09285/2022 I-08850/2022

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL N 180714

A.R.A. 1

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

28 SEP 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 28th day of Two Thousand Twenty Two (2022), month of September.

BETWEEN

28 SEP 2022

SL. NO. 23736 DATE.....
NAME.....
ADD.....
AMT. 500/- (Five hundred only)

Gouranga Chandra Das
Advocate
Barrackpore Court
Enrollment No.- WB-916/1998

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 SEP 2022

BY AND BETWEEN

(1) SRI PRABIR PAUL [PAN NO.AJPPP9720Q] [AADHAAR NO. 8131 0445 0319] [Phone no.9830215968] son of Sri Surja Kumar Paul, by religion Hindu, by occupation-Service, **(2) SMT. SHIKHA PAUL [PAN NO.AFQPP7558D] [AADHAAR NO. 8153 5367 4187], [Phone no.9830215968]** wife of Sri Prabir Paul, by religion Hindu, by occupation-Service, both are residing at 5, Priya Nath Ghosh Road, Santoshpur, Kolkata-700075, PS-Survey Park, District-South 24 Parganas (hereinafter jointly referred as) **"VENDOR"** [which expression shall unless exclude by or repugnant to the context be deemed to included their heirs, executors, administrators, representatives and assigns] of the **FIRST PART.**

AND

M/S USHIKA ENDEAVOUR PRIVATE LIMITED, [PAN No.AACCU8946J] A Company Incorporated under the Companies Act 1956, having its registered office at 1297,Survey Park, PO-Santoshpur, PS-Survey Park, represented by its **Director SRI CHINMOY BHADRA** [**PAN NO**.AHGPB5755Q] [**AADHAAR NO**.5508 2311 4598] Son of Chandan Bhadra, by Nationality Indian, by occupation-Business residing at Subhas Pally, Cooachbehar, PS-Kotowali, PIN-736101, District- Cooachbehar, (2) **SMT. SURANJANA BHADRA** [**PAN NO**.AESPT6657C] [**AADHAAR NO**.3587 6066 5909]

28 SEP 2022

[Phone no.9800516654] W/o- Sri Chinmoy Bhadra, by Nationality Indian, by occupation-Business residing at Subhas Pally, Cooachbihar, PS-Kotowali, PIN-736101, District-Cooachbehar, (hereinafter referred as) **"PURCHASER"** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include it's legal heirs and representatives, executors, successors in office, administrators and assigns) of the **SECOND PART.**

WHEREAS one East Santoshpur Housing Co-Operative Society Ltd. having it registered office at 8B, Mahim Halder Street, PS-Bhawanipore, Kolkata-700026, incorporated and/or registered under the Society Registration Act , vide Registration no. 115/Kol/69 dated 21.06.1969, represented by its Manging Director namely Sri Ajit Bhusan Roy and the then Chaiman of the said Company namely Sri Ashim Kumar Bose, son of Sri Kishore Mohon Bose and also the then Secretary of the said company namely Smt. Binita Dhar, wife of Sri Anil Dhar of the said Company under the aforesaid name and style "EAST SANTOSHPURP CO-OPERATIVE SOCIETY LTD." and others 140 separate individuals the purchasers, purchased the separate plots of land through separate registered deed of conveyance on different dated and became the original owners of the total land measuring about 69 Bighas be the same or little more or less by way of the

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aforesaid separate registered Deed of Conveyance from the then separate owners which was duly executed and registered in the different registered office such as District Registered office at Alipore, Sub Registry Office at Alipore and Behala by way of the said purchase from the then owner.

AND WHEREAS subsequently while the aforesaid East Santoshpur Housing Co-operative Society Ltd. and others were sufficiently seized and possessed the same it has been found that more or less 50 no's of Cultivators were in possession of the said total land who formed a Krishak Samity under the name and style of Barakhola Krishak Sammilani for the purpose of administration of the said property.

