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I-7648/2020

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পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

48AB 754126

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

District Sub-Registrar-II
Alipore, South 24 Parganas

29 DEC 2020



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১২/১২/২০

৯২/১৯৪৫/১৬/২০

THIS INDENTURE OF CONVEYANCE made this the 26th day of December TWO THOUSAND AND TWENTY

BETWEEN

[Faint handwritten notes and signatures at the bottom of the page]

1543A

15 DEC 2020

No.....Rs. **10/-** Date.....
DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO. 411 (4TH FLOOR)
KOLKATA-700 014

Name:.....
Address:.....
Vendor:.....
Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, KOL. 27

Ranvan Das



5691

ANGELICA REALTY LLP

Ranvan Das

Designated Partner / Authorized Signatory



5692

Subhra Mukherjee



5693

Ranvan Das



5694

Identified by me

Stamp Service
36/1A Elgin Rd,
Kol-20



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

1. **DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (AADHAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation- Business, , 2. **SUBHRA MUKHERJEE** (PAN AKNPM5364Q) (Aadhar No. 711851283130) wife of Sri DEBABRATA MUKHERJEE, by Occupation- Housewife, both residing at Madhyapara, Akra Krishnanagar, Police Station Maheshstala, Post Office Maheshstala, District South 24 Parganas, PIN 700140 hereinafter jointly referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART

AND

ANGELICA REALTY LLP (PAN ABGFA4583M) the Limited Liability Partnership Firm incorporated under the Limited Liability Partnership Act 2008 having its regd. Office at 36/1A, Elgin Road, Kolkata - 700 020 represented by Sri Ram Naresh Agarwal (**PAN NO. ACYPA1903G**), (**ADHAR NO. 594889630890**) (**MOBILE NO. 9830040316**), son of Late Nand Kishore Agarwal, residing at Flat no. 5B, 135G, S.P.Mukherjee Road, Police Station- Tollygunge, Post Office- Kalighat, Kolkata- 700026, hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and each of their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS

- A) Kamal Kumar Mukhopadhyay, Bipin Bihari Mukhopadhyay, Niramal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay, Parimal Kumar Mukhopadhyay, Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay and Dehabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25



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Square Feet of land be the same a little more or less in R.S Dag Nos 315, 315/1505, 317, 324, 380, 381, 380/1506, 323, 314/1217, 314, 315/1473, 314/1503, 314/1504, 313, 313/1502, 312, 312/1501, 312/1474, 312/1509, 316, 318, 319, 320, 321, 322, 312/1157, (altogether 26 Dags) lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, District South 24 Parganas, more fully and particularly described in the Schedule (A) hereunder written and herein after referred to as the **Entire Property**'.

- B) The said Kamal Kumar Mukhopadhyay, therein referred to as the First Part, Bipin Bihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay Parimal Kumar Mukhpadhyay, therein referred to as the Second Part and Upendra Nath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12th November, 1979, registered in the office of Joint Sub Registrar of Alipur at Behala, recorded in Book No. I, Volume 39, Pages 232 to 253, Being No. 1982 for the year 1979 in respect of the said "Entire Property".

- C) • By virtue of the said Bengali Deed of Partition the said Kamal Kumar Mukhopadhyay got 409.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet and undivided 56.33 Decimal equivalent to 01 Bigha 14 Cottah 1 Chitaks 12 Square Feet, aggregating to 465.83 Decimal equivalent to 14 Bigha 01 cottah 13 Chitak 10 Square Feet of land be the same a little more or less identified as R.S Dag Nos 380, 381, 380/1506, 315/1473, 314,314/1503, 314/1504, 314/1217, 315, 315/1505, 316, 317, 318, 323, out of the said "Entire Land" and subsequently the said Kamal Kumar Mukhopadhyay mutated his name in L.R. RO.R. being L.R. Khatian No. 451.

- D) The said Kamal Kumar Mukhopadhyay was a bachelor and died intestate leaving behind him his three sisters namely Ashalata Devi alias Asha Rani Chatterjee, Parul Bala Devi alias Jayanti Chatterjee



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- and Mira Bala Devi alias Mira Chatterjee as his only surviving legal heirs and representatives.
- E) The said Ashalata Debi alias Asha Rani Chatterjee died intestate leaving behind him her two daughters namely Sujata Banerjee, Supriya Mukhopadhyay and only son Subhash Chandra Chattopadhyay as her only surviving legal heirs and representatives.
- F) The said Parul Bala Devi alias Jayanti Chatterjee died intestate leaving behind him her two sons Somenath Chatterjee, Chandra Nath Chatterjee, two daughters Indrani Mukherjee and Debjani Mukherjee as her only surviving legal heirs and representatives.
- G) The said Mira Bala Devi alias Mira Chatterjee died intestate leaving behind him her two daughters namely Pritha Bhattacharya and Soma Banerjee as her only surviving legal heirs and representatives.
- H) Thus the said Sujata Banerjee, Supriya Mukhopadhyay, Subhash Chandra Chattopadhyay, Somenath Chatterjee, Chandra Nath Chatterjee, Indrani Mukherjee, Debjani Mukherjee, Pritha Bhattacharya and Soma Banerjee, became owners of ALL THAT piece and parcel of land measuring 408.5 Decinal equivalent to 12 Bigha 07 Cottah 11Chitaks 43 Square feet of land be the same a little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala Maheshstala Municipality, District South 24 Parganas, more fully and particularly described in the Schedule (B) hereunder written and herein after referred to as the "SAID LAND".
- I) That the said Sujata Banerjee, Supriya Mukhopadhyay, Subhash Chandra Chattopadhyay, Somenath Chatterjee, Chandra Nath Chatterjee, Indrani Mukherjee, Debjani Mukherjee, Pritha Bhattacharya and Soma Banerjee sold and/ or conveyed ALL THAT piece and parcel of land measuring 408.5 Decinal equivalent to 12 Bigha 07 Cottah 11Chitaks 43 Square feet of land be the same a



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little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala Maheshstala Municipality, District South 24 Parganas unto and in favour of the present vendors by a registered Deed of Conveyance dated 29th September, 2020 and the said Deed was duly recorded in Book No. 1, Being Deed No. 160205469 for the year 2020, registered at District Sub Registrar- II, South 24 Parganas

J) THAT now the Vendors have represented to the PURCHASER that the said Property is free from all encumbrances marketable and they have a good title to the same.

