

7 2049/22

1/1 (2074/22)

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100.



रु. 100

ONE HUNDRED RUPEES

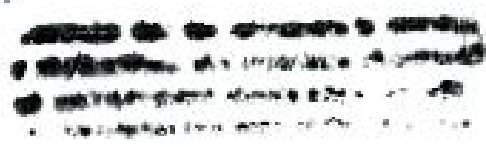
भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 690549

28/02/2022
2000519939/2022
3-40 P.M.



Stamp: West Bengal Sub-Registry Registrar US (2) of Reg. Office 1002, South 24 Parganas

2 - MAR 2022

DEED OF CONVEYANCE

THIS INDENTURE is made this 28th day of February, Two Thousand Twenty Two (2022)

BETWEEN

[Signature] MS
IT Advocate

For SHELTERCON

[Signature]
Proprietor

28/2/22
28/2/22

3-40 P.M.
28/2/22

SL NO 24820 of 22/02/22

NAME _____

ADDRESS Bachar Kr Misra (Adv.)
High Court, Cal-1

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Ban Kumar Mukherjee



1371

For Quality Builders & Planners

Ban Kumar Mukherjee

Partner



1372

For Quality Builders & Planners

Anindha Bandyopadhyay

Partner

For SHELTERCON

Anindha Bandyopadhyay

Proprietor

~~Soment Mishra~~
~~Adv~~
~~High Court~~
~~Calcutta~~

Dist. Sub-Registrar
Alipore, South 24 Parganas
Registrar U/S 71 of
Registration 1908
28 FEB 2022

MESSRS QUALITY BUILDERS & PLANNERS, (PAN-AAAFQ0876G), a registered Partnership Firm, having its Registered Office at 70 (23A/2), Purbachal Main Road, presently Police Station - Garfa, (formerly Police Station - Kasba), Kolkata - 700 078 as per the Reconstituted Deed of Partnership dated 24.06.2006 presently represented by its Partners namely (1) **SRI ASIM KUMAR MUKHOPADHYAY, (PAN - AELPM7135H), Aadhar No.5240 4306 3585**, son of Late Abhoy Charan Mukherjee, formerly residing at 10/1/H, Anil Moitra Road, (Swinhoe Street), Police Station - Gariahat, Kolkata - 700 019 at present residing at 2, Keyatala Road, Flat No. 203, Kolkata- 700 029, (2) **SRI ANIRUDDHA MUKHERJEE, (PAN-AGSPM4604J), Aadhar No.6707 9113 5193**, son of Sri Asit Kumar Mukherjee, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata - 700 107, (3) **SMT. BANDANA MUKHERJEE**, wife of Sri Asim Kumar Mukhopadhyay, formerly residing at 10/1/H, Anil Moitra Road, (Swinhoe Street), Police Station - Gariahat, Kolkata-700 019 at present residing at 2, Keyatala Road, Flat No. 203, Kolkata- 700 029 and (4) **SMT. ARUNDHATI BASAK**, daughter of Ramapati Guin, residing at Flat No. C-204, Benuban Coperative Society Ltd. 93/2, Kankulia Road, Kolkata - 700 029, as per terms and conditions of the Deed of Partnership any two partners out of four partners are hereby representing the FIRM, i.e. the **Partner No.1 and 2** herein namely **SRI ASIM KUMAR MUKHOPADHYAY** and **SRI ANIRUDDHA MUKHERJEE** as mentioned above, are representing the Firm herein, hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs administrators, legal representative successors-in-office, successors-in-interest and assigns) of the **ONE PART**

AND

MESSRS SHELTERCON, (PAN - AGSPM4604J) a Proprietorship firm having its registered Office at PABITRA NILOY, 18/2 (102/2), Kalikapur, P.S.- Garfa,



For SHELTERCON

Aniruddha Mukherjee
Proprietor

Kolkata - 700 099, represented by its sole proprietor namely **SRI ANIRUDDHA MUKHERJEE**, (PAN - AGSPM4604J), Aadhaar No.6707 9113 5193, son of Late Asit Kumar Mukherjee, by faith - Hindu, by Occupation - Business, by Nationality Indian, residing at URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madardah, Post Office - E.K.T.P., Police Station - Anandapur, Kolkata - 700 107, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs administrators, legal representative successors-in-office, successors-in-interest and assigns) of the **OTHER PART**.

WHEREAS the present **OWNER/VENDOR** herein is the Owner of the entire Plot of land measuring net land area of **3 (Three) Cottahs 03 (Three) Chittacks 35 (Thirty five) Sq.ft. more or less** as per present physical measurement togetherwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. situated in **Mouza - Nayabad, J.L. No.25, Touzi No.56 , R.S. No.3,** comprising in **R.S. Dag No.186, under R.S. Khatian No.88,** corresponding to **L.R. Dag No.186, under L.R. Khatian No.1225,** within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the **K.M.C. Premises No.2385, Nayabad, within Ward No.109, Assessee No.31-109-08-2387-9, Kolkata - 700 099.**

AND WHEREAS one Sri Jatindra Nath Naskar, son of Late Pandar Naskar, was the recorded Owner of Mourashi Mekarari rights in respect of 1.03 Satak land, comprised of **Mouza -Nayabad, J.L. No. 25, R.S. Khatian No. 88, R.S. Dag No. 186, Touzi No. 56, R.S. No.3,** within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Sub- Registration office at Alipore, in the District of 24 Parganas.