AND WHEREAS subsequently while the aforesaid Title Suit, being Title Suit no. 214 of 1977 was in progress by the interference of the common friends , the aforesaid disputes has been amicably settled and accordingly both the aforesaid parties of the said Suit being agreed to amicably partition of the said property were filed a compromise petition after mutual and amicable settlement of the proper demarcation of the aforesaid land and in respect of the area of the said plots in between themselves before the said first Court of Munshief at Alipore passed a Decree in respect of the aforesaid solenama based on the aforesaid compromise petition filed by the aforesaid plaintiffs and the said defendants of the said Title suit, being

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OF ASSURANCES, KOLKATA
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Title Suit no. 214 of 1977 and accordingly the said suit was Decreed on the solenama and dismissed accordingly by way of the said Decree passed by the said Ld. First Munshief Court at Alipore whereby the aforesaid East Santoshpur Housing Co-operative Society Ltd. and accordingly the Vendor therein namely Sri Sundar Naskar is one of the aforesaid member of the said Barakhola Krishak Samity, has been included also as a member of the said East Santoshpur Housing Co-operative Society, has been also a member of the said East Santoshpur.

AND WHEREAS Accordingly it has been mutually and amicably settled between the said members of the aforesaid East Santoshpur Housing Co-operative Society Ltd. that the aforesaid Co-operative Society Ltd. shall decide whatsoever and agreed to provide the portion of land from their purchased property to the different members through separate registered deed of conveyance according to their wish to the said members of the Co-operative Society Ltd. under terms and conditions that the member of the said Co-operative Society agreed to accept the aforesaid plots of land whatsoever provided by the said co-operative Society Ltd. started to sign and execute and registered the separate registered deed of conveyance in favour of the said members of the said Society through separate Registered of conveyance on behalf of the said Co-operative Society for the separate

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demarcation as well as transfer of ownership of the said plots of land in favour of the said members of the said Society by making several small plots of land for the different intending members of the said co-operative society ltd. comes from the aforesaid Krishak Samity Ltd.

AND WHEREAS Accordingly the vendor i.e that the party of the first part Sri Sundar Naskar therein was one of the such member of the aforesaid East Santoshpur Co-operative Society Ltd. came from the said Barakhola Krishak Samity got the separate demarcated portion of land from the aforesaid East Santoshpur Housing Co-operative Society Ltd the total land measuring 5 Cottahs 10 Chittacks 12 s.qft be the same or little more or less without road, under the Mouza- Barakhola, JL No.21, District Collector Touzi no. 159, 169, 206, 210, Re. Sa. No. 40, under R.S Dag no. 120of R.S Khatia no. 154, 162, 170, being Plot no. 43A of the aforesaid Barakhola Mouza of the said Co-operative Society Ltd. including easement rights and benefits of the 30' wide Roads which is at present within the Jurisdiction of Kolkata Municipal Corporation under Ward no. 109 under Assessee no. 31-109-07-1400-8 and being KMC Premises no. 1400 Mukundapur, Kolkata-700078 morefully described in the Schedule A hereinbelow by way of separate registered deed of conveyance dated 14.08.1980.

AND WHEREAS the aforesaid registered deed of conveyance dated 14.08.1980 has been duly executed and registered in the office of the

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District Sub Registar office at Alipore, South 24 Parganas and duly recorded in Book no.1, Volume no. 318, Pages from 198-202, Being no. 11795 for the year 1989.

AND WHEERAS subsequently while the aforesaid vendor i.e the party of the one part therein sufficiently seized and possessed and enjoying the said total property, being total land measuring about 5 Cottahs 10 Chittacks and 12 sq.ft be the same or little more or less morefully described in the Schedule- A herein below it has been found that through oversight and bonafide typographical mistake has been cropped up the aforesaid registered deed of conveyance dated 14.08.1980 which was duly registered as Deed no. 11795 for the year 1989 through oversight that the fathers name of the present vendor has been wrongly written as Sitanath Naskar instead of the actual name Anukul Naskar by mistake and also in the first page at the last line of the said registered deed the word Barakhola Gram should be instead after the word "Touzis Adhin" has been omitted through oversight and bonafide mistake and accordingly the said East Santoshpur Co-operative Housing Society Ltd. through their aforesaid Managing director namely Ajit Bhusan Dutta Roy, subsequent Chairman Smt. Binita Dhar and the subsequent Secretary Sri Ranjit Kumar Ghosh, son of Late Satish Chandra Ghosh subsequently executed and registered a deed of rectification/Declaration on

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10.02.1992 which was duly registered in the office of the District Sub Registrar office at Alipore, South 24 Parganas and duly recorded in Book no.1, Volume no, 64, Pages from 52-56, Being no. 3488 for the year 1992.