K) The Vendors shall help to obtain permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional Fire NOC and further the Vendors have submitted a draft building plan with the aid and assistance of the PURCHASERS to the sanctioning Authority of Maheshstala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

L) The Vendors also assured the PURCHASER herein that they have not stood as guarantor in respect of any third party liability and / or have given any undertaking in favour of any third party

M) The Vendors also undertake to sign and execute any further papers and/or documents which the PURCHASER may require for the purpose of carrying out development of the land without any further financial liability.

N) The Vendors have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase **ALL THAT** the undivided land admeasuring about 12 Decimal *tkhola* land out of 429 Decimal comprised in R.S/ L.R Dag No. 380 appertaining to R.S Khatian No. 1137 corresponding to L.R Khatian No. 451, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala under



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Maheshtrala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtrala out of the "SAID LAND" which is morefully and particularly mentioned in **Part II of Schedule B** herein below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, lispdendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC and the proposed building plan at and for the consideration of a sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only** of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to various R.S/ L.R Dag nos mentioned in the Part II of Schedule- B herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the said land) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part



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thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchasers THAT NOTWITHSTANDING any act, deed or thing by the vendors or their predecessors - in - title done or executed or knowingly suffered to the contrary the vendors are now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof 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 vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed al such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or may reasonably required.



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THE SCHEDULE ABOVE REFERRED TO
SCHEDULE A
(ENTIRE PROPERTY)

All That the piece and parcel of land measuring 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala under Maheshstala Municipality, District South 24 Parganas as follows:

Sl. No.	R.S.Khatian	R.S. Dag No.	Area (Dec.)
1	680	315	165
2	Do	315/1505	19
3	1008	317	08
4	1010	324	20
5	1137	380	429
6		381	64
7		380/1506	5
8	414	323	28
9	875	314/1217	17
10		314	20
11		315/1473	44
12		314/1503	7
13		314/1504	21
14	487	313	41
15		313/1502	14
16	456	312	178
17		312/1501	24
18	876	312/1474	54
19		312/1509	6
20	270	316	46
21	121	318	32



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22		319	24	
23		320	27	
24		321	37	
25		322	14	
26		312/1157	48	
			1392	
			(42 BIGHA-2 COTTAH -2 CHITAKS 25 SQUARE FOOT)	

**SCHEDULE B
(SAID LAND)
(Part-I)**

ALL THAT piece and parcel of land measuring 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet of land be the same a little more or less identified as R.S Dag Nos 380 and 381, of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtrala Maheshtrala Municipality, District South 24 Parganas as follows:

(PART I)

Sl. No.	RS	LR	R.S./L.R. Dag No.	Classification	Area (Dec.)
1	1008, 1137	451	380 (P)	Itkhola	350
2			381 (P)	Itkhola	58.5
					408.5
					(12 Bigha - 7 Kotah- 11 Chitak- 43 Square foot)



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PART - B

ALL THAT the undivided land admeasuring about 12 Decimal *Mkhola* land out of 429 Decimal comprised in R.S/ L.R Dag No. 380 appertaining to R.S Khatian No 1137 corresponding to L.R Khatian No. 451, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshstala under Maheshstala Municipality, District South 24 Parganas, Post office and Police Station- Maheshstala and the dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (*Gangabandh Road*)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED

BY THE VENDORS at Kolkata

in the presence of:

1. *Souvik Das*
2. *Nitesh Kundu*

SIGNED AND DELIVERED
BY THE PURCHASER at Kolkata

in the presence of:

1. *Souvik Das*
2. *Nitesh Kundu*

Subhra Mukherjee

FOR ANGELICA REALTY LLP
Ranvan Aggarwal
AUTHORISED SIGNATORY

Drafted by me: -
(As per instruction)
Debjyoti Ghosh
Advocate
Sealdah Civil Court
Kolkata- 700014
Enrollment No. :- *WB/SJA/09*



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RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. **15,86,310/-** (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only paid as follows:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
23/12/20	543598	Punjab & Sindh Bank	1586310

Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten) only

WITNESSES:

- 1) *Souvik Das*
36/1A Elgin Rd, Kol-20
- 2) *Jyish Kundu*
36/1A, Elgin Road,
Kolkata-700020

Subra Mukherjee

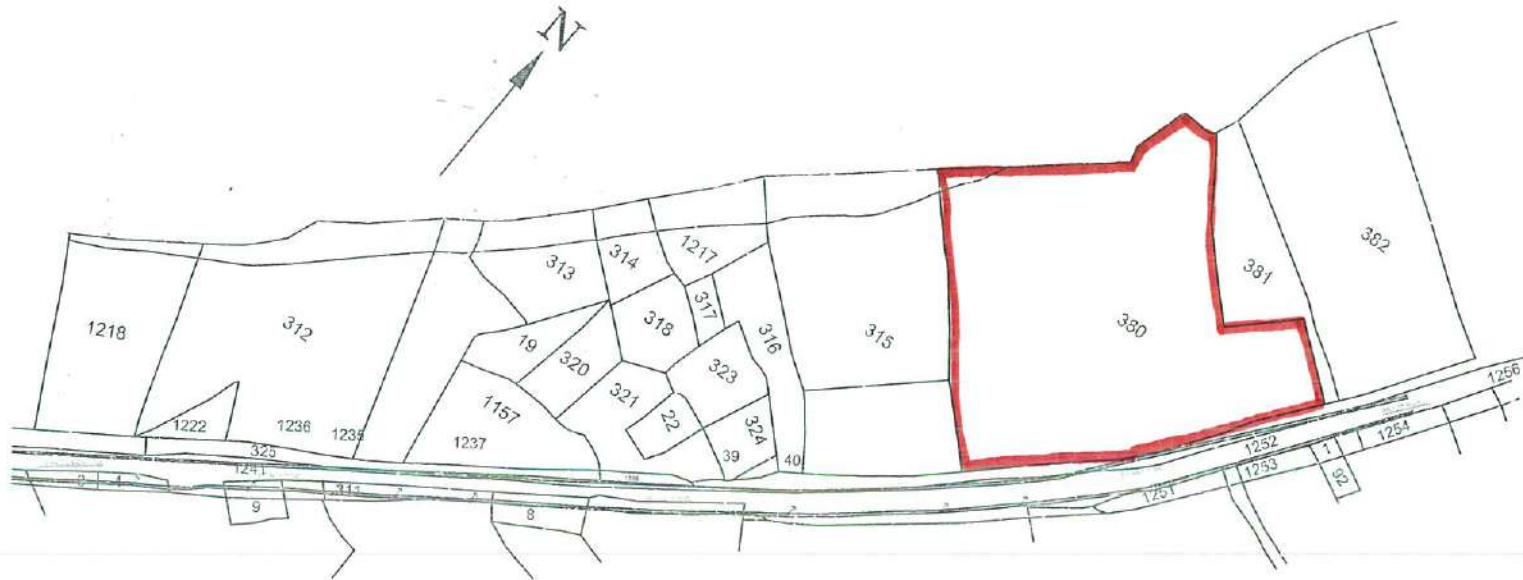
VENDORS



District Sub-Registrar-II
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DEED PLAN OF MOUZA KRISHNA NAGAR JL. NO - 1, WARD NO - 20, MAHESHTALA MUNICIPALITY



RS/LR. DAG NO

380

PURCHASED AREA

Undivided 12 Decimal.