AND WHEREAS by virtue of a registered Deed duly registered in 1968 with the Alipore Sub- Registration Office 24 Parganas and had been recorded in its Book No. 1, Volume No. 33, pages 142 to 145, being No. 1309, for the year 1968, sold



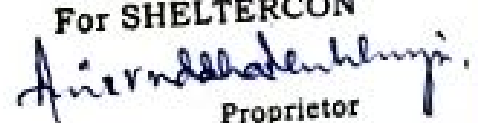
For **SHELTERCON**
Aniruddha Mukherjee
 Proprietor

conveyed, transferred assigned and assured by the said Sri Jatindra Nath Naskar therein as the Vendor to (1) Sri Ganash Chandra Pramanick, (2) Sri Narendra Nath Pramanick, and (3) Sri Hiran Chandra Pramanick, all are son of Late Basanta Kumar Pramanick, all are residing Nayabad, P.S. Kasba, District 24 Parganas.

AND WHEREAS by virtue of a registered Deed duly registered in 1968 with the Alipore Sub- Registration Office 24 Parganas and had been recorded in Book No. 1, being No. 1936, for the year 1968, the land area 16 ½ Satak and another registered Deed duly registered in 1978, with the Alipore Sub Registration office 24 Parganas, and had been recorded in Book No. 1, being Deed No.3795, the land area 20 ½ Satak in sold conveyed, transferred assigned and assured by the said Sri Jatindra Nath Naskar in favour of (1) Sri Ganash Chandra Pramanick, (2) Sri Narendra Nath Pramanick, and (3) Sri Hiran Chandra Pramanick, all are son of Late Basanta Kumar Pramanick, all are residing at Nayabad, P.S. Kasba now Purba Jadavpur, District 24 Parganas in two deed 1936 and 3795 total land area 37 Satak then declare to sell 34 Satak of land to different purchasers or buyer and thereafter only rest area 3 Satak equivalent to 2 Cottahs of land were existed out of the above land of two deeds i.e. deed No. 1936 and 3795.

AND WHEREAS thus the said (1) Sri Ganash Chandra Pramanick, (2) Sri Narendra Nath Pramanick, and (3) Sri Hiran Chandra Pramanick, herein are the absolute and at present seized and possessed of the aforesaid total property of Deed No. 1309 for the year 1968, and 2 Cottahs i.e. totaling to 22 Cottahs of **ALL THAT** the piece and parcel of land measuring about 22 (Twenty Two) Cottahs equivalent to 1 (One) Bigha 2 (Two) Cottahs more or less Mouza -Nayabad, J.I. No. 25, comprised in R.S. Khatian No. 88, in R.S. Dag No. 186, Touzi No. 56, R.S. No.3, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Sub-Registration office at Alipore, within the limits of Kolkata Municipal Corporation, District South 24 Parganas together with all sorts of rights, easement, privileges

 MS

For SHELTERCON

 Proprietor

and appurtenances whatsoever belonging to or enjoyed therewith as morefully described in the schedule hereunder written and had been enjoying the same free from encumbrances by Kolkata Municipal Corporation paying taxes and revenue therefore.

AND WHEREAS by a registered Bengali Kobala / Deed of Sale on 3rd day of April, 1985, made between the said (1) Sri Ganesh Chandra Pramanick, (2) Sri Narendra Nath Pramanick and (3) Sri Hiren Chandra Pramanick, therein jointly sold, transferred, conveyed, assigned and assured their portion of the landed property against the valuable consideration of **ALL THAT** the piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chattaks 35 (Thirty Five) Sq.ft. excluding Road Area 8 (Eight) Chattaks 10 (Ten) Sq.ft. total land area 3 (Three) Cottahs 12(Twelve) Chattaks 0 (Zero) Sq.ft. be the same little more or less out of total land area 22(Twenty Two) Cottahs, being Plot No. 58, comprised of land contained in Mouza -Nayabad, J.L. No. 25, R.S. No. 3, Pargana -Khaspur, Touzi No. 56, R.S. Khatian No. 88, R.S. Dag No. 186, within the limits of Kolkata Municipal Corporation under Ward No. 109, P.S. -Jadavpur now Purba Jadavpur, District South 24 Parganas, which document was registered before District Sub-Registrar Office Alipore and recorded in Book No. 1, Volume No. 76, Pages 11 to 19, Being No. 4451, for the year 1985 in favour of Sri Chandan Mitra.

AND WHEREAS thus said Sri Chandan Mitra, therein became the absolute owner of the aforesaid property and while seized and possessed of the same mutated his own name in the records of B.L.R.O. and S.L.R.O. and Kolkata Municipal Corporation being Premises No. 2385, Nayabad, having Assessee No, 31-109-08-2387-9, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Ward No. 109, Kolkata -700 099, District South 24 Parganas.



For SHELTERCON
Anindha Kumbhakar
 Proprietor

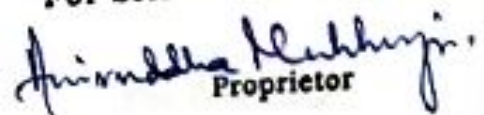
AND WHEREAS subsequently by a registered Deed of Sale dated 8th day of January, 2008, said Sri Chandan Mitra, sold transferred and conveyed **ALL THAT** the piece and parcel of a plot of land measuring about 3 (Three Cottahs 3 (Three) Chattaks 35 (Thirty Five) Sq.ft. excluding Road Area 8 (Eight) Chattaks 10 (Ten) Sq.ft. out of total land area 3 (Three) Cottahs 12 (Twelve) Chattaks 0 (Zero) Sq. ft. be the same little more or less alongwith R. T. Shed Structure standing thereon measuring about 100 Sq.ft. more or less being Plot No. 58, comprised of and contained in Mouza -Nayabad, J.L. No. 25, R.S. No. 3, Pargana-Khaspur, Touzi No. 56, R.S. Khatian No. 88, R.S. Dag No. 186, within the limits of Kolkata Municipal Corporation under Ward No. 109, being Premises No. 2385, Nayabad, P.S.- Purba Jadavpur, Kolkata -700 099, District South 24 Parganas, together with all easement rights thereto, which document was registered before District Sub-Registrar -III, at Alipore, recorded in Book No. 1, C.D. Volume No. 6, Pages from 8952 to 8968, being no. 00189 for the year 2008 in favour of (1) M/S Axis Developers Pvt. Ltd. represented by its Director Rajesh Kumar Gupta, son of Mangla Prasad Gupta.

