

03307/20

E-3165/2020



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 478678

certified that the document is admitted for registration, the signature sheets and the endorsement sheets attached with this document are part of this document

District Sub-Registrar-IV
Alipore, South 24-Pgs.

22 SEP 2020

23 SEP 2020

DEED OF CONVEYANCE

THIS INDENTURE is made on this ^{22ND} day of September, 2020 (Two thousand twenty).

BETWEEN

S-1155362/20

18587

21 SEP 2020

No.....Rs. **1000/-** Date.....

Name: *M. S. Ushankar*

Address:

Vendor: *S. Ushankar*

Alipur Collectorate, 24 Pgs. (S)

SUEHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

*civil & construction Cr. Hd.
10/2 Michael Madhusudan
Ganguly - Ref. 23*

Suehankar Das



VC 210 2502

Suehankar Das



VC 210 2503



Baniprane Bona Thakore



VC 210 2504

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

22 SEP 2020

Identified by me:

Saarif Theari

S/O - Rahamatullah Theari

Alipore Police Court

Kolkata - 700027

Law Clerk

SMT. BINAPANI GUHATHAKURTA, (PAN: CNBPG1569A), (AADHAAR- 878860264551), wife of Late. Animesh Guha Thakurata, by religion - Hindu, by occupation Housewife, residing at 929, Jawpur Road, Ramkrishna Park, P.O. -Motijheel, Police Station - Dumdum, Kolkata - 700074, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators and legal representatives and assigns) party of the **ONE PART**.

AND

M/S. URBANYX CIVIL AND CONSTRUCTION PVT. LTD. (PAN: AACCU4248D), GST No. 19AACCU4248DIZD, (TAN NO: CALUOS583E) a company incorporated and registered under the Company's Act, 2013 having its registered office at 10/2, Michael Madhusudan Sarani, Kidderpore, P.O.- Kidderpore, P.S.- Watgunge, Kolkata-700023, represented by one of its **Directors SOUMEN PAUL**, son of Birendra Chandra Paul, by religion - Hindu, by occupation - Business, having **(PAN: CIAPP2539M), (AADHAAR-360433859079)**, residing at 21B, Michael Dutta Street, now Michael Madhusudan Sarani, Kolkata - 700023, P.O.- Kidderpore, Police Station - Watgunge, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office heirs, executors, administrators and legal representatives and assigns) party of the **OTHER PART**;

WHEREAS one Gurudas Basu, son of Late. Rashbehari Basu, inherited and became the absolute owner and was seized and possessed of all



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right, title, interest and possession in respect of **ALL THAT** piece and parcel of land measuring 11 (eleven) Cottahs 5(five) Chittacks 22 ½ (twenty two and half) square feet, being premises No. 192, Raja Ram Mohan Roy Road, presently known as Biren Roy Road (East), Kolkata - 700008, P.O.- Barisha, Police Station - Thakurpukur now Haridevpur, District South 24-Parganas, postal address 46, Biren Roy Road (East), pertaining to Mouza - Muradpur, J.L. No. 13, Block Thakurpukur-Maheshtala, L.R. Khatian No. 340, R.S. Dag No. 149 and 153 presently L.R. Dag No. 228 and 232 respectively, within the limits of Ward No. 123, of Kolkata Municipal Corporation (earlier within South Suburban Municipality), more fully described in the Schedule-"A" hereunder.

AND WHEREAS said Gurudas Basu (since deceased) mutated his name in the records of the Kolkata Municipal Corporation and recorded as Assessee No.41-123-16-0191-4, in respect of the said premises No. 192, Raja Ram Mohan Roy Road, presently known as Biren Roy Road (East), P.O.- Barisha, Police Station - Thakurpukur now Haridevpur, District South 24-Parganas, Kolkata - 700008, more fully described in the Schedule-"A" hereunder.

AND WHEREAS said Gurudas Basu (since deceased) paid taxes, rents, cess, fees in accordance with the law of the land and started enjoying the property since then without any hindrance, interference, objection, obstruction, claim or demand from any corner and free from all encumbrances and within the knowledge and consent of all .

AND WHEREAS said Gurudas Basu died intestate in the year 1975 leaving behind him his only daughter, Mrs. Binapani Guhathakurta the vendor herein as the sole body of heir and legal representative, the wife of Gurudas Basu predeceased him.