PURCHASER

ANGELICA REALTY LLP

Ranveer Aggarwal
Designated Partner / Authorized Signatory

VENDORS

1 *Debbi Mukherjee*

2 *Subhra Mukherjee*



District Sub-Registrar-II
Alipore, South 24 Parganas

2 5 DEC 2020



SPECIMEN FORM FOR TEN FINGER PRINTS



	(Left Hand)				
	(Right Hand)				

Name..... *DEBA SRAPTRA MUKHERJEE*

Signature..... *Debabrat. Haskota*



	(Left Hand)				
	(Right Hand)				

Name..... *SUBHRA MUKHERJEE*

Signature..... *Subhara Mukherjee*



	(Left Hand)				
	(Right Hand)				

Name.....

Signature..... *Ranvaraj*



District Sub-Registrar-II
Alipore, South 24 Parganas

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFEPM1809E

नाम / Name

DEBABRATA MUKHERJEE

पिता का नाम / Father's Name

UPENDRA NATH MUKHERJEE

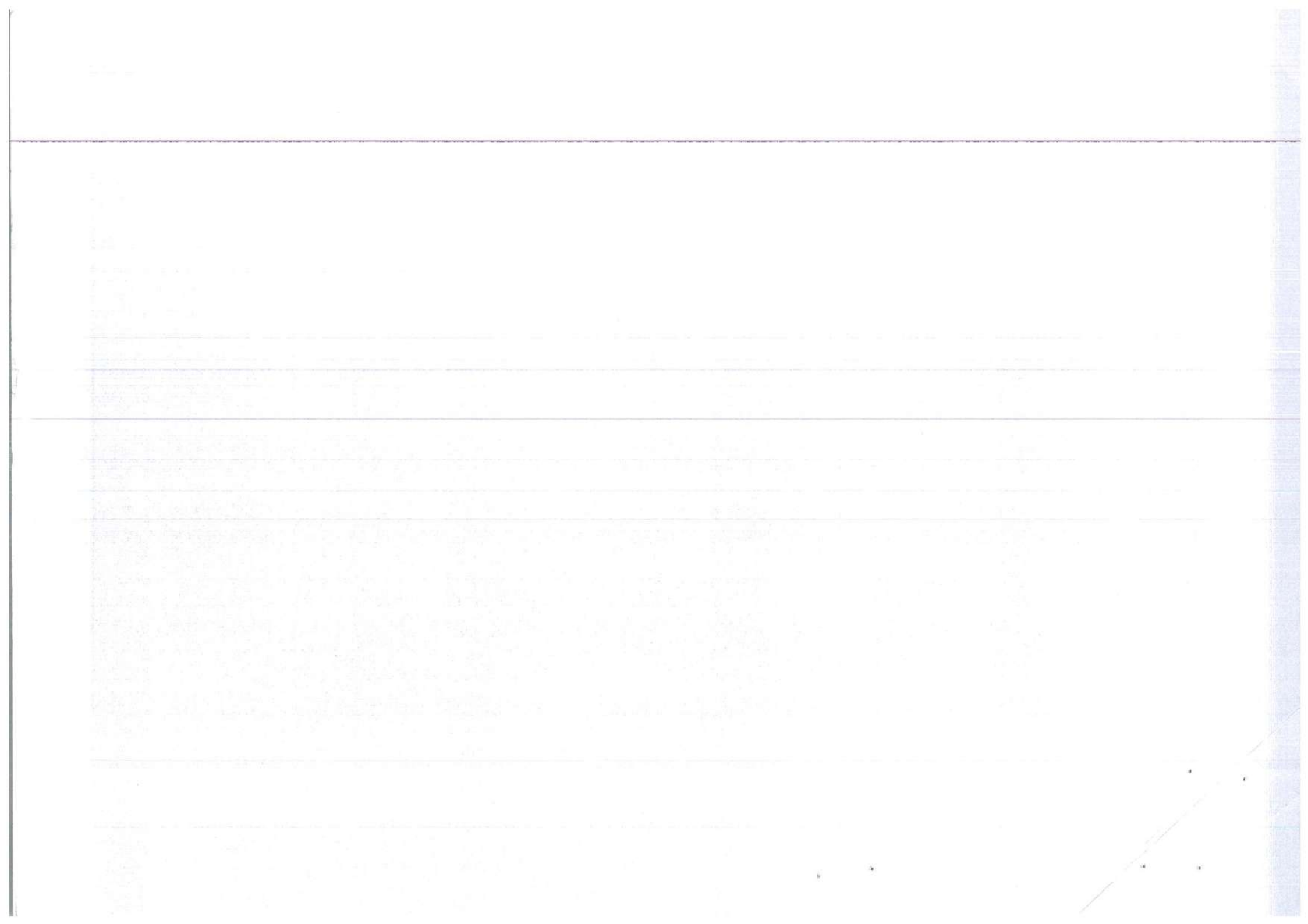
जन्म की तारीख / Date of Birth

20/02/1953

हस्ताक्षर / Signature

04082017

Debabrata Mukherjee





ভারত সরকার

Ministry of Identification/Authority of India
Government of India

অধিকৃত্তির আই ডি / Enrollment No.: 2017/80219/00949

To,
দেবত মুখর্জী
Deabrata Mukherjee
S/O: Upendranath Mukherjee
madhya para
Maheshkala (M)
Akra Krishnanagar
South 24 Parganas South 24 Parganas
West Bengal 700140
9007212158
375918880
MA759188804FT



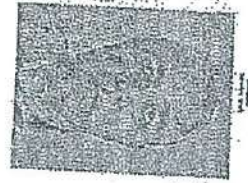
আপনার আধার সংখ্যা / Your Aadhaar No. :
8728 8114 1805