AND WHEREAS said M/S Axis Developers Pvt. Ltd. mutated its own name in the records of The Kolkata Municipal Corporation known as KMC Premises No. 2385, Nayabad, Ward No. 109, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata -700 099, District South 24 Parganas.,

AND WHEREAS the said M/S Axis Developers Pvt. Ltd. have taken the sanction of a Ground Plus three storied building plan Vide Building Permit No. 2010120200, (B.P. No. 200/ XII/ 10-11) dated 04.06.2010 against the said KMC Premises No. 2385, Nayabad, Ward No. 109, P.S. Panchasayar, Kolkata -700 099, District South 24 Parganas.



For SHELTERCON

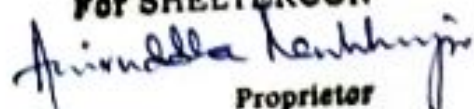

Proprietor

AND WHEREAS by a registered Deed of Sale dated 29th day of August 2011, registered before District Sub- Registrar -III, at Alipore, Vide Book No.I, being Deed No.6782 for the year 2011 said M/S Axis Developers Pvt. Ltd. represented by its Managing Director Sri Rajesh Kumar Gupta, sold transferred and Conveyed against valuable consideration of **ALL THAT** the piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chittaks 35 (Thirty Five) Sq.ft. alongwith R.T. Shed Structure standing thereon measuring about 100 Sq.ft. more or less be the same little more or less, being Plot No. 58, alongwith Building Permit No. 2010120200, (B.P. No. 200/XII/10-11) dated 04.06.2010 situated in Mouza Nayabad, J.L. No. 25, R.S. No.3, Pargana-Khaspur, Touzi No. 56, R.S. Khatian No. 88, R.S. Dag No. 186, within the limits of Kolkata Municipal Corporation under Ward No. 109, being Premises No. 2385, Nayabad, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata -700 099, District South 24 Parganas, in favour of M/S. Seva housing Pvt. Ltd. represented by its Managing Director Sri Arijit Banerjee.

AND WHEREAS by a registered Deed of Conveyance dated 14th day of December, 2011, registered before Add. District Sub- Registrar office at Sealdah, Vide Book No. 1, CD Volume No.9, Pages 1025 to 1056, being Deed No. 03960 for the year 2011, said M/S. Seva housing Pvt. Ltd. represented by its Managing Director Sri Arijit Banerjee sold, transferred and conveyed against valuable Consideration of **ALL THAT** the piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chattaks 35 (Thirty Five) Sq.ft. alongwith R.T. Shed Structure standing thereon measuring about 100 Sq.ft. more or less being Plot No. 58, togetherwith right to construction of a Ground Plus Three storied building as per Building Permit No. 2010120200, (B.P. No. 200/XII/10-11) dated 04.06. 2010 situated in Mouza-Nayabad, J.L. No. 25, R.S. No.3, Pargana -Khaspur, Touzi No. 56, R.S. Khatian No.88, R.S. Dag No. 186, within the Kolkata Municipal



For SHELTERCON



Proprietor

Corporation under Ward No. 109, being Premises No.2385, Nayabad, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Ward No. 109, Kolkata -700 099, District South 24 Parganas, together with all easement rights thereto, in favour of Green Line Leasing & Finance Pvt. Ltd., having its registered office at 135A, C.R. Avenue, Flat No. 3D, P.S. Jarasako, Room No. 9, Kolkata- 700007, and represented by its Managing Director Sri Arun Kumar Jain, son of Late Sohan Lal Jain.

AND WHEREAS by a registered Deed of Conveyance dated 12th day of July, 2013, registered before District Sub- Registrar-III, Alipore recorded into Book No. 1, CD Volume No.12, Pages 9601 to 9628, being Deed No.6370 for the year 2013, said Green Line Leasing & Finance Pvt. Ltd., represented by its Director Sri Arun Kumar Jain, sold, transferred and conveyed against valuable Consideration of **ALL THAT** the piece and parcel of land measuring about 3 (Three) Cottahs 3 (Three) Chattaks 35 (Thirty Five) Sq.ft. alongwith R.T. Shed Structure standing thereon measuring about 100 Sq.ft. more or less being Plot No. 58, togetherwith right to construction of a Ground Plus Three storied building as per Building Permit No. 2010120200, (B.P. No. 200/XII/10-11) dated 04.06. 2010 situated in Mouza-Nayabad, J.L. No. 25, R.S. No.3, Pargana -Khaspur, Touzi No. 56, R.S. Khatian No.88, R.S. Dag No. 186, within the Kolkata Municipal Corporation under Ward No. 109, being Premises No.2385, Nayabad, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Ward No. 109, Kolkata -700 099, District South 24 Parganas, together with all easement rights thereto, in favour of the **present OWNER/VENDOR** herein.