AND WHEREAS subsequently while the aforesaid Sri Sundar Naskar , the Vendor therein was sufficiently seized and possessed and enjoying the said total property, being total land measuring about 5 Cottahs 10 Chittacks 12 sq.ft be the same or little more or less and mutated his name in the record of the Calcutta now Kolkata Municipal Corporation, under Assesse no. 31-109-07-1400-8 and being Kolkata Municipal Corporation Premises no. 1400 Mukundapur, Kolkata-700078 and enjoying the said property by paying Taxes and Rents.

AND WHEREAS subsequently while the aforesaid Sri Sundar Naskar the Vendor therein seized and possessed and enjoying the said total property being total land measuring about 5 Cottahs 10 Chittacks 12 sq.ft be the same or little more or less together with tiles shade chitebera structure standing thereon in the portion of the said land free from all encumbrances due to urgent of money declare to sale a portion of out of the said land measuring 2 Cottahs 12 Chittacks 0 sq.ft be the same or little more or less from the Western side or portion out of the said total land together with the tile shade citebera structure standing thereon with all easement rights and benefits of the

said land morefully described in the Schedule B therein being portion of Plot no. 43A under Mouza- Barakhola, J.L No. 21, Re Sa no. 40, being Portion of R.S - Dag no. 120 of R.S Khatian no. 154, 163 and 170, under KMC Premises no. 1400 Mukundapur, Kolkata-700078 in favour of the Purchaser Sri Prabir Paul and Smt. Shikha Paul against the valuable consideration out of the total consideration by virtue of the Deed of conveyance vide no. 06237 for the year 2004, registered before the DSR-III, Alipore, District- South 24 Parganas.

AND WHEREAS the said Purchasers therein thus seized and possessed the said land measuring 2 Cottahs 12 Chittacks 0 sq.ft be the same or little more or less together with tiles shed structure with Chitebera structure standing thereon and became the absolute owner of the said property and enjoying the said property without any intervention from any corner of the society.

AND WHEREAS during enjoyment of the said property the Owners herein have decided to sale the said land measuring 2 Cottahs 12 Chittacks 0 sq.ft be the same or little more or less together with tiles shed structure with Chitebera structure and while the Owners were searching for the prospective Buyers, the Purchaser herein came to know the same from the reliable source and offered to Vendor for purchasing the said property and the Vendor herein has accepted the said offer and after due negotiation the final consideration price has

been fixed Rs.77,000,00/- (Seventy Seven Lakhs) only and Purchasers herein have inspected the title of the property as well as the owner and upon self satisfied the Purchaser herein paid the total consideration price to the Vendor herein and the Vendor after receiving full consideration price sell, transfer and convey the property as mentioned in Schedule B hereunder by this Deed of conveyance, free from all encumbrances, charges, lien, mortgage, acquisition, requisition e.t.c.

NOW THIS INDENTURE WITNESSETH as follows:-

In pursuance of the consideration of the said sum of **Rs. Rs.77,000,00/- (Seventy Seven Lakhs)** only paid by the Purchaser to the Owner/Vendor on or before the execution of these presents (the receipt whereof the Owner/Vendor doth hereby as also by the receipt and Memorandum of Consideration hereunder written, admit and acknowledge, and of and from the payment of the same, forever, release, discharge and acquit the Purchaser and the said flat) the Owners/Vendors doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser the said Bastu land measuring 2 Cottahs 12 Chittacks and 0 sq.ft be the same or little more or less together with a tile shed chitebera structure standing thereon measuring about 100 sq.ft be the little more or less as specifically described **SCHEDULE-"B"** lying and situate at Premises no. 1400 Mukundapur,

Kolkata-700078, at present 700099, Police Station-Purba Jadavpur, District- South 24 Parganas and the right, title and interest of common passage or roads abutting Southern side of the said plot of land under portion of R.S Dag no. 120 of R.S Khatian no. 154, 162, 170, J.L No. 21 District Collectorate Touzi no. 159, 169 206 and 210, Re. Sa. No. 40 with the District Sub Registry Office at Alipore, Ward no. 109 under KMC as described in the **Schedule A** hereunder AND all the estate, right, title interest, profits, claim and demand whatsoever both at law and in equity of the Owner into and/or every part thereof and all deeds, documents, writings and evidences of title exclusively relating to or concerning and rights appurtenant thereto **TO HAVE AND TO HOLD** the said land with temporary structure **AND TOGETHER WITH** the right appurtenant thereto respectively and every of his respective rights, liberties and appurtenances whatsoever unto the Purchaser absolutely and forever free from all encumbrances trust liens and attachments whatsoever and all and every manner or former or other right, liberties, easements or quasi easements privileges profits appendages and appurtenances whatsoever and being in and upon or belonging or in anywise appertaining to the said premises hereby conveyed in connection with the beneficial use and enjoyment of the land with together with a tile shed chitebera structure standing thereon.