আমার আধার, আমার পরিচয়



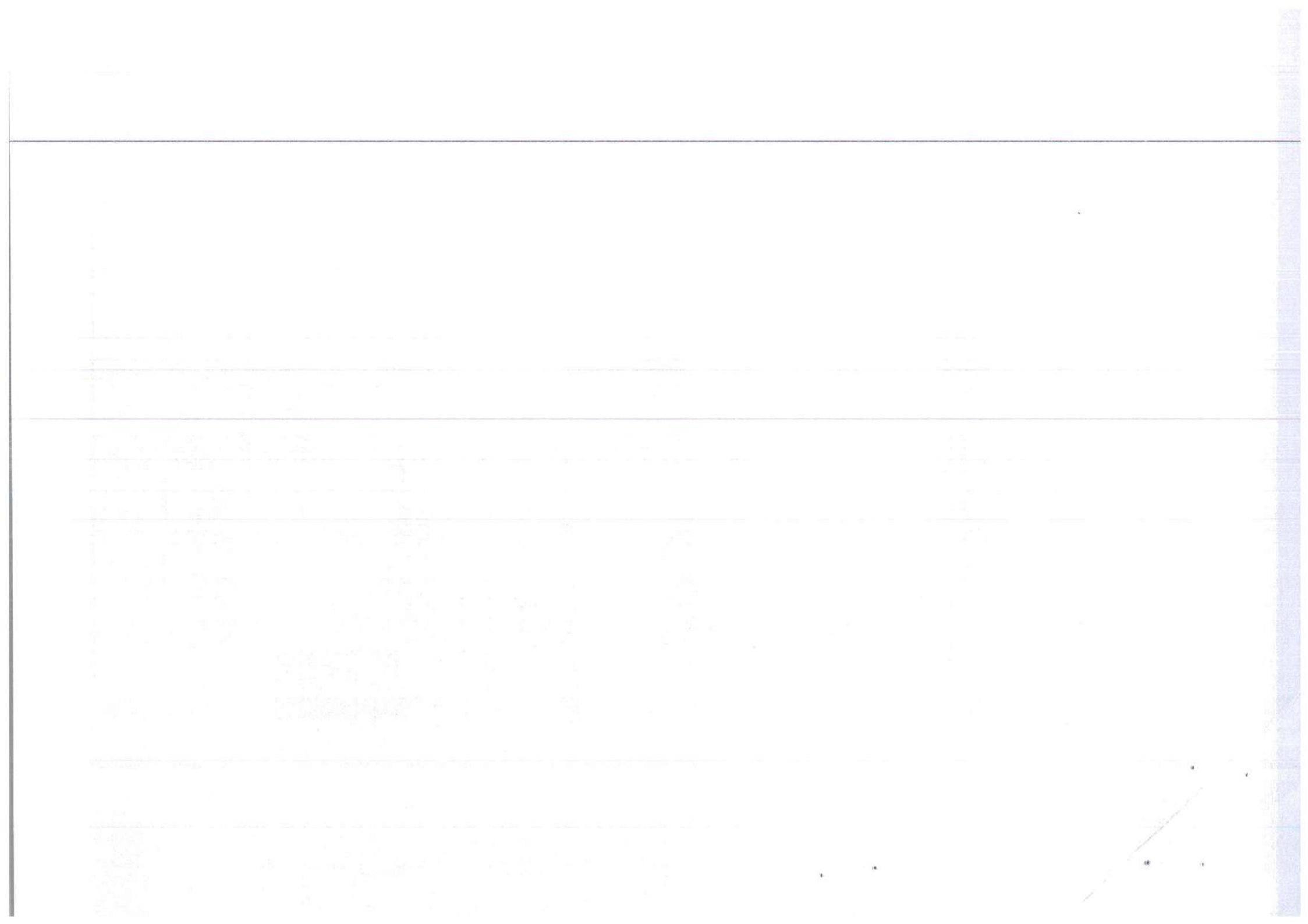
ভারত সরকার
Government of India

দেবত মুখর্জী
Deabrata Mukherjee
জাতকক্রিৎ / DOB : 20/02/1953
সঙ্গ / Male



8728 8114 1805
আমার আধার, আমার পরিচয়

Debrata Mukherjee





ভারতীয় শাসিত পরিচয় আধিকারকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনুলিপি/ইউআইডি/Enrollment No.: 2017/80219/00948



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ করা লাভ করুন।

INFORMATION

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

To
 শ্রী সুখলী
 Subhra Mukherjee
 W/O. Debabrata Mukherjee
 madhya para
 Maheshala (M)
 Akra Krishnanagar
 South 24 Parganas South 24 Parganas
 West Bengal 700140
 9163208941
 372226080
 MA1722260806FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7118 5128 3130

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্রী সুখলী
 Subhra Mukherjee
 জাতকীয় / DOB : 30/12/1960
 শরীর / Female



7118 5128 3130

আমার আধার, আমার পরিচয়



ভারতীয় শাসিত পরিচয় আধিকারকরণ
Unique Identification Authority of India

ঠিকানা:
 আধার
 ওয়াই/ও: দেবব্রত সুখলী, মাধ্য
 প্যার, মহেশালা (এম), দক্ষিণ
 ২৪ পরগনা, অত্র কৃষ্ণনগর,
 দক্ষিণ বঙ্গ, 700140
 Address:
 W/O: Debabrata Mukherjee,
 madhya para, Maheshala (M),
 South 24 Parganas, Akra
 Krishnanagar, West Bengal,
 700140