AND WHEREAS thereafter the present **VENDOR** herein mutated and recorded its land in the record of the B.L.& L.R.O. vide Mutation Case No.1091 of 2014 (Memo No.18/Mut/1082/BLLRO/ATM/Kasba/15 dated 18.02.2015) **AND** thereafter the land Owner herein converted its land from "Shali" to "Bastu"



For SHELTERCON
Aniruddha Banerjee
Proprietor

vide Conversion Case No.77 of 2015 (Memo No.17/1269 dated 16.03.2016) and also recorded its land in the record of the KMC known as **KMC Premises No.2385, Nayabad, Ward No. 109, P.S. Panchasayar, Kolkata -700 099.**

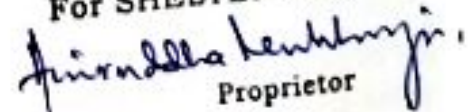
AND WHEREAS in the mean time L.R. Operation has been done in Nayabad area and the plot of land has been recorded and published in L.R. Record of Right in the name of the **VENDOR** herein as Rayat and the said L.R. Khatian No. of the **OWNER/VENDOR** is 1225 comprising in L.R. Dag No. 186 of Mouza- Nayabad, J.L. No.25..

..AND WHEREAS the present **OWNER/VENDOR** herein is the absolute owner of the plot of net land measuring land area of **3 (Three) Cottahs 03 (Three) Chittacks 35 (Thirty five) Sq.ft. more or less** as per present physical measurement togetherwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. situated in **Mouza - Nayabad, J.L. No.25, Touzi No.56 , R.S. No.3, comprising in R.S. Dag No.186, under R.S. Khatian No.88, corresponding to L.R. Dag No.186, under L.R. Khatian No.1225, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the K.M.C. Premises No.2385, Nayabad, within Ward No.109, Assessee No.31-109-08-2387-9, Kolkata – 700 099** as described in the SCHEDULE below.

AND WHEREAS VENDOR made representation, warranty and declare in respect of its property that

- i) Since acquiring the right title interest in the said land and hereditament the **VENDOR** is in physical possession of the said land and hereidament which is free from all encumbrances.
- ii) The **VENDOR** have not received any notice from any authority for acquisition or requisition and they declare that the said land and

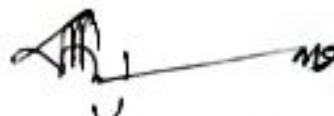


For SHELTERCON

 Proprietor

hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.

- iii) Save as mentioned hereinabove and since acquiring the right title interest of the said land and hereditament the **VENDOR** have not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached encumbered or affected or defected in title.
- iv) The **VENDOR** have now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDOR** or the **VENDOR'S** predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.

AND WHEREAS being in need of money the present **VENDOR** has decided for absolute sale of its said land measuring net land area of 3 (**Three**) Cottahs 03 (**Three**) Chittacks 35 (**Thirty five**) Sq.ft. more or less as per present physical measurement togetherwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No.25, Touzi No.56 , R.S. No.3, comprising in R.S. Dag No.186, under R.S. Khatian No.88, corresponding to L.R. Dag No.186, under L.R. Khatian No.1225, within the



For SHELTERCON
 Anisuddha Lakshmi,
 Proprietor

presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the K.M.C. Premises No.2385, Nayabad, within Ward No.109, Assessee No.31-109-08-2387-9, Kolkata - 700 099 as morefully mentioned in the SCHEDULE below and the present PURCHASER herein has also agreed to purchase the same which is free from all encumbrances at or for the consideration price of Rs.59,00,000/- (Rupees Fifty nine Lac) only as declared by the VENDOR herein and the PURCHASER has paid to the VENDOR the total consideration sum of Rs.59,00,000/- (Rupees Fifty nine Lac) only as full and final consideration money as described as per Memo herein below against ALL THAT piece and parcel of net land measuring an area of 3 (Three) Cottahs 03 (Three) Chittacks 35 (Thirty five) Sq.ft. more or less as per present physical measurement togetherwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No.25, Touzi No.56, R.S. No.3, comprising in R.S. Dag No.186, under R.S. Khatian No.88, corresponding to L.R. Dag No.186, under L.R. Khatian No.1225, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the K.M.C. Premises No.2385, Nayabad, within Ward No.109, Kolkata - 700 099 as morefully mentioned and described in the SCHEDULE hereunder written and delineated and shown in the annexed Plan/ Map by Red borderline which is the part and parcel of this deed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.59,00,000/- (Rupees Fifty nine Lac) only to the VENDOR paid by the PURCHASER on or before the execution of these present (the receipt whereof as per memo of consideration hereunder written the VENDOR do hereby admit and acknowledge the same of and from the PURCHASER and every part thereof the VENDOR do hereby release unto the PURCHASER and the VENDOR do hereby grant sell convey transfer assign and assure absolutely and forever unto the



For SHELTERCON
 Aniruddha Chakraborty
 Proprietor

PURCHASER its heirs, executors, administrators successors-in-office and successors-in-interest and assigns free from all encumbrances the said land and hereditament being piece or parcel of land measuring net land area of **3 (Three) Cottahs 03 (Three) Chittacks 35 (Thirty five) Sq.ft. more or less** as per present physical measurement togetherwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. situated in **Mouza - Nayabad, J.L. No.25, Touzi No.56 , R.S. No.3, comprising in R.S. Dag No.186, under R.S. Khatian No.88, corresponding to L.R. Dag No.186, under L.R. Khatian No.1225,** within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the **K.M.C. Premises No.2385, Nayabad, within Ward No.109, Kolkata - 700 099, District - South 24-Parganas** together with right to use and enjoy the easement rights of the land and other installations and connections of water electricity, drainage, sewerage and all other utility services and connection through and from morefully described in the **SCHEDULE** hereunder written.