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THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:-

1. THAT NOTWITHSTANDING any act deed matter or thing by the vendor done or executed or suffered to the contrary the vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to as an estate equivalent to an absolute estate of inheritance in fee simple in possession to the said property and every part thereof.

2. THAT NOTWITHSTANDING as aforesaid the vendor now hath in himself good right, full power absolute authority and indefeasible title and assure ALL SINGULAR the land with Tiles shed chitebera structure standing thereon' hereby conveyed and transferred or expressed or intended so to be unto and to the use of the purchasers in the manner aforesaid according to the true intent and meaning of those present.

3. THAT the purchasers shall and will and may from time to time and all times hereafter peaceably and quietly enter into hold possess and enjoy the said land with Tiles shed chitebera structure standing thereon hereby granted sold and conveyed and receive and take the rents issues and profits thereof and every part.

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4. THAT free and clear and freely and clearly and absolutely acquired, exonerated, discharged and released or otherwise by the vendor well and sufficiently saved defended kept harmless and

5. THAT the vendor and all person having or lawfully claiming any estate right, title, interest and whatsoever both at law and in equity into or upon the land with Tiles shed chitebera structure standing thereon" hereby granted conveyed sold transferred assigned and assured or expressed.

6. THAT the property i.e. the said Tiles shed chitebera structure, the share in the land the rights and interest appurtenant thereto is free from all charges, mortgages, liens, attachments, leases, acquisitions, requisition, restrictions, litigation, lispendens, covenants, uses, debottar, trust made of suffered by the Vendor or any person or persons arising or lawfully, rightfully and/or equitably claiming any estate or interest therein from, under or in trust for the Vendor.

SCHEDULE "A"

[OWNERS PROPERTY]

ALL THAT piece and parcel of the Bastu land measuring 2 Cottahs 12 Chittacks and 0 sq.ft be the same or little more or less together with a tile shed chitebera structure standing thereon measuring about 100 sq.ft be the little more or less being portion of Plot no. 43A under

ADDITIONAL REGISTRAR
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Mouza- Barakhola, **J.L** No. 21 District Collectorate **Touzi no**. 159, 169 206 and 210, **Re. Sa**. No. 40 under portion of **R.S Dag** no. 120 of **R.S Khatian no**. 154, 162, 170 with the District Subregistry Office at Alipore, **Ward** no. 109 under KMC, **Assesse** no. 31-109-07-1400-8, Kolkata Municipal Corporation **Premises no.** 1400 Mukundapur, **Kolkata**-700078, at present 700099, Police Station-Purba Jadavpur, **District**-South 24 Parganas which has been delineated by the RED boarder line in the Plan annexed herewith. **The above property is butted and bounded by :**

ON THE NORTH : Portion of Plot no. 43A of Sundar Naskar

ON THE SOUTH : 30 feet wide K.M.C Road

ON THE EAST : Portion of Plot no. 43A

ON THE WEST : Vacant land of Ananda Sarkar being Plot no. 44

SCHEDULE "B"

[Transacted property details]

ALL THAT piece and parcel of the Bastu land measuring 2 Cottahs 12 Chittacks and 0 sq.ft be the same or little more or less together with a tile shed chitebera structure standing thereon measuring about 100 sq.ft be the little more or less being portion of Plot no. 43A under Mouza- Barakhola, J.L No. 21 District Collectorate Touzi no.159, 169 206 and 210, Re. Sa. No. 40 under portion of R.S Dag no. 120 of R.S Khatian no. 154, 162, 170 with the District Subregistry Office at