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AND WHEREAS the owner/vendor got her absolute share of land by inheritance from her deceased father Gurudas Basu, measuring about 11 (eleven) Cottahs 5(five) Chittacks 22 ½ (twenty two and half) square feet, be the same little more or less along with concrete brick built structure, together with the easement rights of common passage attached thereto for free ingress and egress, lying and situate at Mouza - Muradpur, J.L. No. 13, Block Thakurpukur- Maheshtala, comprised in L.R. Khatian No. 340, under R.S. Dag No. 149 and 153 presently L.R. Dag No. 228 and 232, within the Kolkata Municipal Corporation under Ward No. 123, being Premises No. 192, Raja Ram Mohan Roy Road, presently known as Biren Roy Road (East), P.S. Thakurpukur, now Haridevpur, Kolkata - 700008, Assessee No.41-123-16-0191-4, Additional District Sub Registry Office at Behala, District South 24-Parganas, postal address; 46, Biren Roy Road (East), P.O.- Barisha, Kolkata- 700008 and have been enjoying and possessing the same without any interference, objection, obstruction, hindrance, claim or demand from any corner and has been paying all relevant rates and taxes to the concerned authority and the said property more fully described in the Schedule-"A" hereunder is now free from all encumbrances, charges, liens, lispences, demands, lease, mortgage having a good clear and free marketable title thereof and the owner/vendor herein are entitled to sell, convey and transfer the same at her own discretion.

AND WHEREAS due to urgent need of money, the owner/vendor herein desired to sell, convey and transfer the well demarcated 9 (nine) Cottahs 6 (six) Chittacks 38 (thirty eight) square feet, more fully described in the Schedule-"B" hereunder out of her total land measuring about 11 (eleven) Cottahs 5(five) Chittacks 22 ½ (twenty two and half) square feet, more or less along with 700 square feet



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concrete brick built old dilapidated structure standing thereon together with the easement rights of common passage attached thereto for free ingress and egress, lying and situate at Mouza - Muradpur, J.L. No. 13, Block Thakurpukur- Maheshtala, comprised in L.R. Khatian No. 340, under R.S. Dag No. 149 and 153 presently L.R. Dag No. 228 and 232, within the Kolkata Municipal Corporation under Ward No. 123, being Premises No. 192, Raja Ram Mohan Roy Road, presently known as Biren Roy Road (East), P.S. Thakurpukur, now Haridevpur, Kolkata - 700008, Assessee No.41-123-16-0191-4, Additional District Sub Registry Office at Behala, District South 24-Parganas, postal address; 46, Biren Roy Road (East), P.O.- Barisha, Kolkata- 700008 (particularly mentioned in schedule hereunder written) and called and referred to as the demised property herein to any intending purchaser or purchasers at the total consideration amount of Rs. 80,00,000/- (Rupees Eighty Lakhs) only.

AND WHEREAS knowing such intention of the vendor herein, the purchaser herein expressed his willingness to purchase and the vendor herein agreed to sell the same in his favour and accordingly the purchaser herein has paid the entire consideration amount of Rs. 80,00,000/- (Rupees Eighty Lakhs) only to the vendor herein before execution of this Indenture and the vendor herein have received and acknowledged the same as per Memo of Consideration hereunder written.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs. 80,00,000/- (Rupees Eighty Lakhs) only being true and lawful money of the Union of India paid by the purchaser to the Vendor herein on or before execution of this indenture (receipt whereof the vendor herein admitted and acknowledged as per the



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Memo of Consideration written hereunder) towards the costs of the schedule mentioned land and structure, the vendor herein **DOTH** hereby forever release, acquit, exonerate, discharge the purchaser in respect of **ALL THAT** piece and parcel of well demarcated bastu land measuring an area of 9 (nine) Cottahs 6 (six) Chittacks 38 (thirty eight) square feet more or less more fully described in the Schedule- "B" hereunder out of her total land measuring about 11 (eleven) Cottahs 5 (five) Chittacks 22 ½ (twenty two and half) square feet, more or less along with 700 square feet concrete brick built old dilapidated structure standing thereon together with the easement rights of common passage attached thereto for free ingress and egress, lying and situate at Mouza - Muradpur, J.L. No. 13, Block Thakurpukur-Maheshtala, comprised in L.R. Khatian No. 340, under R.S. Dag Nos. 149 and 153 presently L.R. Dag No. 228 and 232, within the Kolkata Municipal Corporation under Ward No. 123, being Premises No. 192, Raja Ram Mohan Roy Road presently known as Biren Roy Road (East), P.S. Thakurpukur, now Haridevpur, Kolkata - 700008, Additional District Sub Registry Office at Behala, District South 24-Parganas, postal address; 46, Biren Roy Road (East), P.O.- Barisha, Kolkata-700008, Assessee No.41-123-16-0191-4, (particularly mentioned in the schedule-"B" hereunder written) and specifically and clearly shown in the annexed Plan/Map delineated in RED Border Lines which is the part and parcel of this Indenture, the Vendor **DOTH** hereby grant, convey, sell, transfer, assign and assure absolutely unto the Purchaser **ALL THAT** the said demise land with structure **TOGETHER WITH** the easement and quasi-easement or other stipulations and provisions for the beneficial use and enjoyment of the said property (more fully and particularly described in Schedule "B" hereunder written) **OR** **HOWSOEVER OTHERWISE** the said property now are or is or at any