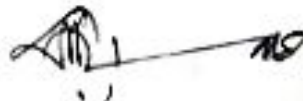
OR HOWSOEVER OTHERWISE the said land and hereditaments or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described or distinguished **TOGETHER WITH** all yards courts yards areas sewers drainage ways paths passages waters water courses lights rights liberties privileges easements and appurtenances whatsoever to the said land and hereditament belonging to or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenant thereto **AND ALL THE ESTATE** right title interest claim and demand whatsoever of the **VENDOR** into or upon the said land and hereditament or any part thereof **TOGETHER WITH** all deeds and muniments of title whatsoever in anywise relating to or concerning the said land and hereditament or any part thereof which now are or hereafter shall or may be in the possession power or control of the **VENDOR** and its respective legal heirs executors administrator representatives and assigns or any other persons or persons from whom she or they or any of them

 MS

For SHELTERCON

Proprietor

may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land and hereditament hereby granted sold or expressed so to be **UNTO AND TO THE USE** of the **PURCHASER** and its legal heirs, successors-in-office, successors-interest, executors administrators representatives and assigns absolutely and forever **AND THE VENDOR** do hereby for themselves for their respective legal heirs, successors-in-office, successors-interest, executors administrators representatives and assigns covenant with the **PURCHASER** and its heirs representatives and assigns that notwithstanding any act deed or thing by the **VENDOR** (or by any of their ancestors) done executed or knowingly suffered to the contrary they the **VENDOR** is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land and hereditament hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT** notwithstanding any such act deed or thing whatsoever as aforesaid the **VENDOR** has now in themselves absolute right full power and absolute authority to grant sell and transfer absolutely and forever free from all encumbrances the said land and hereditament **known as K.M.C. Premises No.2385, Nayabad, within Ward No.109, Kolkata - 700 099, District - South 24-Parganas** hereby granted sold and transferred or expressed so to be unto and to the use of the **PURCHASER** its heirs executors administrators representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said messuage hereditaments land and hereditament and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming from under or in trust for them (or from or under any of their ancestors). **AND THAT** freely and clearly and absolutely discharge save harmless and keep indemnified against all estate and encumbrances created by the



For SHELTERCON

Prinodha Chakravarty
Proprietor

VENDOR (or by any of its ancestors) or any person or persons lawfully or equitably claiming under or in trust for them **AND THAT** the **VENDOR** and all person or persons having or lawfully claiming any estate or interest in the said land and hereditament or any part thereof from under or in trust for the **VENDOR** (or any of their ancestors) shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASER** its heirs representatives and assigns do and execute or cause to be done or executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and hereditament and every part thereof unto and to the use of the **PURCHASER** its heirs executors administrators representatives and assigns in manner aforesaid as shall or may be reasonably required **AND THAT** the **PURCHASER** shall be entitled to get its name mutated in the record of The Kolkata Municipal Corporation and Settlement Record of Right, and all other records of Government Private or Public Body or Body Corporate as the absolute owner of the said land and hereditament.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

1. All right title and interest as the sole **VENDOR** of the said land and hereditaments as held or enjoyed by the **VENDOR** and conveyed herein subsists and the **VENDOR** have good right as lawful owners with full and absolute power and authority to convey transfer assure and assign the said land and hereditament known as **K.M.C. Premises No.2385, Nayabad, within Ward No.109, Kolkata - 700 099, District - South 24-Parganas,** hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declare and confirm that they have not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till



For SHELTERCON
Anindha Chatterjee
Proprietor

date with any one else in respect of their said land and hereditament save and except with the **PURCHASER** herein.

2. The **PURCHASER** shall have the right to mutate its name in the Settlement record of right and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the said land and hereditament hereby conveyed and transferred to them by necessary proceedings or otherwise without any objection from the **VENDOR**.
3. It shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament known as **K.M.C. Premises No.2385, Nayabad, within Ward No.109, Kolkata - 700 099, District - South 24-Parganas** hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the **VENDOR** or any person claiming through under or in trust arising through or for them.
4. The said land and hereditament known as **K.M.C. Premises No.2385, Nayabad, within Ward No.109, Kolkata - 700 099**, hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispendences, debts liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and shall indemnify and shall keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDOR** or any of

 MS

For SHELTERCON

 Proprietor

its predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the **VENDOR** or any of their predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land and hereditaments known as **K.M.C. Premises No.2385, Nayabad, within Ward No.109, Kolkata - 700 099**, in favour of the **PURCHASER** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring its full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

6. The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said homestead land measuring net land area of **3 (Three) Cottahs 03 (Three) Chittacks 35 (Thirty five) Sq.ft. more or less** as per present physical measurement togetherwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. situated in **Mouza - Nayabad, J.L. No.25, Touzi No.56 , R.S. No.3, comprising in R.S. Dag No.186, under R.S. Khatian No.88, corresponding to L.R. Dag No.186, under L.R. Khatian No.1225, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the K.M.C. Premises No.2385, Nayabad, within Ward No.109, Kolkata - 700 099** and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the



For SHELTERCON

 Proprietor

VENDOR or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

7. The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.
8. The **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.
9. The **VENDOR** declares that the land togetherwith a tile shed standing thereon hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold the said land togetherwith a tile shed which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or


 MS

For SHELTERCON

Proprietor

Public body. The **VENDOR** sold the said land with a tile shed while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASER**. The **VENDOR** declares that if any of the statement of this Deed is found false and fabricated and baseless, the **VENDOR** herein alongwith its future legal heirs shall remain liable and indemnify the **PURCHASER** herein.

10. The said **VENDOR** have prepared/made a Plan or Map of the entire land marked with RED border line which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.
11. The **VENDOR** also declares that he shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.
12. The **VENDOR** also declare herein that the **PURCHASER** shall have every right to transfer the "said property" as described in the **SCHEDULE** hereunder written by way of gift, sale, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances.
13. The **PURCHASER** shall use the passages situated adjacent to the sold property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.
14. That after registration if any error or omission is found, the **VENDOR** shall execute and register the Deed of Declaration and/or Deed of

 10

For SHELTERCON

Proprietor

rectification in favour of the **PURCHASER** at the cost of the **PURCHASER** herein as and when necessary.