28 SEP 2022

Alipore, **Ward** no. 109 under KMC, **Assesse** no. 31-109-07-1400-8, Kolkata Municipal Corporation **Premises no**.1400 Mukundapur, **Kolkata**-700078, at present 700099, (**Zone** R.T Tagore to Mukundapur more), **Police Station**-Purba Jadavpur, **District**- South 24 Parganas Together with all easement right which has been delineated by the RED boarder line in the Plan annexed herewith. **The above property is butted and bounded by :**

ON THE NORTH : Portion of Plot no. 43A of Sundar Naskar

ON THE SOUTH : 30 feet wide K.M.C Road

ON THE EAST : Portion of Plot no. 43A

ON THE WEST : Vacant land of Ananda Sarkar being Plot no. 44

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

Signed, Sealed and Delivered AT
KOLKATA, IN THE PRESENCE OF

1. Name:
Pralaiv Dey
High Court Cal

2. Name: Partha Sarar Sil
Adv.
High Court, Calcutta

Pralaiv Paul
Shikha Paul

Signature of the VENDOR

USHIKA ENDEAVOUR PVT. LTD.

Suranjana Tosh

Director

Signature of the PURCHASER

USHIKA ENDEAVOUR PVT. LTD.

Director

Drafted By
Partha Sarar Sil
Advocate
High Court, Calcutta.
WB - 1174/02

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
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MEMO OF CONSIDERATION

RECEIVED from **Sri Chinmoy Bhadra and Smt Shikha Bhadra** total consideration price **Rs**.77,000,00/- (Seventy Seven Lakhs) only in respect of Bastu land measuring 2 Cottahs 12 Chittacks and 0 sq.ft be the same or little more or less together with a tile shed chitebera structure standing thereon measuring about 100 sq.ft be the little more or less being portion of Plot no. 43A, **Premises no**.1400 Mukundapur, **Kolkata**-700078, at present 700099, **Police Station**-Purba Jadavpur, **District**- South 24 Parganas as described above as part payment in the following manner:-

BANK NAME	CHEQUE /DD NO.	DATE	VENDOR NAME	AMOUNT (Rs)
HDFC	008118	27.09.2022	Prabir Paul	38,50,000/-
HDFC	008117	27.09.2022	Shikha Paul	38,50,000/-
Total				**77,00,000/-**

Rupees 77,000,00/- (Seventy Seven Lakhs) only.

WITNESSES:-

1. Pradeep Dey
2. Partha Sarathi Ghosh

Prabir Paul

Shikha Paul

SIGNATURE OF VENDORS

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
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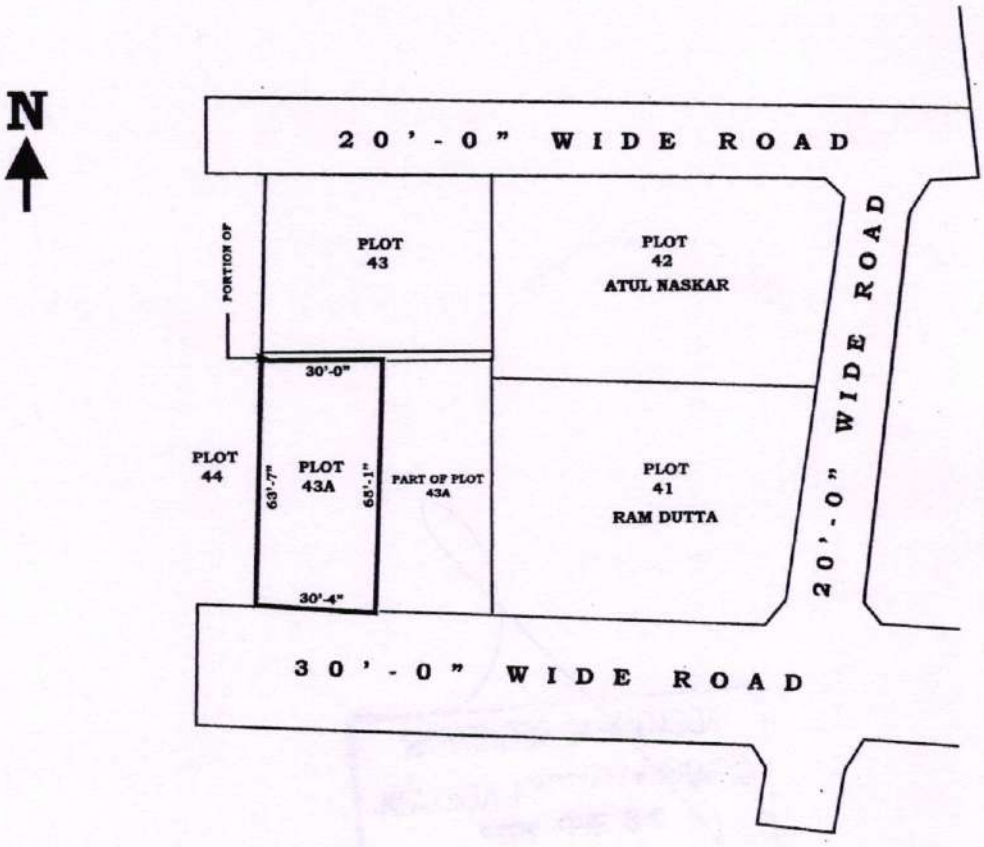
SITE PLAN OF BASTU LAND MEASURING 2 COTTAHS 12 CHITTAKS AND 0 SQ. FT. BE THE SAME LITTLE MORE OR LESS TOGETHER WITH A TILE SHED CHITEBERA STRUCTURE S TANDING THEREON MEASURING ABOUT 100 SQ. FT. MORE OR LESS BEING PORTION OF PLOT NO. 43A, UNDER MOUZA- BARAKHOLA, J.L. NO. 21, TOUZI NO. 159, 169, 206 AND 210, RE. SA NO. 40, UNDER PORTION OF R.S. DAG NO. 120 OF R.S. KHATIAN NO. 154, 162, 170 WITHIN THE LIMITS OF THE KOLKATA MUNICIPAL CORPORATION, UNDER WARD NO. 109, HAVING ASSESSEE NO. 31-109-07-1400-8, BEING PREMISES NO. 1400, MUKUNDAPUR, POLICE STATION- PURBA JADAVPUR, KOLKATA- 700078 AT PRESENT KOLKATA- 700099, DISTRICT: SOUTH 24 PARGANAS.