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time heretofore were, was, situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all yards, compounds areas and other rights, liberties, easements, privileges, appendages, appurtenances, benefits and advantages, whatsoever belonging or in anywise appertaining to or usually held and occupied, enjoyed, accepted or reputed to belong or appurtenant thereto **AND** the reversion or reversions, reminders and the rents, issues and profits thereof and every part thereof **AND** all the estate right, title, interest, inheritance, use, trust, property and possession claim and demands whatsoever upon the Schedule mentioned property both at law and in equity of the vendor unto and upon or in respect of the said property or every part thereof **AND** all deeds, muniments, writing/writings and other evidences of title exclusive relating to or concerning the said property or any part thereof which now are or is or at any time or times shall or may be in possession custody or power of the vendor herein and can or may procure the same without any action or suit of law or in equity **TO HAVE AND TO HOLD** the said property hereby sold unto the purchaser and forever delivered and transferred the said property as mentioned in the Schedule "B" hereunder written which is absolutely free from all encumbrances, trusts, liens, lispendences, attachments, claims and demands **WHATSOEVER** and the property thus purchased by the purchaser and the purchaser herein shall thus become owner of well demarcated 9 (nine) Cottahs 6 (six) Chittacks 38 (thirty eight) square feet, more fully described in the Schedule-"B" hereunder out of her total land measuring about 11 (eleven) Cottahs 5(five) Chittacks 22 ½ (twenty two and half) square feet, more or less along with 700 square feet concrete brick built old dilapidated structure and the purchaser herein along with his heirs, executors, successors shall have right to



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use, occupy and possess the entire property and to erect any further structure or any new structure therein **AND** the purchaser herein also shall use, occupy, possess, let out the same and also shall have right to sell, convey, transfer, gift, lease, mortgage, convey or dispose of the said entire well demarcated land measuring an area 9 (nine) Cottahs 6 (six) Chittacks 38 (thirty eight) square feet more or less, more fully described in the Schedule-"B" hereunder along with 700 square feet concrete brick built old dilapidated structure or any part thereof **AND** also subject to the purchaser paying and discharging the payment of all taxes and other impositions of the said property wholly, more fully described in the Schedule-"B" hereunder.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER

as follows:

a. **THAT NOTWITHSTANDING** anything hereto before done or suffered to the contrary the vendor have good and absolute right, title and authority to sell, convey and transfer the schedule "B" mentioned property free from all encumbrances, charges, liens, lispences, demands and claims whatsoever particularly described in the schedule "B" hereunder written and all right, privileges and appurtenances there unto belonging and hereby sold, conveyed, transferred and that the vendor have not done or knowingly suffered anything whereby the property may be encumbered effected or impeached in estate title or otherwise.

b. That the vendor herein shall and will at all times indemnify and keep indemnified and keep harmless the purchaser against all claims, demands, whatsoever in respect of the schedule "B" property hereby sold and conveyed and make good the purchaser of all losses, costs and expenses that may be accrued or be incurred by reason of any



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defect, deficiency that may be found or detected in right, title and interest in the said schedule "B" property and for getting the same right.

c. That the purchaser shall henceforth peacefully and quietly hold, possess and enjoy the rents, issues and profits desirably from and out of the schedule "B" property hereby sold without any lawful eviction, interruption, hindrances, claims or demands whatsoever from or by the vendor herein or any other person or persons claiming through or under entrust for the vendor and without any lawful let, hindrances and interruptions or disturbances by any person/persons whatsoever.

d. That all the rates, taxes and revenues and other impositions payable in respect of the schedule "B" property hereby sold have been fully paid by the vendor unto the date hereof and if any portion of such be found to have been remain unpaid for the period unto the date hereof, the same shall be decreed to be the liability of the vendor and realizable from the vendor herein, but after handing over the possession in respect of the said schedule "B" property by the vendor to the purchaser herein, all obligations are to be complied by the purchaser herein.

e. That the vendor herein shall at all times do and execute at the costs and expenses of the vendor all such further acts, deeds and things and assurances as may be reasonably required by the purchaser for the better or further affecting and assuring the conveyance hereby sold and conveyed and correcting L.R. Record of right.

f. That the vendor herein has handed over today the respective



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copy of deed or other papers for inspection by the purchaser or other statutory authority for the mutation and other related works.

g. That the purchaser herein shall pay all the Municipal rates, taxes and other outgoings in respect of the schedule "B" property and shall also apply for and mutate the same in his name as absolute owner in respect of the said schedule "B" property hereby sold before the appropriate authority of Maheshtala Municipality and other authority concerned at his own costs and the purchaser herein shall pay all taxes.

h. That the Purchaser herein shall be entitled to apply for and get his name mutated as absolute owner in respect of the schedule "B" mentioned property before the Maheshtala Municipality, K.M.C and other local competent authority and also shall pay all necessary rents, taxes, other revenues and impositions of the same to the respective concerned authority and authority and this instrument shall be deemed to be the consent of the vendor in this behalf.

i. That the vendor herein declare that the schedule "B" mentioned property is free from all encumbrances, charges, liens, lispendences, demands, attachments, lease, mortgages, acquisition, or requisition and having the good and marketable title thereof.