BE IT NOTED THAT the **VENDORS** have delivered the Original Title Deed, original Link Deed and all necessary Original papers of Mutation Certificate of K.M.C., all original paid up land-tax bill, two original B.L. & L.R.O. Mutation Certificates, two original Conversion certificates, Record of Right relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE
(DESCRIPTION OF THE PROPERTY SOLD TO THE PURCHASER)

ALL THAT piece and parcel of a plot of home stead land measuring net land area of 3 (Three) Cottahs 03 (Three) Chittacks 35 (Thirty five) Sq.ft. more or less as per present physical measurement togetherwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. situated in **Mouza - Nayabad, J.L. No.25, Touzi No.56 . R.S. No.3, comprising in R.S. Dag No.186, under R.S. Khatian No.88, corresponding to L.R. Dag No.186, under L.R. Khatian No.1225, within the presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, situated within the jurisdiction of the K.M.C. Premises No.2385, Nayabad, within Ward No.109, Assessee No.31-109-08-2387-9, Kolkata - 700 099** togetherwith all easement rights upon the land and adjacent passage of the land of which the annual rent of the said land is payable to the District Collectorate South 24-Parganas on behalf of the State of West Bengal and the entire property has been shown in the annexed plan as the part of this indenture and demarcated by **RED** border line and the entire property is butted and bounded by :

<u>ON THE NORTH BY</u>	:	Land of R.S. Dag No. 186;
<u>ON THE SOUTH BY</u>	:	20'-0" ft. wide K.M.C. Road;
<u>ON THE EAST BY</u>	:	Plot No.57 ;
<u>ON THE WEST BY</u>	:	Plot No.59.



For **SHELTERCON**
Anisuddha Kumbhaji
Proprietor

SITE PLAN OF THE PLOT OF PREMISES NO. - 2385, NAYABAD, WARD NO. - 109, BOROUGH- XII, UNDER R.S. DAG NO.- 186, R.S. KHATIAN NO.- 88, J.L. NO.- 25, MOUZA - NAYABAD, P.S. - PURBA JADAVPUR .

AREA OF LAND = 216,170 SQM. = 03 K. - 03 CH. - 35 SFT.

AREA SHOWN IN RED BORDER

SCALE-1:100



11277 [37'-0"]



19202 [63'-0"]

19202 [63'-0"]

For Quality Builders & Planners
Sanjiv Kumar Mukherjee
Partner

For Quality Builders & Planners
Anindha Debbarma
Partner

MS Advocate

11277 [37'-0"]

6096 (20'-0") WIDE BLACK-TOP ROAD

For SHELTERCON

Anindha Debbarma
Proprietor

For SHELTERCON

Anindha Debbarma
Proprietor

IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES:

1. Abhejil Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

For Quality Builders & Planners
Anand Kumar Mishra
Partner

For Quality Builders & Planners
Anand Kumar Mishra
Partner

Somesh Mishra
High Court
Calcutta

SIGNATURE OF THE VENDOR

For SHELTERCON

Anand Kumar Mishra
Proprietor

SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :

Debes Kumar Misra (AM, MD)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

For SHELTERCON

Anand Kumar Mishra
Proprietor

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASER** for the within mentioned sum of **Rs.59,00,000/- (Rupees Fifty nine Lac)** only as full and final settlement of entire consideration sum in respect of the within mentioned land and one tile shed being the **Premises No.2385, Nayabad,** within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Ward No. 109, Kolkata -700 099 as described in the **SCHEDULE** above in the manner followings :

Sl. No.	Draft No.	Date	Name of the Bank & Branch	Drawn in favour of	Amount (Rs.)
1.	004212	18.02.2022	Axis Bank Ltd	Vendor	Rs.58,41,000.00
2.	TDS	---	---	-----	Rs. 59,000.00
TOTAL :					Rs.59,00,000.00

(Total Fifty nine Lac) only

WITNESS :

1. *Alabijit Kurran Mishra*
69B, Baghatia Place
Kolkata - 70086

2. *Somen Mishra*
High Court
Calcutta

For Quality Builders & Planners
Anindha Kumbhngi
Partner

For Quality Builders & Planners
Anindha Kumbhngi
Partner

SIGNATURE OF THE VENDOR

[Signature] NB

For SHELTERCON
Anindha Kumbhngi
Proprietor

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature *Arjun Kumar Mishra*



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature *Aniruddha Kumbhraj*

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

For SHELTERCON
Aniruddha Kumbhraj
 Proprietor



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

GRN Details

GRN: 192021220194437061
GRN Date: 28/02/2022 08:19:55
BRN : IK0BOCWU4
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 28/02/2022 08:02:45
Payment Ref. No: 2000519439/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Aniruddha Mukherjee
Address: 783 Anandapur Urbana Tower 4 Flat No. 0103
Mobile: 9830197165
EMail: aniruddha.mukerjee62@gmail.com
Contact No: 09830197165
Depositor Status: Buyer/Claimants
Query No: 2000519439
Applicant's Name: Mr Somesh Mishra
Identification No: 2000519439/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000519439/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	235920
2	2000519439/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	59014
			Total	294934

IN WORDS: TWO LAKH NINETY FOUR THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

For SHELTERCON

Aniruddha Mukherjee
Proprietor

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri ANIRUDDHA MUKHERJEE URBANA TOWER-4, Flat No 0103, 783, Anandapur, Madurdaht, City - P.O - EKTP, P.S -Tiljala, District -South 24-Parganas, West Bengal, India, PIN - 700107	Representative of Buyer [MESSRS SHELTER CON]			 28/02/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City - Kolkata, P.O - GPO, P.S -Hare Street, District - Kolkata, West Bengal, India, PIN - 700001	Shri ASIM KUMAR MUKHOPADHYAY, Shri ANIRUDDHA MUKHERJEE, Shri ANIRUDDHA MUKHERJEE			 28/02/22