7118 5128 3130



help@uidai.gov.in

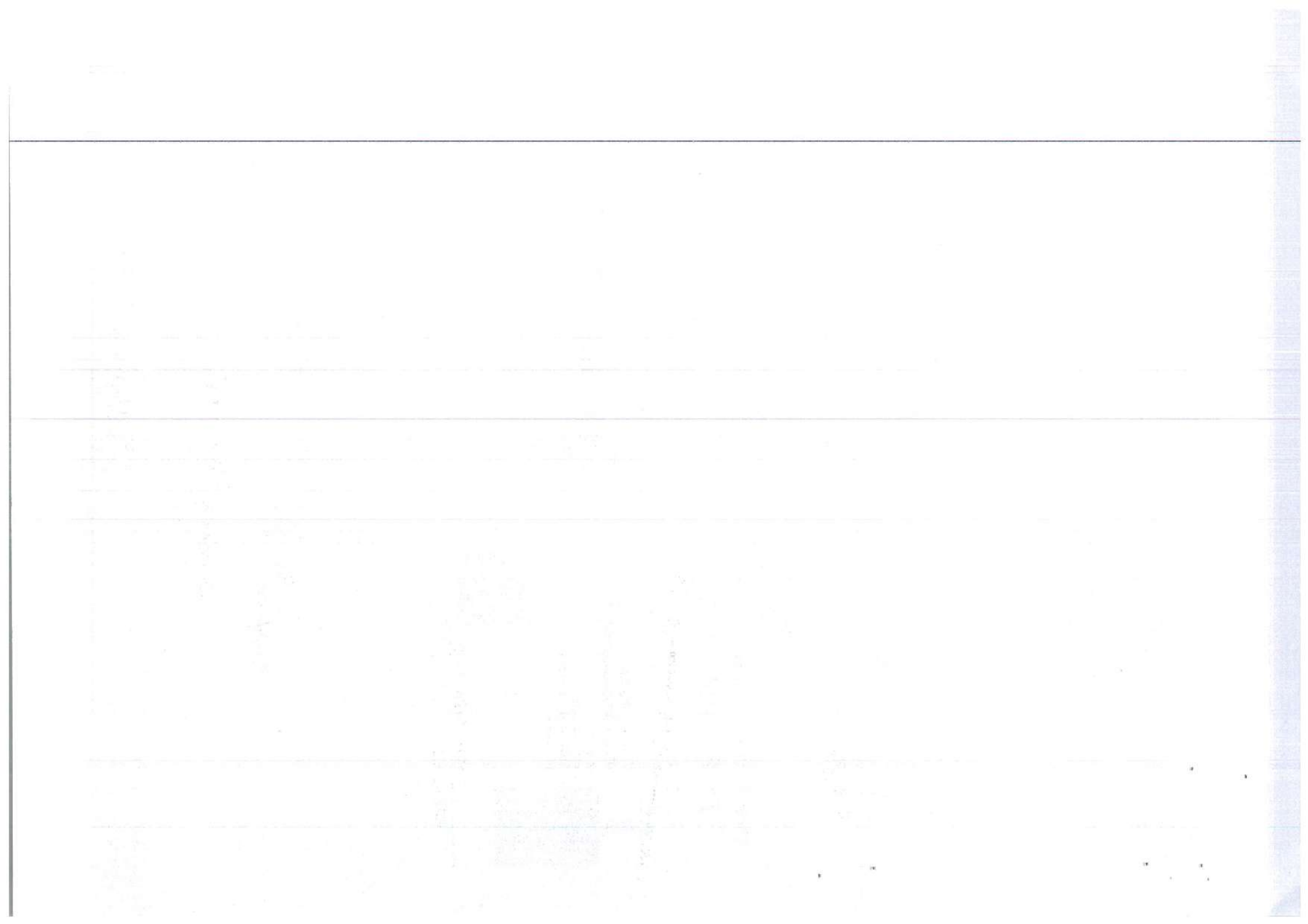
www.uidai.gov.in

1947

Subhra Mukherjee

Subhra Mukherjee

Subhra Mukherjee



भारत सरकार
भारत सरकार
GOVT. OF INDIA
INCOME TAX DEPARTMENT

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
AKNPM5364Q

05082017

नाम/ Name
SUBHRA MUKHERJEE

पिता का नाम/ Father's Name
MOHANLAL BANERJEE

जन्म की तारीख/ Date of Birth
30/12/1960

हस्ताक्षर/ Signature
Subhra Mukherjee






Subhra Mukherjee

इस कार्ड के साथ/ साथ पर सूचना सुनिश्चित करें/ नोटें:
 शासन की सेवा के लिए, पत्र परत की वर
 5वीं मंजिल, मंगल स्टाडींग, प्लॉट नं. 341, गेट नं. 997/8,
 मॉडल कॉलोनी, नज़ीम बंगला चौक, पुणे - 411 016.

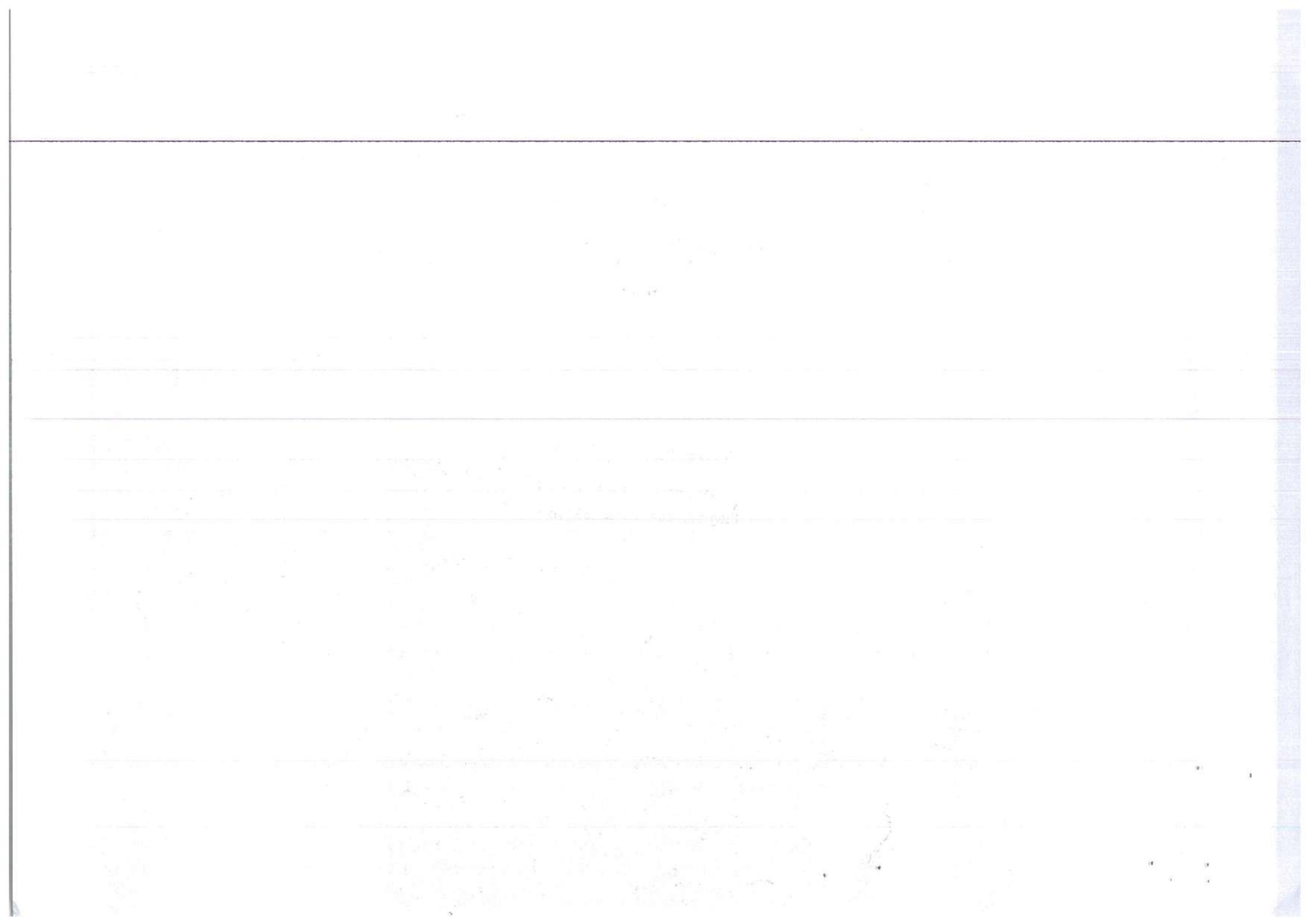
*If this card is lost / someone's lost card is found,
 please inform / return to :*
 Income Tax PAN Services Unit, NSDL
 5th floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Bungalow Chowk,
 Pune - 411 016.
 Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: income@nsdl.com