THE SCHEDULE-"A" ABOVE REFERRED TO

ALL THAT piece and parcel of the bastu land measuring an area about 11 (eleven) Cottahs 5(five) Chittacks 22 ½ (twenty two and half) square feet, more or less along with 700 square feet concrete brick built old dilapidated residential structure standing thereon together with the easement rights of common passage attached thereto for free ingress and egress, situated within Mouza - Muradpur, J.L. No. 13,



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Block Thakurpukur- Maheshtala, comprised in L.R. Khatian No. 340, under R.S. Dag Nos. 149 and 153, presently L.R. Dag No. 228 and 232, within the Kolkata Municipal Corporation under Ward No. 123, being Premises No. 192, Raja Ram Mohan Roy Road, presently known as Biren Roy Road (East), P.S. Thakurpukur, now Haridevpur, Kolkata - 700008, Assessee No.41-123-16-0191-4, Additional District Sub Registry Office at Behala, District South 24-Parganas, postal address; 46, Biren Roy Road (East), P.O.- Barisha, Kolkata- 700008, butted and bounded by:

- ON THE NORTH** : Raja Ram Mohan Roy Road (Biren Roy Road East),
ON THE SOUTH : Premises No.32P & 40/4, Biren Roy Road, —
ON THE EAST : Premises No.48A & 48B, Biren Roy Road, —
ON THE WEST : Premises No.44, Biren Roy Road. ✓

THE SCHEDULE-"B" ABOVE REFERRED TO

ALL THAT piece and parcel of the well demarcated bastu land measuring an area about 9 (nine) Cottahs 6 (six) Chittacks 38 (thirty eight) square feet, more or less along with 700 square feet concrete brick built old dilapidated residential ^{cemented flooring} structure standing thereon together with the easement rights of common passage attached thereto for free ingress and egress, situated within Mouza - Muradpur, J.L. No. 13, Block Thakurpukur- Maheshtala, comprised in L.R. Khatian No. 340, under R.S. Dag Nos. 149 and 153 presently L.R. Dag No. 228 and 232, within the Kolkata Municipal Corporation under Ward No. 123, being Premises No. 192, Raja Ram Mohan Roy Road, presently known as Biren Roy Road (East), P.S. Thakurpukur, now Haridevpur, Kolkata - 700008, Assessee No.41-123-16-0191-4, Additional District Sub Registry Office at Behala, District South 24-Parganas, postal address; 46, Biren Roy Road (East), P.O.- Barisha, Kolkata- 700008,

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specifically and clearly shown in annexed Plan/Map delineated in RED Border Lines, which is the part and parcel of this Indenture, butted and bounded by:

ON THE NORTH : Raja Ram Mohan Roy Road (Biren Roy Road East),

ON THE SOUTH : Remaining portion of premises No.192, Raja Ram Mohan Roy Road (Biren Roy Road East),

ON THE EAST : Premises No.48A & 48B, Biren Roy Road,

ON THE WEST : Premises No.44, Biren Roy Road.

Road Zone : : D. H. Road - J. L. Sarani (Premises located on Raja Ram Mohan Roy Road, Ward No- 121, 123), and This Property is use for Residential Purpose Only.

IN WITNESS WHEREOF the vendor and the Purchaser herein have put their respective seal and signature on this the day, month and year first above written.

WITNESSES:

1. Abhishek Pandey
49/512/11F Karim
Sarani Kol-23

Binahani Guha Mahapatra

SIGNATURE OF THE VENDOR
URBANYX CIVIL AND CONSTRUCTION PVT. LTD.

2. Debajit Ghoshal
929, Janspur Road
Ramkrishna Park
Kolkata 700074

Jammy Paul
Director

SIGNATURE OF PURCHASER

Drafted by:

Md Dawood Ansari
WB/432/12.
Advocate

Alipore Police Court,
Kolkata-700027.

Computer printed by:

Saasif Ansari
Alipore Police Court,
Kolkata-700027.

