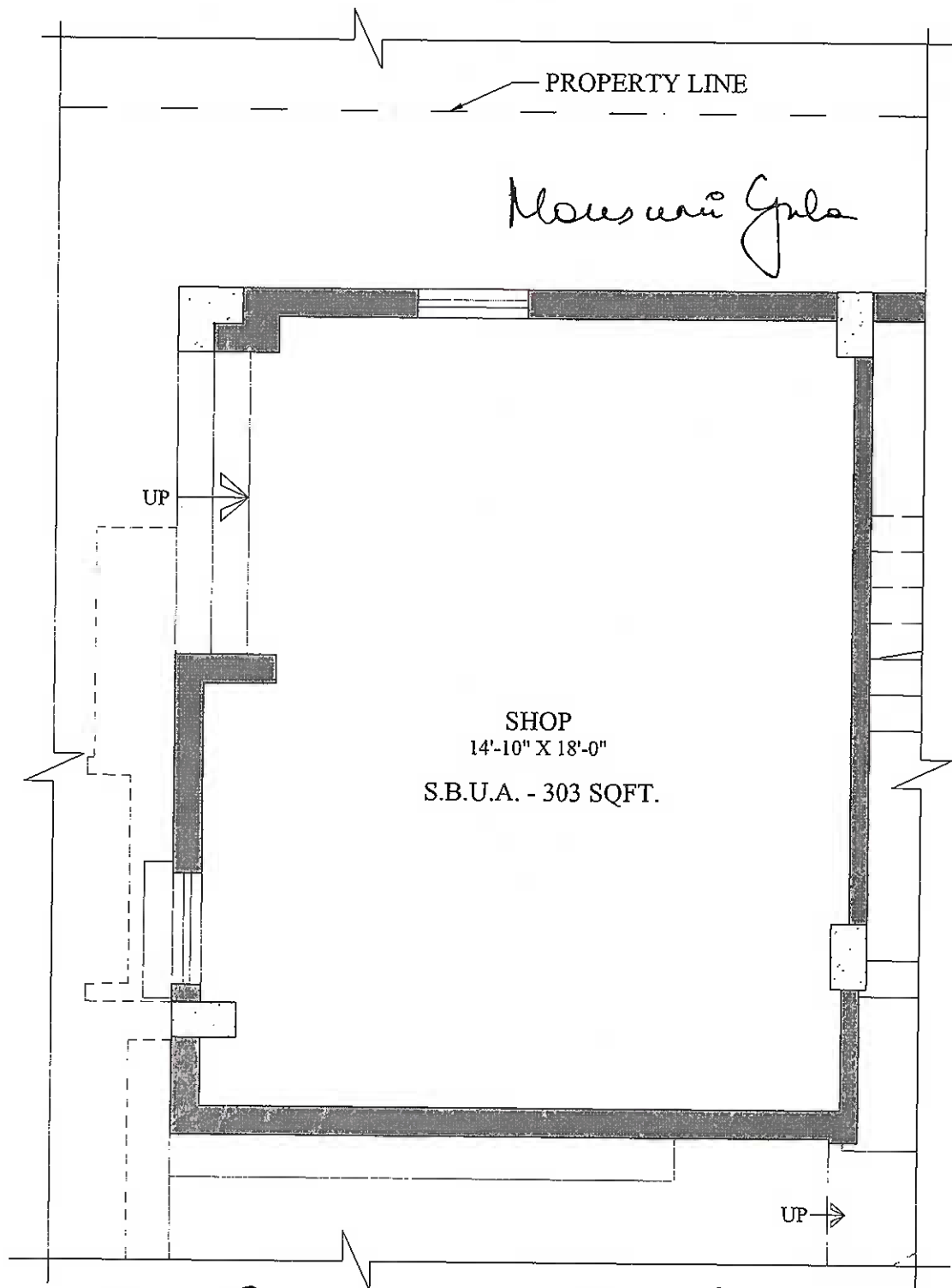


(Pradip Chatterjee, Advocate. WB/745/87).



9

REGISTRAR - V
SOUTH 24 PGS., ALIFORE
2 APR 2021



SHOP
 14'-10" X 18'-0"
 S.B.U.A. - 303 SQFT.

Shel C.

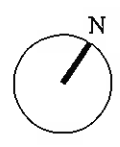
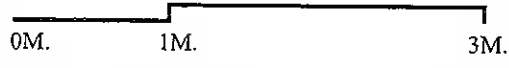
Shel C.