(Anupam Halder)
DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

For SHELTERCON

Proprietor



Government of West Bengal

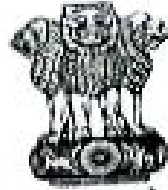
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16042000519439/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri ASIM KUMAR MUKHOPADHYAY 2, Keyatala Road, Flat No. 203, City- P.O - Satar Bose Road, P.S.- Gariahat, District-South 24-Parganas, West Bengal, India, PIN- 700029	Representative of Seller [QUALITY BUILDER S & PLANNER S]			Asim Kumar Mukhopadhyay 28/02/22
2	Shri ANIRUDDHA MUKHERJEE URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, City- P.O.- EKTP, P.S.-Tiljala, District.-South 24-Parganas, West Bengal, India, PIN- 700107	Representative of Seller [QUALITY BUILDER S & PLANNER S]			Aniruddha Mukherjee 28/02/2022

For SHELTERCON

Aniruddha Mukherjee
Proprietor



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year:	2000519439/2022	Office where deed will be registered
Query Date	16/02/2022 5:23:36 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 59,00,000/-	Rs. 59,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,36,020/- (Article 23)	Rs. 59,014/- (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. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 2385, Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land User/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	3 Katha 3 Chatak 35 Sq Ft	58,70,000/-	58,70,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.3398Dec	58,70,000/-	58,70,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	30,000/-	30,000/-	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	30,000/-	30,000/-	

For SHELTERCON

Prinudha Chakraborty
Proprietor



Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	QUALITY BUILDERS & PLANNERS (Partnership Firm) .70 (23A/2), Purbachal Main Road, City:- , P.O - Hattu, P.S.- Kasba, District -South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No. AAxxxxxx6G, Aadhaar No Not Provided by UIDAI Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MESSRS SHELTERCON (Sole Proprietoship) .PABITRA NILOY, 18/2 (102/2), Kalikapur, City:- , P.O.- Kalikapur, P.S.-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 PAN No. AGxxxxxx4J, Aadhaar No Not Provided by UIDAI Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri ASIM KUMAR MUKHOPADHYAY Son of Late Abhoy Charan Mukherjee2, Keyatala Road, Flat No. 203, City:- , P.O.- Satar Bose Road, P.S.-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx5H, Aadhaar No.: 52xxxxxxx3585	QUALITY BUILDERS & PLANNERS (as partner)
2	Shri ANIRUDDHA MUKHERJEE Son of Shri Asit Kumar MukherjeeURBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, City:- , P.O.- EKTP, P.S.-Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx4J, Aadhaar No.: 67xxxxxxx5193	QUALITY BUILDERS & PLANNERS (as partner)
3	Shri ANIRUDDHA MUKHERJEE Son of Late Asit Kumar MukherjeeURBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, City:- , P.O.- EKTP, P.S.-Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx4J, Aadhaar No.: 67xxxxxxx5193	MESSRS SHELTERCON (as sole proprietor)


Identifier Details :

Name & address
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri ASIM KUMAR MUKHOPADHYAY, Shri ANIRUDDHA MUKHERJEE, Shri ANIRUDDHA MUKHERJEE

For SHELTERCON


Aniruddha Mukherjee
Proprietor



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAAFQ0876G


नाम / NAME
QUALITY BUILDERS & PLANNERS

दिनांक/बनने की तिथि / DATE OF INCORPORATION/FORMATION
03-05-1999


 जयदेव दास, एम.ए.सी.
 COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के साथ प्रिन्ट करने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर में संयुक्त व्यवहार आयुक्त (प्रणति एवं तकनीकी), पी-7, चौरंगीबे स्क्वायर, कोलकाता - 700 069.

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

For SHELTERCON

Proprietor



For SHELTERCON

Aniruddha Kumbhkar
Proprietor




भारत सरकार
 Government of India
भारत सरकार
 Government of India

Contact No. 0652-4101180/184

To
 Asha Kumar Mahapatrajiyoy
 Flat No. 14 B, Phase II
 Flat No. 14 B, Phase II
 Sector No. 14 B, Phase II
 Salt Lake City, Kolkata
 West Bengal - 700091
 PIN Code




आपका आधार संख्या / Your Aadhaar No.
5240 4306 3585
मेरा आधार, मेरी पहचान




Asha Kumar Mahapatrajiyoy
 Flat No. 14 B, Phase II
 Sector No. 14 B, Phase II
 Salt Lake City, Kolkata
 West Bengal - 700091
 PIN Code




5240 4306 3585
मेरा आधार, मेरी पहचान

For SHELTERCON
Arunodha Kulkarni
Proprietor

आयकर विभाग
INCOME TAX DEPARTMENT
ANIRUDDHA MUKHERJEE
ASIT KUMAR MUKHERJEE
30/12/1982
 Permanent Account Number
AGSPM4604J

 Signature



भारत सरकार
GOVT. OF INDIA



आयकर विभाग, भारत सरकार
 आयकर विभाग, भारत सरकार
 आयकर विभाग, भारत सरकार
 आयकर विभाग, भारत सरकार
 आयकर विभाग, भारत सरकार

If this card is lost or stolen, it should be treated as invalid.
 Please inform the following:
 Income Tax PAN Services Ltd., NSDL
 3rd Floor, 3rd Floor, 3rd Floor
 Near Banti Telephone Exchange
 Bagh, Pune - 411005
 Tel: 9120 2771 4000
 e-mail: pan@nsdl.co.in