Md Dawood Ansari



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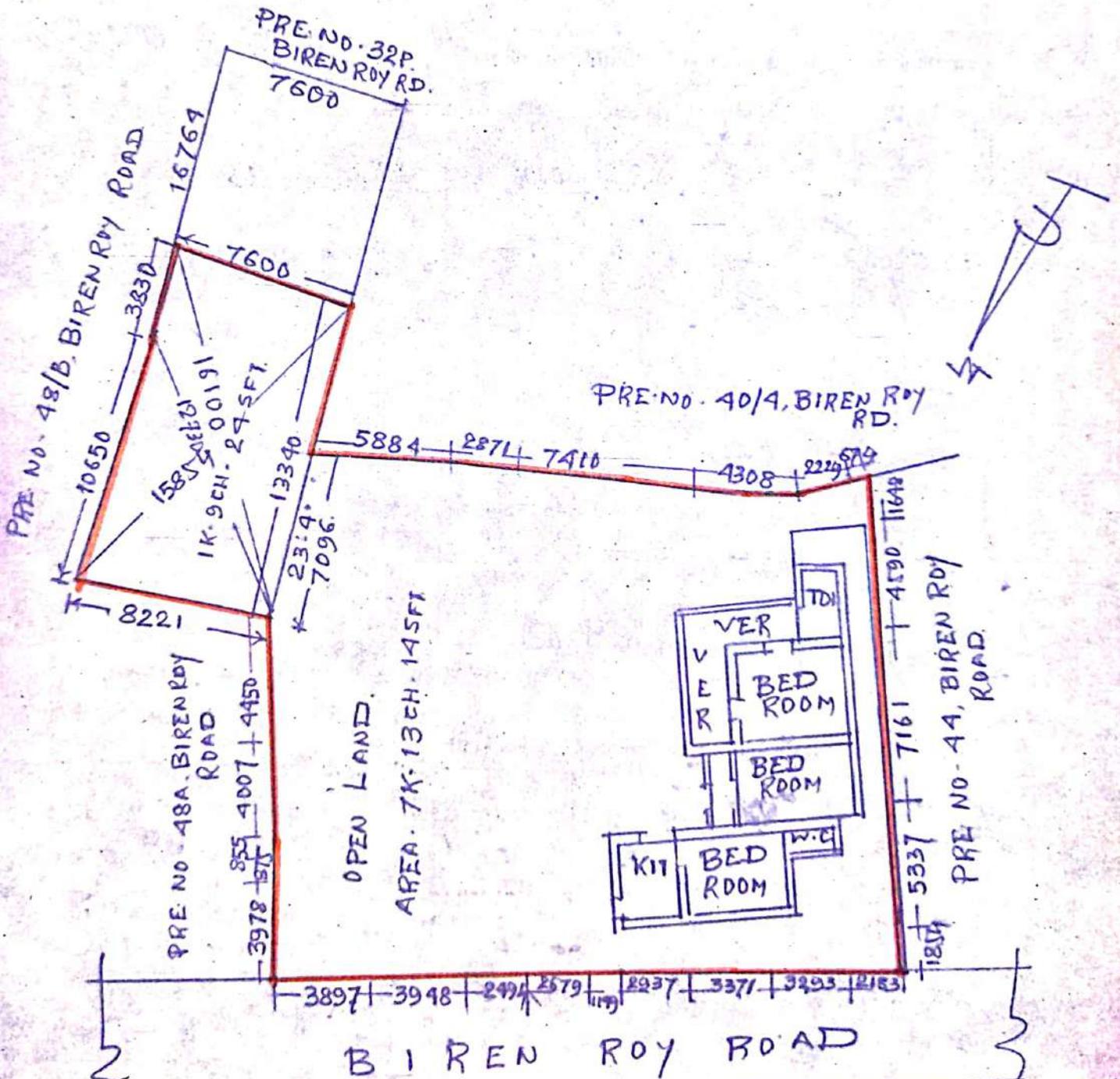
22 SEP 2020

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SITE PLAN OF LAND WITH ONE STORIED BUILDING AT PREMISES NO. 192, RAJA RAM MOHAN ROY ROAD, KOLKATA-700008, OF MOUZA MURADPUR. J.L. NO. 13, R.S. DAG NO. 149, & 153, L.R. KHATIAN NO. 340, L.R. DAG NO. 228 & 232, P.S. THAKUR PUKUR, NOW HARIDEEPUR, K.M.C. WARD NO. 123, DIST. 24. PGS. (5).

AREA OF LAND - 9K. 6 CH. 38 SFT. SHOWN IN RED BORDER
 ONE STORIED BUILDING AREA - 700 SFT.



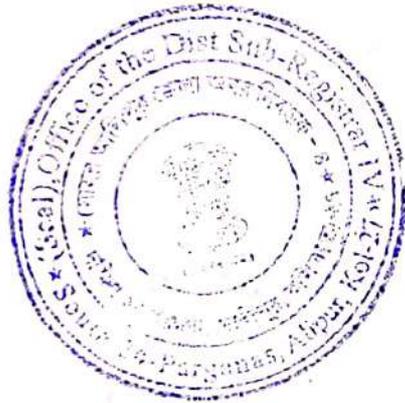
URBANVX CIVIL AND CONSTRUCTION PVT. LTD.