Subhra Mukherjee



ANGELICA REALTY LLP
Designated Partner / Authorized Signatory
Ron N. N. N.



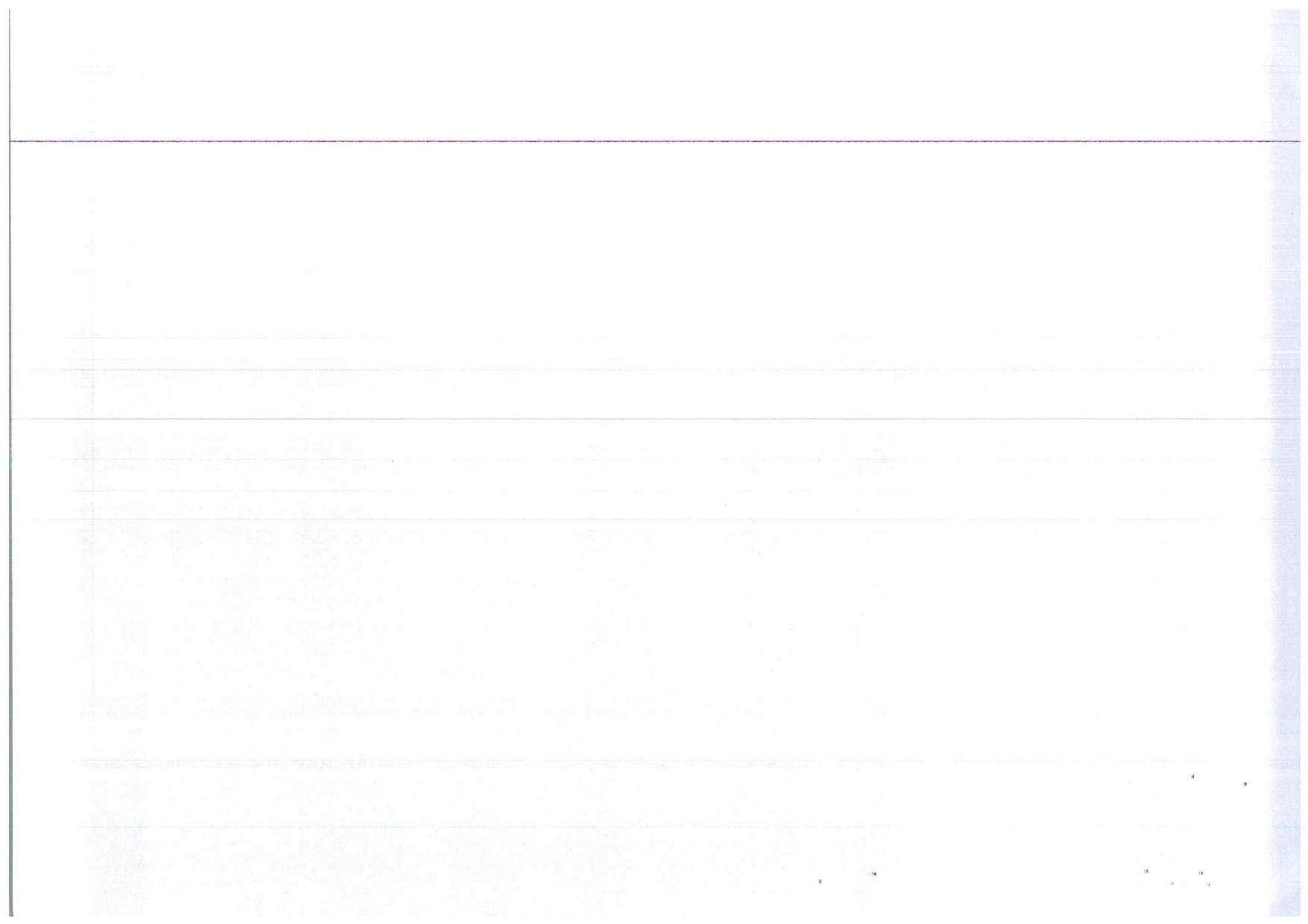


for nam Agari



भारत सरकार
GOVT. OF INDIA
RAM NARESH AGARWAL
NAND KISHORE AGARWAL
INCOME TAX DEPARTMENT
Permanent Account Number
ACYPAA1903G
03/05/1967

Signature
for Nam Agari





भारत सरकार
 GOVERNMENT OF INDIA


श्री राम नारायण
 Ram Narayan Agarwal
 पिता : श्री पदवी कर्णेश्वर
 Father : NAND KISHORE AGARWAL
 जन्म वर्ष / Year of Birth : 1967
 लिंग / Male