SCALE - 1: 100



Prabir Paul

Shikha Paul

SIGNATURE OF VENDOR

USHIKA ENDEAVOUR PVT. LTD.

Director

SIGNATURE OF PURCHASER

DRAWN BY:

Alipore Judges Court,
Kolkata- 700027

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 SEP 2022

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

GRN Details

GRN:	192022230129402961	**Payment Mode:**	Online Payment
GRN Date:	26/09/2022 20:40:26	**Bank/Gateway:**	State Bank of India
BRN :	IK0BXCPIG3	**BRN Date:**	26/09/2022 20:43:43
Payment Status:	Successful	**Payment Ref. No:**	2002827331/2/2022 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Chinmoy bhadra
Address:	Survey park Kolkata 700075
Mobile:	9832669726
EMail:	tanmoybhadra111@gmail.com
Contact No:	9832669726
Depositor Status:	Buyer/Claimants
Query No:	2002827331
Applicant's Name:	Mr Dipak Jana
Identification No:	2002827331/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002827331/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	307520
2	2002827331/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	77014
			Total	**384534**

IN WORDS: **THREE LAKH EIGHTY FOUR THOUSAND FIVE HUNDRED THIRTY FOUR ONLY.**

28 SEP 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Prabir Paul

Prabir Paul

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Srikha Paul

Srikha Paul

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Chinu Bhunia

Chinu Bhunia

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Suranjana Tar

Suranjana Tar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

THE ADDL. REGISTRAR, ASSURANCES

Major Information of the Deed

Deed No :	I-1901-08850/2022	Date of Registration	28/09/2022
Query No / Year	1901-2002827331/2022	Office where deed is registered	
Query Date	20/09/2022 8:00:03 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Jana 10, K.S. Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296030799, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 77,00,000/-		Rs. 77,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,08,020/- (Article:23)		Rs. 77,098/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (R.N. Tagore -- Mukundapur More) , , Premises No: 1400, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 12 Chatak	76,50,000/-	76,50,000/-	Width of Approach Road: 30 Ft.,
	Grand Total :				4.5375Dec	76,50,000 /-	76,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	100 sq ft	50,000 /-	50,000 /-	