Birahani Guna Shakuta

[Signature]
 Director

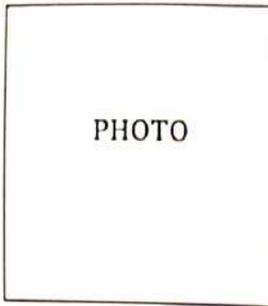
TRACED BY

[Signature]
 SUBHASIS MONDAL
 CIVIL D. MANSHIP &
 SURVEYOR Rg. No.-4926



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	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name.....

Signature.....



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name Soumen Paul

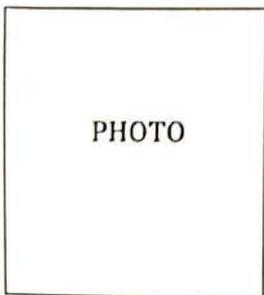
Signature [Handwritten Signature]



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Left hand					
Right hand					

Name Binapani Guhathakurta

Signature [Handwritten Signature]



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Left hand					
Right hand					

Name.....

Signature.....



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Directorate of Registration & Stamp Revenue
e-Challan

3165/2020

RN: 19-202021-009081074-1

Payment Mode

Online Payment

SRN Date: 22/09/2020 12:00:26

Bank : State Bank of India

BRN : IK0ASBQYO9

BRN Date: 22/09/2020 12:04:40

DEPOSITOR'S DETAILS

Id No. : 2001155362/7/2020

[Query No./Query Year]

Name : md dawood ansari

Contact No. :

Mobile No. : +91 9831796396

E-mail :

Address : Alipore Police Court

Applicant Name : Mr Md Dawood Ansari

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001155362/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	1443894
2	2001155362/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	206424

Total

1650318

In Words : Rupees Sixteen Lakh Fifty Thousand Three Hundred Eighteen only

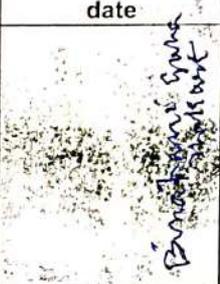
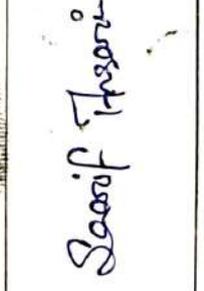


Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001155362/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs BINAPANI GUHATHAKURTA 929 JAWPUR ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700074	Seller			
2	Mr SOUMEN PAUL 21B, Michael Madhusudan Dutta Sarani, P.O:- KIDDERPORE, P.S:- Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN - 700023	Represent ative of Buyer [URBANY X CIVIL AND CONSTR UCTION PVT LTD]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SAARIF ANSARI Son of Mr RAHAMATULLAH ANSARI ALIPORE POLICE COURT, Alipore Road, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs BINAPANI GUHATHAKURTA, Mr SOUMEN PAUL			

(Pradipta Kishore Guha)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001155362/2020	Office where deed will be registered
Query Date	19/09/2020 8:06:42 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Md Dawood Ansari Alipore Police Court, Alipore, Kolkata.700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700023, Mobile No. : 9831796396, 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. 80,00,000/-	Rs. 2,06,41,050/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 14,44,894/- (Article:23)	Rs. 2,06,424/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (D.H.Road -- J.L.Sarani (Premises located on Raja Ram Mohan Roy Road (Ward No. 121,123)) , , Premises No: 192, Ward No: 123.Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	9 Katha 6 Chatak 38 Sq Ft	75,00,000/-	2,01,16,050/-	Property is on Road
Grand Total :				15.5558Dec	75,00,000 /-	201,16,050 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	5,00,000/-	5,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	5,00,000 /-	5,25,000 /-	





सत्यमेव जयते



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1408/77883/34057

To

Binapani Guhathakurta

D/O: Gurudas Basu

W/O ANIMESH GUHATHAKURTA 929, JAWPUR ROAD

RAMKRISHNA PARK

South Dum Dum (m)

Motijheel

North 24 Paraganas North 24 Parganas

West Bengal 700074

9748221314

19/01/2018

99429436



MD994294362FH



आपका आधार क्रमांक / Your Aadhaar No. :

8788 6026 4551

मेरा आधार, मेरी पहचान



भारत सरकार

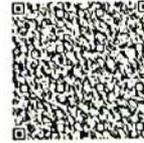
Government of India



Binapani Guhathakurta

DOB : 10/11/1937

Female



8788 6026 4551

मेरा आधार, मेरी पहचान

Binapani Guhathakurta

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

SOURMEN PAUL

BIRENDRA CHANDRA PAUL

05/03/1986
Permanent Account Number
CIAPP2539M


Signature




22062013

Soumen Paul,

ভারতীয় পরিচয় প্রাধিকরণ
Unique Identification Authority of India

আধার
ঠিকানা: ১১, মাইকেল দত্ত স্ট্রীট
খিদিরপুর, খিদিরপুর, কোলকাতা
পশ্চিম বঙ্গ,

Address: 21B, MICHAEL
DUTTA STREET,
Khiddirpore, Khiddirpore,
Kolkata, West Bengal,
700023