5948 8963 0890


आधार - आधार नम्बर अधिकार

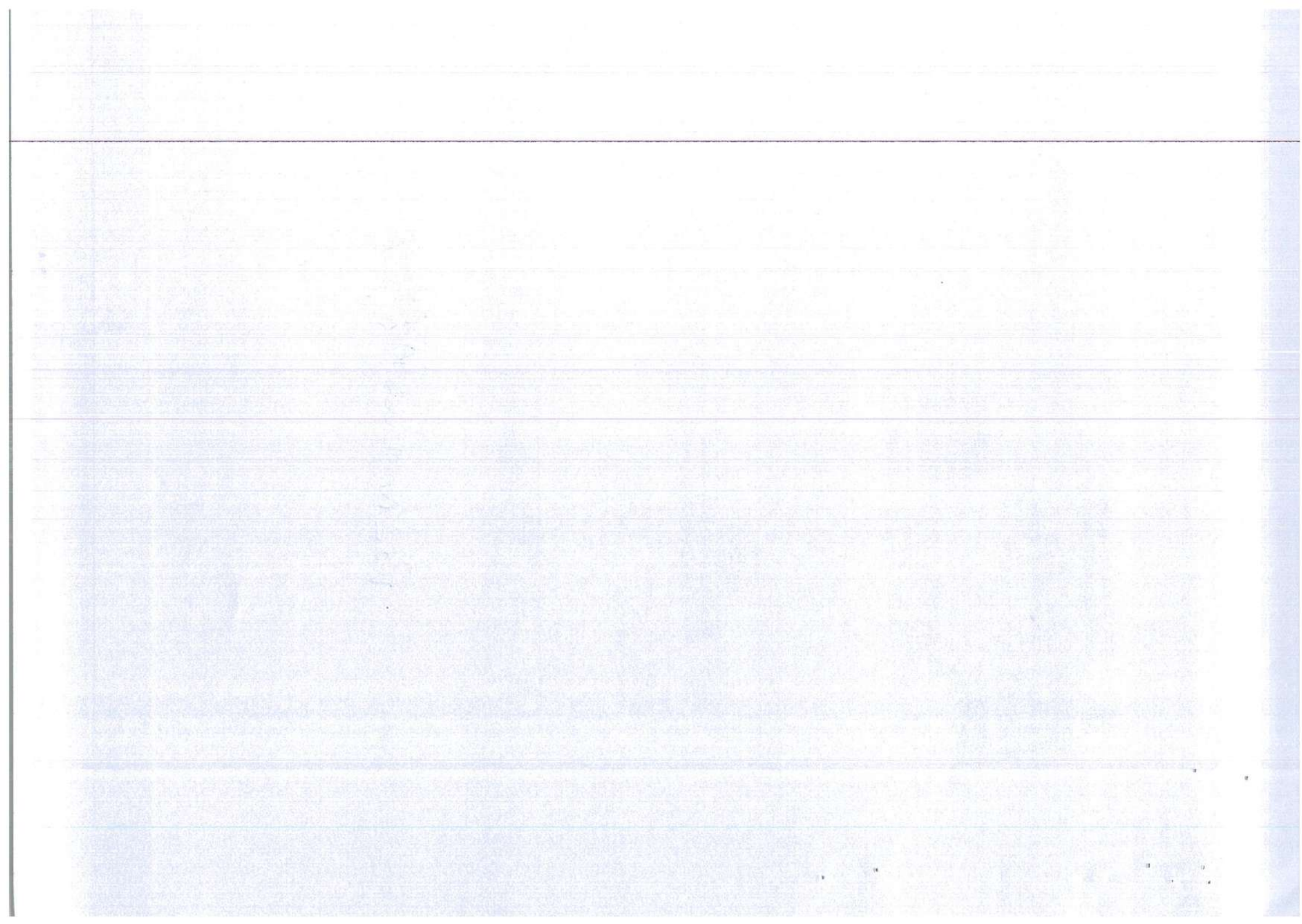

बाल विकास निदेशिका
 UNICEF BENEFICIARY INFORMATION OF INDIA

पता:
 श्री राम नारायण, श्री. सुभाष
 रोड, कालिघाट, कोकाल,
 जंगल, बर्गल, 700026

Address:
 F NO 5B 135G, S.P
 MUKHERJEE ROAD,
 KALIGHAT, Kalkata, S.O
 Kalgihol, Kalkata, West
 Beragal, 700026

Per Noun Agarp





ভারতীয় বিপিসিউ পৰিচয় আধিকৰণ

ভাৰত সৰকাৰ

Unique Identification Authority of India
Government of India

তালিকাভুক্তি আই ডি / Enrollment No.: 1040/1981/0/02308

To
শৌকিৰ দাস
Souvik Das
14/C J.K.LANE
JHOWTALA
Ballygunge S.O
Ballygunge
Kolkata
West Bengal 700019
41122832
MIND11228320F1



আপনাৰ আধাৰ সংখ্যা / Your Aadhaar No. :
9328 3191 5555

আধাৰ – সাধাৰণ মানুষৰ অধিকাৰ



ভাৰত সৰকাৰ
Government of India



শৌকিৰ দাস
Souvik Das
পিতা : শচিন্দ্র দাস
Father : SACHINDRA NATH DAS
জন্মতাৰিখ / DOB : 15/11/1983
লিংগ / Male



9328 3191 5555
আধাৰ – সাধাৰণ মানুষৰ অধিকাৰ

Souvik Das

1943. Shirogane



Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	16022001813/2020	Date of Application	23/12/2020
Query No / Year	16022001698676/2020		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr DEBJYOTI GHOSH		
Stampduty Payable	Rs. 1,03,636/-		
Registration Fees Payable	Rs. 17,273/-		
Applicant Name of the Visit Commission	Mr D GHOSH		
Applicant Address	ALIPORE		
Place of Commission	36/1A E RD KOL-20		
Expected Date and Time of Commission	23/12/2020 1:00 AM		
Fee Details	J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/-		
Remarks			





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS, District Name : South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022001698676/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBABRATA MUKHERJEE Akra Krishnanagar, P.O:- MAHESTALA, P.S:- Maheshatala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Debabrata Mukherjee</i> 26/12/2020
2	Mrs SUBHRA MUKHERJEE Akra Krishnanagar, P.O:- MAHESTALA, P.S:- Maheshatala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Subhra Mukherjee</i> 26/12/20
3	Mr RAM NARESH AGARWAL 135G, S.P. MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Representative of Buyer [ANGELIC A REALTY LLP]			<i>Ram Naresh Agarwal</i> 26.12.2020



✓

District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOUVIK DAS Son of Mr SACHINDRANATH DAS 36/1A ELGIN ROAD, P.O.- LALA LAJPAT RAI SARANI, P.S.- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Mr DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr RAM NARESH AGARWAL			<i>Souvik Das.</i> 26/12/2020

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R.-I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sn. Registrar-II
Alipore, South 24 Parganas

25 DEC 2020

Handwritten text in Bengali script, likely a signature or official note, located at the bottom left of the page.