eller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Shri Prabir Paul Son of Shri [illegible] Kumar Paul Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office	 28/09/2022	 LTI 28/09/2022	Prabir Paul 28/09/2022
	5, Priya Nath Ghosh, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx0q, Aadhaar No: 81xxxxxxxx0319, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Smt Shikha Paul Wife of Shri Prabir Paul Executed by: Self, Date of [illegible] , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office	 28/09/2022	 LTI 28/09/2022	Shikha Paul 28/09/2022
	5, Priya Nath Ghosh, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: afxxxxxx8d, Aadhaar No: 81xxxxxxxx4187, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Ushika Endeavour Private Limited** 1297, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, [illegible] , PAN No.:: aaxxxxxx6j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

epresentative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Chinmoy Bhadra (Presentant) Son of Chandan Bhadra Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:31PM	 LTI 28/09/2022	Chinmoy Bhadra 28/09/2022
	Subhas Pally, City:- , P.O:- Coochbehar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx5q, Aadhaar No: 55xxxxxxxx4598 Status : Representative, Representative of : Ushika Endeavour Private Limited (as Director)			
2	Name	Photo	Finger Print	Signature
	Smt Suranjana Bhadra Wife of Shri Chinmoy Bhadra 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 2:32PM	 LTI 28/09/2022	Suranjana Bhadra 28/09/2022
	Subhas Pally, City:- , P.O:- Coochbehar, P.S:-Coochbehar, District:-Coochbehar, West Bengal, India, PIN:- 736101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx7c, Aadhaar No: 35xxxxxxxx5909 Status : Representative, Representative of : Ushika Endeavour Private Limited (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prabir Dey Son of Late Netai Dey 18B, East Ghosh Para, City:- , P.O:- Hazinagar, P.S: Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743135			Prabir Dey
	28/09/2022	28/09/2022	28/09/2022
Identifier Of Shri Prabir Paul, Smt Shikha Paul, Shri Chinmoy Bhadra, Smt Suranjana Bhadra			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Prabir Paul	Ushika Endeavour Private Limited-2.26875 Dec
2	Smt Shikha Paul	Ushika Endeavour Private Limited-2.26875 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Prabir Paul	Ushika Endeavour Private Limited-50.00000000 Sq Ft
2	Smt Shikha Paul	Ushika Endeavour Private Limited-50.00000000 Sq Ft

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 14:04 hrs on 28-09-2022, at the Office of the A.R.A. - I KOLKATA by Shri Chinmoy Bhadra ,.

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 77,00,000/-

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

Execution is admitted on 28/09/2022 by 1. Shri Prabir Paul, Son of Shri Surja Kumar Paul, 5, Priya Nath Ghosh, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Smt Shikha Paul, Wife of Shri Prabir Paul, 5, Priya Nath Ghosh, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Indetified by Mr Prabir Dey, , , Son of Late Netai Dey, 18B, East Ghosh Para, P.O: Hazinagar, Thana: Bijpur, , North 24 -[illegible], India, PIN - 743135, by caste Hindu, by profession Service

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

Execution is admitted on 28-09-2022 by Shri Chinmoy Bhadra, Director, Ushika Endeavour Private Limited, 1297, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Prabir Dey, , , Son of Late Netai Dey, 18B, East Ghosh Para, P.O: Hazinagar, Thana: Bijpur, , North 24 -Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

Execution is admitted on 28-09-2022 by Smt Suranjana Bhadra, Director, Ushika Endeavour Private Limited, 1297, Survey Park, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Prabir Dey, , , Son of Late Netai Dey, 18B, East Ghosh Para, P.O: Hazinagar, Thana: Bijpur, , North 24 -Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 77,098.00/- (A(1) = Rs 77,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 77,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2022 8:43PM with Govt. Ref. No: 192022230129402961 on 26-09-2022, Amount Rs: 77,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BXCPIG3 on 26-09-2022, Head of Account 0030-03-104-001-16

Certified that required Stamp Duty payable for this document is Rs. 3,08,020/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 3,07,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23736, Amount: Rs.500.00/-, Date of Purchase: 28/09/2022, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2022 8:43PM with Govt. Ref. No: 192022230129402961 on 26-09-2022, Amount Rs: 3,07,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BXCPIG3 on 26-09-2022, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 398359 to 398387

being No 190108850 for the year 2022.

Seal of the Additional Registrar of Assurances-I, Kolkata

Digitally signed by pradipta kishore guha
Date: 2022.10.14 17:32:45 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2022/10/14 05:32:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)