3604 3385 9079

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Soumen Paul,

ভারত সরকার
Government of India

সৌমেন পাল
SOUMEN PAUL
পিতা: বিরেন্দ্র চন্দ্র পাল
Father: BIRENDRA CHANDRA PAUL

জন্মতারিখ / DOB 05/03/1986
পুরুষ / Male

3604 3385 9079

আধার - সাধারণ মানুষের অধিকার

nc tails :

Name & address	Status	Execution Admission Details :
Mrs BINAPANI GUHATHAKURTA Wife of Late ANIMESH GUHATHAKURTA, 929 JAWPUR ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. CNxxxxxx9A, Aadhaar No.: 87xxxxxxxx4551, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	URBANYX CIVIL AND CONSTRUCTION PVT LTD (Private Limited Company) ,10/2, Michael Madhusudan Dutta Sarani, P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 PAN No. AAxxxxxx8D, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr SOUMEN PAUL Son of Mr BIRENDRA CHANDRA PAUL 21B, Michael Madhusudan Dutta Sarani, P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Clxxxxxx9M, Aadhaar No.: 36xxxxxxxx9079	URBANYX CIVIL AND CONSTRUCTION PVT LTD (as DIRECTOR)

Identifier Details :

Name & address
Mr SAARIF ANSARI Son of Mr RAHAMATULLAH ANSARI ALIPORE POLICE COURT, Alipore Road, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India, Identifier Of Mrs BINAPANI GUHATHAKURTA, Mr SOUMEN PAUL

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mrs BINAPANI GUHATHAKURTA	URBANYX CIVIL AND CONSTRUCTION PVT LTD-15.5558 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mrs BINAPANI GUHATHAKURTA	URBANYX CIVIL AND CONSTRUCTION PVT LTD-700 Sq Ft



Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 411231601914 Premises No. : 192 Ward No. : 123 Street Name : RAJA RAM MOHAN ROY ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI GURUDAS BASU Owner Address : 46, RAJA RAM MOHAN ROY ROAD , KOLKATA Pin No. : 700008	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 19-10-2020) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 19-10-2020)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - I I SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA





भारत सरकार
Government of India

भारतीय जनता पार्टी
Bharatiya Janata Party

Enrollment No.: 2730/00669/64273

05/05/2013
17165636

To
Saarif Ansari
2/9, BHUKAILASH ROAD,
VTC: Khidirpore S.O,
District: Kolkata,
State: West Bengal,
PIN Code: 700023,
Mobile: 9874011356



MF171656367FI



आपका आधार क्रमांक / Your Aadhaar No. :

3888 7937 3058

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Saarif Ansari
DOB : 24/03/1999
Male

05/05/2013

3888 7937 3058

मेरा आधार, मेरी पहचान

Saarif Ansari





ಇಂಚಿ: ಫಿರಾದಿ

Major Information of the Deed

Deed No :	I-1604-03165/2020	Date of Registration	23/09/2020
Query No / Year	1604-2001155362/2020	Office where deed is registered	
Query Date	19/09/2020 8:06:42 PM	1604-2001155362/2020	
Applicant Name, Address & Other Details	Md Dawood Ansari Alipore Police Court, Alipore, Kolkata.700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700023, Mobile No. : 9831796396, 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. 80,00,000/-	Rs. 2,06,41,050/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,44,894/- (Article:23)	Rs. 2,06,456/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Ram Mohan Roy Road, Road Zone : (D.H.Road -- J.L.Sarani (Premises located on Raja Ram Mohan Roy Road Ward No. 121,123)) , , Premises No: 192, , Ward No: 123 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	9 Katha 6 Chatak 38 Sq Ft	75,00,000/-	2,01,16,050/-	Property is on Road
Grand Total :				15.5558Dec	75,00,000 /-	201,16,050 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	5,00,000/-	5,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type. Pucca, Extent of Completion: Complete					
Total :		700 sq ft	5,00,000 /-	5,25,000 /-	

eller Detail
Sl No Name, Ad



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs BINAPANI GUHATHAKURTA Wife of Late ANIMESH GUHATHAKURTA 929 JAWPUR ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxx9A, Aadhaar No: 87xxxxxxx4551, Status :Individual, Executed by: Self, Date of Execution: 22/09/2020 , Admitted by: Self, Date of Admission: 22/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/09/2020 , Admitted by: Self, Date of Admission: 22/09/2020 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>URBANYX CIVIL AND CONSTRUCTION PVT LTD 10/2, Michael Madhusudan Dutta Sarani, P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023 , PAN No.:: AAxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SOUMEN PAUL (Presentant) Son of Mr BIRENDRA CHANDRA PAUL 21B, Michael Madhusudan Dutta Sarani, P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Clxxxxxx9M, Aadhaar No: 36xxxxxxx9079 Status : Representative, Representative of : URBANYX CIVIL AND CONSTRUCTION PVT LTD (as DIRECTOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr SAARIF ANSARI Son of Mr RAHAMATULLAH ANSARI ALIPORE POLICE COURT, Alipore Road, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mrs BINAPANI GUHATHAKURTA, Mr SOUMEN PAUL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs BINAPANI GUHATHAKURTA	URBANYX CIVIL AND CONSTRUCTION PVT LTD-15.5558 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs BINAPANI GUHATHAKURTA	URBANYX CIVIL AND CONSTRUCTION PVT LTD-700.00000000 Sq Ft