AS CONSTITUTED ATTORNEY
 OF ASHOK KUMAR DAS

DATE: 10th MAR. 2021

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

TITLE:- SHOP AT GROUND FLOOR





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DISTRICT SUB REGISTRAR -V
SOUTH 24 PGS., ALIPORE
12 APR 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

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

Signature

Name



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

Signature *Kunal Guha*

Name KUNAL GUHA



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

Signature *Mousumi Guha*

Name MOUSUMI GUHA

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

Signature

Name



DISTRICT SUB REGISTRAR - V
SOUTH 24 PGS., ALIPORE

12 APR 2021



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

GRN Details

GRN: 192021220002775528 Payment Mode: Online Payment (SBI Epay)
GRN Date: 09/04/2021 19:53:04 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6237215685825 BRN Date: 09/04/2021 19:04:27
Gateway Ref ID: 202109939163355 Method: State Bank of India New PG DC
Payment Status: Successful Payment Ref. No: 2000726178/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: MOUSUMI GUHA
Address: 375, Prince Anwar Shah Road
Mobile: 9433096569
EMAIL: mousumiguha@yahoo.com
Depositor Status: Buyer/Claimants
Query No: 2000726178
Applicant's Name: Mr Pradeep Roy
Identification No: 2000726178/3/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000726178/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	103146
2	2000726178/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	17285
			Total	120431

IN WORDS: ONE LAKH TWENTY THOUSAND FOUR HUNDRED THIRTY ONE ONLY.



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-1, पुणे

Commissioner of Income-tax 1, Pune





भारत सरकार
GOVERNMENT OF INDIA

Ashok Kumar Das

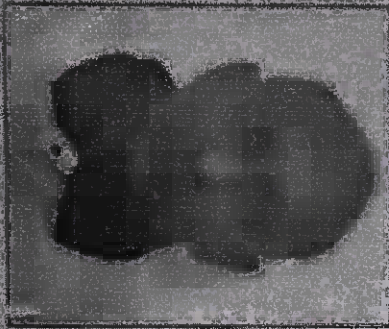
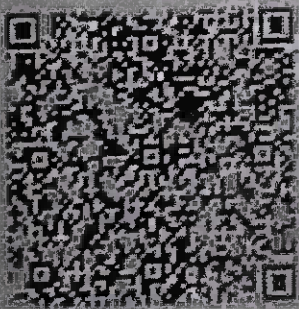
अशोक कुमार दास

जन्म तिथि/DOB:

23-02-1940

पुंन / MALE

4578 2303 5764



भारत - सामान्य भागधारिता अधिकार



सुरक्षा खाते नम्बर

PERMANENT ACCOUNT NUMBER

AECPG8862N

नाम / NAME

KUNAL GUHA

पिता या माता / FATHER'S NAME

RAMESWAR GUHA



जन्म तिथि / DATE OF BIRTH

17-07-1972

हस्ताक्षर / SIGNATURE

[Handwritten signature]

[Handwritten signature]


आयकर अधिकारी / INCOME TAX OFFICER

COMMISSIONER OF INCOME TAX W.B. III


[Large handwritten signature]




Issue Date: 13/10/2012



Kunal Guha
DOB: 17/07/1972
MALE



7408 4276 5426



मेरा आधार मेरी पहचान

Kunal Guha



भारत सरकार
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOUSUMI GUHA
MANAB KUMAR GHOSH

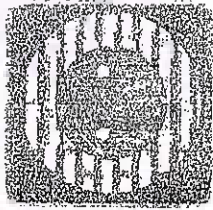
28/05/1976

Permanent Account Number

AUTPG1730C

MOUSUMI GUHA
Signature

MOUSUMI GUHA







भारत सरकार
Unique Identification Authority of India

Enrollment No. : 0647/00011/75445

To
Mousumi Guha

22/09/2012

SOUTH CITY TOWER
TOWER-1, FLAT- 17J
375, PRINCE ANWAR SHAH ROAD
Jodhpur Park
Jodhpur Park, Circus Avenue, Kolkata,
West Bengal - 700068
9433096569

89114565



KA891145653FH



आपका आधार क्रमांक / Your Aadhaar No. :

4302 9726 7046

मेरा आधार, मेरी पहचान



Mousumi Guha
DOB: 28/05/1976
Female



4302 9726 7046

मेरा आधार, मेरी पहचान

Mousumi Guha

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय प्रजासत्ताक में पहचान प्रमाण प्रमाण
Unique Identification Authority of India

Address: SOUTH CITY TOWER, TOWER 4
FLAT- 17J, 375, PRINCE ANWAR SHAH
ROAD, Jodhpur Park, Jodhpur Park, Kolkata
West Bengal, 700088

4302 9726 7046



Major Information of the Deed

Deed No :	I-1630-02014/2021	Date of Registration	12/04/2021
Query No / Year	1630-2000726178/2021	Office where deed is registered	
Query Date	06/04/2021 1:39:08 PM	1630-2000726178/2021	
Applicant Name, Address & Other Details	Pradeep Roy Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property. Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 12,50,000/-	Rs. 17,27,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,03,646/- (Article:23)	Rs. 17,317/- (Article:A(1), E)		
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, Premises No: 151, Ward No: 109, Road: Kalikapur, Pin Code : 700099

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (Kalikapur -- Kalikapur),			Super Built-up Area: 303	12,50,000 /-	17,27,100/	, Apartment Type: Flat/Apartment - Commercial Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 20 Ft. , New Flat ,Status of Completion : Completed




Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASHOK KUMAR DAS Son of Late SUDHINDRA KUMAR DAS 45A, BUROSHIBTALA MAIN ROAD, P.O:- SN 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.:: AAxxxxxx6C, Aadhaar No: 45xxxxxxxx5764, Status :Individual, Executed by: Attorney, Executed by: Attorney



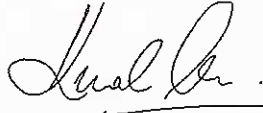


2	Name	Photo	Finger Print	Signature
	Shri KUNAL GUHA (Presentant) Son of Shri RAMESWAR GUHA Executed by: Self, Date of Execution: 12/04/2021 , Admitted by: Self, Date of Admission: 12/04/2021 ,Place : Office			
	12/04/2021	LTI 12/04/2021	12/04/2021	
375, PRINCE ANWAR SHAH ROAD, Block/Sector: SOUTH CITY TOWER 1, 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.:: AExxxxxx2N, Aadhaar No: 74xxxxxxxx5426, Status :Developer, Executed by: Self, Date of Execution: 12/04/2021 , Admitted by: Self, Date of Admission: 12/04/2021 ,Place : Office				

Buyer Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt MOUSUMI GUHA Wife of Shri KUNAL GUHA Executed by: Self, Date of Execution: 12/04/2021 , Admitted by: Self, Date of Admission: 12/04/2021 ,Place : Office			
	12/04/2021	LTI 12/04/2021	12/04/2021	
Wife of Shri KUNAL GUHA Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx0C, Aadhaar No: 43xxxxxxxx7046, Status :Individual, Executed by: Self, Date of Execution: 12/04/2021 , Admitted by: Self, Date of Admission: 12/04/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri KUNAL GUHA Son of Shri RAMESWAR GUHA Date of Execution - 12/04/2021, , Admitted by: Self, Date of Admission: 12/04/2021, Place of Admission of Execution: Office			
	Apr 12 2021 12:24PM	LTI 12/04/2021	12/04/2021	
375, PRINCE ANWAR SHAH ROAD, Block/Sector: SOUTH CITY TOWER 1, 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.:: AExxxxxx2N, Aadhaar No: 74xxxxxxxx5426 Status : Attorney, Attorney of : Shri ASHOK KUMAR DAS				



Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADEEP ROY Son of Late P ROY ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
	12/04/2021	12/04/2021	12/04/2021
Identifier Of Shri KUNAL GUHA, Smt MOUSUMI GUHA, Shri KUNAL GUHA			

Transfer of property for A1

SI.No	From	To. with area (Name-Area)
1	Shri ASHOK KUMAR DAS	Smt MOUSUMI GUHA-303.000000 Sq Ft



Endorsement For Deed Number : I - 163002014 / 2021

On 12-04-2021

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.

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

Presented for registration at 12:11 hrs on 12-04-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri KUNAL GUHA , one of the Executants.

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 17,27,100/-

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

Execution is admitted on 12/04/2021 by 1. Shri KUNAL GUHA, Son of Shri RAMESWAR GUHA, 375, PRINCE ANWAR SHAH ROAD, Sector: SOUTH CITY TOWER 1, Flat No: 17J, P.O: JODHPUR PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Business, 2. Smt MOUSUMI GUHA, Wife of Shri KUNAL GUHA, 375, PRINCE ANWAR SHAH ROAD, Sector: SOUTH CITY TOWER 1, Flat No: 17J, P.O: JODHPUR PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife

Indetified by Mr PRADEEP ROY, , Son of Late P ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Executed by Attorney

Execution by Shri KUNAL GUHA, , Son of Shri RAMESWAR GUHA, 375, PRINCE ANWAR SHAH ROAD, Sector: SOUTH CITY TOWER 1, Flat No: 17J, P.O: JODHPUR PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by profession Business as the constituted attorney of Shri ASHOK KUMAR DAS 45A, BUROSHIBTALA MAIN ROAD, P.O: SN ROY ROAD, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038 is admitted by him

Indetified by Mr PRADEEP ROY, , Son of Late P ROY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,317/- (A(1) = Rs 17,271/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,285/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/04/2021 7:55PM with Govt. Ref. No: 192021220002775528 on 09-04-2021, Amount Rs: 17,285/-, Bank: SBI EPay (SBlePay), Ref. No. 6237215685825 on 09-04-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,646/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,03,146/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1381, Amount: Rs.500/-, Date of Purchase: 08/03/2021, Vendor name: L K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 09/04/2021 7:55PM with Govt. Ref. No: 192021220002775528 on 09-04-2021, Amount Rs: 1,03,146/-,

Bank: SBI EPay (SBlePay), Ref. No. 6237215685825 on 09-04-2021, Head of Account 0030-02-103-003-02

Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 75333 to 75363

being No 163002014 for the year 2021.



Digitally signed by RITA LEPCHA
Date: 2021.04.29 17:04:54 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2021/04/29 05:04:54 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)