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

GRN: 19-202021-017572326-1
GRN Date: 21/12/2020 17:32:47
BRN: 56250157
Payment Mode: Online Payment
Bank: ICICI Bank
BRN Date: 21/12/2020 17:33:38

DEPOSITOR'S DETAILS

Name: ANGELICA REALTY LLP
Contact No.: Mobile No.: +91 9674749806
E-mail: souvikdas@srjanrealty.in
Address: 361A ELGIN ROAD KOLKATA 700020
Applicant Name: Mr DEBJYOTI GHOSH
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2001698676/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	103626
2	2001698676/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	17273
3	2001698676/2/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	36000

In Words : Rupees One Lakh Fifty Six Thousand Eight Hundred Ninety Nine only
Total 156899



District Sub-Registrar-II
Alipore, South 24 Parganas

26 DEC 2020



Major Information of the Deed

Deed No :	I-1602-07648/2020	Date of Registration	29/12/2020
Query No / Year	1602-2001698676/2020	Office where deed is registered	
Query Date	15/12/2020 11:24:42 PM	1602-2001698676/2020	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 15,86,310/-	Rs. 17,27,268/-		
Stampduty Paid/(SD)	Registration Fee Paid		
Rs. 1,03,636/- (Article:23)	Rs. 17,305/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, Ward No: 20 JI No.: 1, Pin Code : 700140

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-380 (RS :-)	LR-451	Bastu It Khola	6 Dec	7,93,155/-	8,63,634/-	Width of Approach Road: 2 Ft.,
L2	LR-380 (RS :-)	LR-451	Bastu It Khola	6 Dec	7,93,155/-	8,63,634/-	Width of Approach Road: 2 Ft.,
		TOTAL :			12Dec	15,86,310 /-	
		Grand Total :			12Dec	15,86,310 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr DEBABRATA MUKHERJEE</p> <p>Son of Late Upendranath Mukhopadhyay Akra Krishnanagar, P.O.- MAHESHTALA, P.S.- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9E, Aadhaar No: 87xxxxxxxx1805, Status :Individual, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence</p>
2	<p>Mrs SUBHRA MUKHERJEE</p> <p>Wife of Mr DEBABRATA MUKHERJEE Akra Krishnanagar, P.O.- MAHESHTALA, P.S.- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx4Q, Aadhaar No: 71xxxxxxxx3130, Status :Individual, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/12/2020</p> <p>, Admitted by: Self, Date of Admission: 26/12/2020 ,Place : Pvt. Residence</p>



Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANGELICA REALTY LLP 36/1A, ELGIN ROAD,, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: ABxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAM NARESH AGARWAL (Presentant) Son of Mr NAND KISHORE AGARWAL 135G, S.P. MUKHERJEE ROAD, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3G, Aadhaar No: 59xxxxxxxx0890 Status : Representative, Representative of : ANGELICA REALTY LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUVIK DAS Son of Mr. SACHINDRANATH DAS 36/1A ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020			

Identifier Of Mr DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr RAM NARESH AGARWA-

Transfer of property for L1			
Sl.No	From	To. with area (Name-Area)	
1	Mr DEBABRATA MUKHERJEE	ANGELICA REALTY LLP-3 Dec	
2	Mrs SUBHRA MUKHERJEE	ANGELICA REALTY LLP-3 Dec	
Transfer of property for L2			
Sl.No	From	To. with area (Name-Area)	
1	Mr DEBABRATA MUKHERJEE	ANGELICA REALTY LLP-3 Dec	
2	Mrs SUBHRA MUKHERJEE	ANGELICA REALTY LLP-3 Dec	



Land Details as per Land Record

District: South 24-Parganas, P. S:- Maheshhala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 380, LR Khatian No:- 451	Owner: কল্ল কুমার সুর্যপালদাস, Gurdian: ফিরদাস , Address: নিজ Classification: ঐতিহাসিক, Area: 3.51000000 Acre.	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 380, LR Khatian No:- 451	Owner: কল্ল কুমার সুর্যপালদাস, Gurdian: ফিরদাস , Address: নিজ Classification: ঐতিহাসিক, Area: 3.51000000 Acre.	Seller is not the recorded Owner as per Applicant.



On 21-12-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 17,27,268/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-12-2020

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

Presented for registration at 13:50 hrs on 26-12-2020, at the Private residence by Mr RAM NARESH AGARWAL ,.

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

Execution is admitted on 26/12/2020 by 1. Mr DEBABRATA MUKHERJEE, Son of Late Upendranath Mukhopadhyay, Akra Krishnanagar, P.O: MAHESTALA, Thana: Maheshstala, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mrs SUBHRA MUKHERJEE, Wife of Mr DEBABRATA MUKHERJEE, Akra Krishnanagar, P.O: MAHESTALA, Thana: Maheshstala, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife

Indefiited by Mr SOUVIK DAS, , Son of Mr SACHINDRANATH DAS, 36/1A ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

Execution is admitted on 26-12-2020 by Mr RAM NARESH AGARWAL, AUTHORIZED SIGNATORY, ANGELICA REALTY LLP (LLP), 36/1A, ELGIN ROAD,, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indefiited by Mr SOUVIK DAS, , Son of Mr SACHINDRANATH DAS, 36/1A ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 29-12-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,305/- (A1) = Rs 17,273/-, H = Rs 28/-, M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,273/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/12/2020 5:33PM with Govt. Ref. No: 192020210175723261 on 21-12-2020, Amount Rs: 17,273/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 56250157 on 21-12-2020, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,03,636/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 1,03,626/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15434, Amount: Rs. 10/-, Date of Purchase: 15/12/2020, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/12/2020 5:33PM with Govt. Ref. No: 192020210175723261 on 21-12-2020, Amount Rs: 1,03,626/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 56250157 on 21-12-2020, Head of Account 0030-02-103-003-02

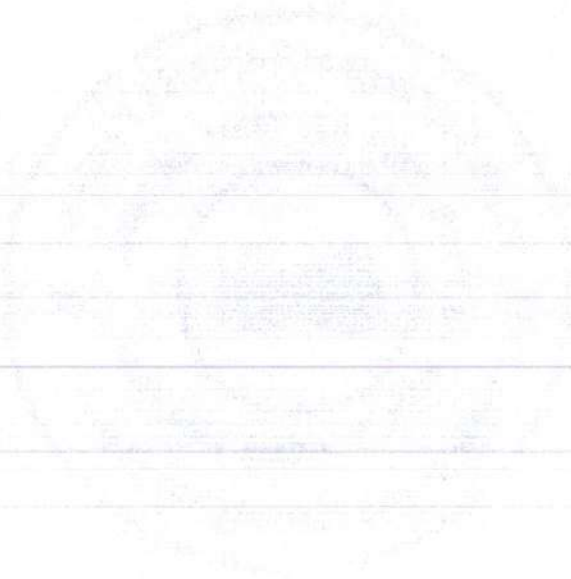


Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





1000
1000



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 37888 to 37919

being No 160207648 for the year 2020.



Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.01.29 10:41:15 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/29 10:41:15 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)