Endorsement For Deed Number : I - 160403165 / 2020

On 22-09-2020

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

Presented for registration at 15:27 hrs on 22-09-2020, at the Private residence by Mr SOUMEN PAUL .,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,06,41,050/-

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

Execution is admitted on 22/09/2020 by Mrs BINAPANI GUHATHAKURTA, Wife of Late ANIMESH GUHATHAKURTA, 929 JAWPUR ROAD, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife

Indetified by Mr SAARIF ANSARI, , , Son of Mr RAHAMATULLAH ANSARI, ALIPORE POLICE COURT, Road: Alipore Road, , P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 22-09-2020 by Mr SOUMEN PAUL, DIRECTOR, URBANYX CIVIL AND CONSTRUCTION PVT LTD (Private Limited Company), 10/2, Michael Madhusudan Dutta Sarani, P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN - 700023

Indetified by Mr SAARIF ANSARI, , , Son of Mr RAHAMATULLAH ANSARI, ALIPORE POLICE COURT, Road: Alipore Road, , P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Law Clerk

Pradipta Kishore Guha

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-09-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,06,456/- (A(1) = Rs 2,06,410/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,06,424/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2020 12:04PM with Govt. Ref. No: 192020210090810741 on 22-09-2020, Amount Rs: 2,06,424/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ASBQYO9 on 22-09-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 14,44,894/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 14,43,894/-

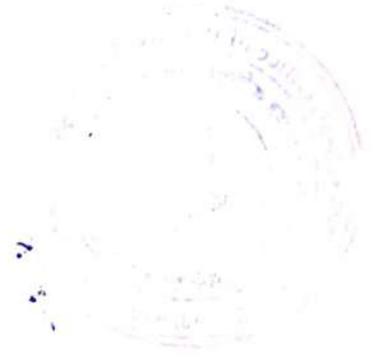
Description of Stamp

1. Stamp: Type: Impressed, Serial no 18587, Amount: Rs.1,000/-, Date of Purchase: 21/09/2020, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/09/2020 12:04PM with Govt. Ref. No: 192020210090810741 on 22-09-2020, Amount Rs: 14,43,894/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ASBQYO9 on 22-09-2020, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



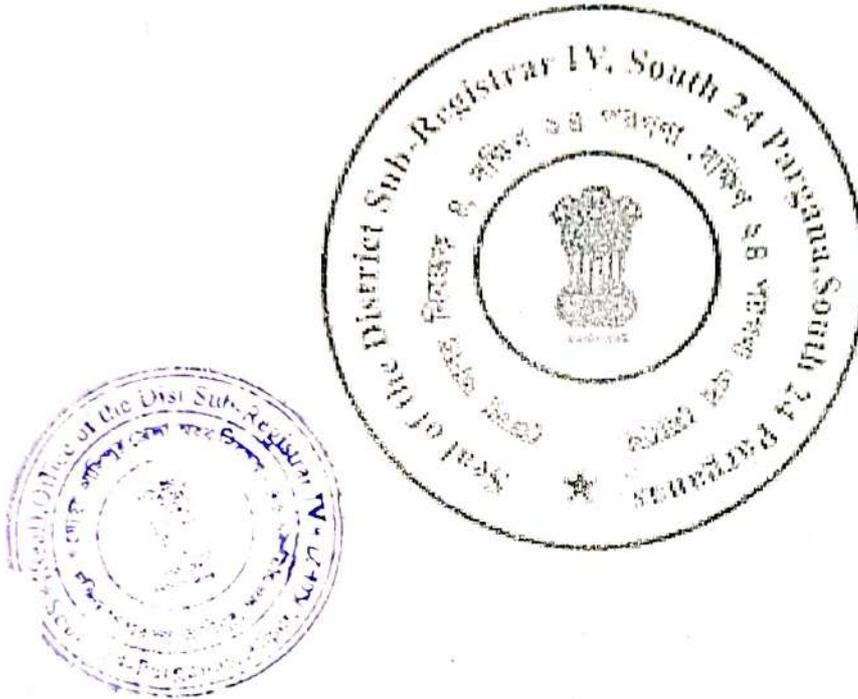


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 129552 to 129582

being No 160403165 for the year 2020.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2020.10.07 12:31:53 +05:30

Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2020/10/07 12:31:53 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)