For SHELTERCON
Aniruddha Mukherjee
Proprietor



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. 1108/77714/12049

To
 Anrudha Mukherjee
 S/O Asit Kumar Mukherjee
 Urbana, Tower-8 Flat No 0103 703 Anantapur
 Maduraha
 Near Putsi Hospital
 E.K.T
 E.K.T
 Circus Avenue Kolkata
 West Bengal 700107
 9830197165
 78172020
 311050312
 MD7817202028FM



आपका आधार क्रमांक / Your Aadhaar No.:

6707 9113 5193

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Anrudha Mukherjee
 Father: ASIT KUMAR MUKHERJEE
 DOB: 30/12/1962
 Male



6707 9113 5193

मेरा आधार, मेरी पहचान

For SHELTERCON

Anrudha Mukherjee
 Proprietor

Major Information of the Deed

Deed No :	I-1604-02049/2022	Date of Registration	02/03/2022
Query No / Year	1604-2000519439/2022	Office where deed is registered	
Query Date	16/02/2022 5:23:36 PM	1604-2000519439/2022	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta Thana : Hare Street, District : Kolkata WEST BENGAL. PIN - 700001, Mobile No. 8017593682, 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. 59,00,000/-	Rs. 59,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,36,020/- (Article:23)	Rs. 59,046/- (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 Nayabad, Premises No: 2385, Ward No: 109 Pin Code 700099

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	3 Katha 3 Chatak 35 Sq Ft	58,70,000/-	58,70,000/-	Width of Approa Road: 20 Ft.
Grand Total :				5.3396Dec	58,70,000 /-	58,70,000 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: T Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	QUALITY BUILDERS & PLANNERS 70 (23A/2), Purbachal Main Road, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Beng India, PIN:- 700078 , PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Exe by: Representative, Executed by: Representative

For SHELTERCON

Aniruddha Chakraborty
Proprietor

Details :**Name,Address,Photo,Finger print and Signature****MESSRS SHELTERCON**

PABITRA NILOY, 18/2 (102/2), Kalkapur, City:- , P.O:- Kalkapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No :- AGxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status Organization
Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASIM KUMAR MUKHOPADHYAY (Presentant) Son of Late Abhoy Charan Mukherjee 2, Keyatala Road, Flat No. 203, City:- , P.O:- Satar Bose Road, P Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx5H, Aadhaar No: 52xxxxxxxx3585 Stat Representative, Representative of : QUALITY BUILDERS & PLANNERS (as partner)
2	Shri ANIRUDDHA MUKHERJEE Son of Shri Asit Kumar Mukherjee URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, City P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, I Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx4J, Aadhaar No: 67xxxxxxxx5193 Status : Representative, Representative of : QUALITY BUILDERS & PLANNERS (a partner)
3	Shri ANIRUDDHA MUKHERJEE Son of Late Asit Kumar Mukherjee URBANA TOWER-4, Flat No.0103, 783, Anandapur, Madurdah, City P.O:- EKTP, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, E Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx4J, Aadhaar No: 67xxxxxxxx5193 Status : Representative, Representative of : MESSRS SHELTERCON (as sole proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr Debes Kumar Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Shri ASIM KUMAR MUKHOPADHYAY, Shri ANIRUDDHA MUKHERJEE, Shri ANIRUDDHA MUKHERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	QUALITY BUILDERS & PLANNERS	MESSRS SHELTERCON-5 33958 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	QUALITY BUILDERS & PLANNERS	MESSRS SHELTERCON-100.00000000 Sq Ft

For SHELTERCON
Aniruddha Mukherjee
Proprietor

28-02-2022

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

Presented for registration at 15:40 hrs on 28-02-2022, at the Private residence by Shri ASIM KUMAR MUKHOPADHYAY .

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 59,00,000/-.

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

Execution is admitted on 28-02-2022 by Shri ASIM KUMAR MUKHOPADHYAY, partner, QUALITY BUILDERS & PLANNERS (Partnership Firm), 70 (23A/2), Purbachal Main Road, City:-, P.O:- Haltu, P.S:-Kasba, District:-South 24 Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Somesh Mishra, . . Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2022 by Shri ANIRUDDHA MUKHERJEE, partner, QUALITY BUILDERS & PLANNERS (Partnership Firm), 70 (23A/2), Purbachal Main Road, City:-, P.O:- Haltu, P.S:-Kasba, District:-South 24 Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Somesh Mishra, . . Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2022 by Shri ANIRUDDHA MUKHERJEE, sole proprietor, MESSRS SHELTERCON (Sole Proprietorship), PABITRA NILOY, 18/2 (102/2), Kalikapur, City:-, P.O:- Kalikapur, P.S:-Kasba, District:-South 24 Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Somesh Mishra, . . Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



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

On 02-03-2022

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 ; of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 59,046/- (A(1) = Rs 59,000/- , E = Rs 14/- + Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 59,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/02/2022 8:23AM with Govt. Ref. No: 192021220194437061 on 28-02-2022, Amount Rs: 59,014/-, Bar State Bank of India (SBIN0000001), Ref. No: IK0BOCWTU4 on 28-02-2022, Head of Account 0030-03-104-001-10

For SHELTERCON

Proprietor

of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 2,36,020/- and Stamp Duty paid by Stamp Rs 100/
online = Rs 2,35,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 24820, Amount: Rs 100/-, Date of Purchase: 22/02/2022, Vendor name: T K
Purkayastha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/02/2022 8:23AM with Govt. Ref. No: 192021220194437061 on 28-02-2022, Amount Rs: 2,35,920/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BOCWTL4 on 28-02-2022, Head of Account 0030-02-103-003
02

(Signature)

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

For SHELTERCON

Aniruddha Halder
Proprietor

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2022, Page from 69751 to 69789
being No 160402049 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.03.02 16:39:09 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Anupam Halder) 2022/03/02 04:39:09 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

For SHELTERCON
Aniruddha Chakravarti
Proprietor

(This document is digitally signed.)