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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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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.

921739968/20

  
 District Sub-Registrar-II  
 Alipore, South 24 Parganas

04 JAN 2021

THIS INDENTURE OF CONVEYANCE made this the 04<sup>th</sup> day of January TWO THOUSAND AND TWENTY ONE

BETWEEN

15416

15 DEC 2020

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

*Ranjan Aggarwal*



Vendor:.....  
**Alipur Collectorate, 24 Pgs. (3)**  
**SUBHANKAR DAS**  
**STAMP VENDOR,**  
**Alipur Police Court, Kol-27**

MAIPO COMPLEX LLP

*Ranjan Aggarwal*

Designated Partner / Authorised Signatory



04

*Delish H. /*



05

*Mukherjee*

(GOUTAM MUKHERJEE)

for Self and Constituted Attorney of  
Smt Sefali Mukherjee and Smt Tumpa Banerjee



06

Identified by me  
 Rajes Aggarwal  
 8/0 Sri C.P. Aggarwal  
 56/A Alipor Road  
 Kol - 700020  
 Service



District Sub-Registrar-II  
Alipore, South 24 Parganas

1 JAN 2021

1. **DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (AADHAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation-Business, residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140
2. **SEFALI MUKHERJEE** (PAN AEXPM1729F, AADHAR NO. 831655323268,), widow of Late Amal Kumar Mukhopadhyay by Occupation- Housewife residing at Mukherjee Para Road, Akra Krishnanagar, Maheshtala, Post office- Maheshtala, Police Station- Maheshtala, Pin 700140 represented by her constituted attorney namely **GOUTAM MUKHERJEE (PAN NO. AEOPM9830J, AADHAR NO. 682349956603)**, son of late Amal Kumar Mukhopadhyay, by Occupation-Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140 by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas
3. **GOUTAM MUKHERJEE**, (PAN AEOPM9830J, AADHAR NO. 682349956603, son of late Amal Kumar Mukhopadhyay, by Occupation- Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140
4. **TUMPA BANERJEE**, (PAN DRYPB8569K, AADHAR NO. 824252907308) wife of Priyatosh Banerjee, by Occupation Housewife, residing at 104/3, Shibpur Road, Howrah Shibpur, Pin- 711102, Police Station- Shibpur,, Post Office- Shibpur, represented by her constituted attorney namely **GOUTAM MUKHERJEE (PAN NO. AEOPM9830J, AADHAR NO. 682349956603)**, son of late Amal Kumar Mukhopadhyay, by Occupation- Business residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, District South 24 Parganas, PIN 700140 by virtue of a Registered Power of Attorney duly recorded in Book No. IV, CD Volume no. 1602-2020, Page from- 3649 to 3671 Being no. 160200152 for the year 2020 registered at District Sub Registrar- II, South 24 Parganas , hereinafter collectively referred to as the **VENDORS** (which term or expression shall unless



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excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**

AND

**MAIPO COMPLEX LLP (PAN ABKFM6578J)** the Company incorporated under the Companies Act 1956 having its regd. Office at 36/1A, Elgin Road, Kolkata – 700 020 represented by Sri Ram Naresh Agarwal (**PAN NO.** ACYPA1903G), (**ADHAAR 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 excluded by or repugnant to the subject or context be deemed to mean and include successor and/or successors-in-interest and assigns) of the **OTHER PART**

**WHEREAS**

- A) Kamal Kumar Mukhopadhyay, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay Parimal Kumar Mukhopadhyay, Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 Square Feet of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully 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, Bipinbihari Mukhopadhyay, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay Parimal Kumar Mukhopadhyay, therein referred to as the Second Part and Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay, therein referred to as the Third Part executed a Bengali Deed of Partition dated 12<sup>th</sup> November, 1979, registered in the office of Joint Sub Registrar at Behala, recorded in Book No. I, Volume 39, Pages 232 to



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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 Upendranath Mukhopadhyay, Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay became the owners of 465.89 Decimal equivalent to 14 Bighas 1 Cottah 14 Chittacks 40 Sq. ft which is morefully and particularly mentioned in the Part I of **Schedule B** hereunder herein after referred to as the "Said land"
- D) Prior to the said partition the said Upendra Nath Mukhopadhyay had executed a will on 10<sup>th</sup> July, 1978. Thereafter he died on 8<sup>th</sup> September, 1982. The said will was probated on 16<sup>th</sup> day of July, 1988 from The District Delegate at Alipur vide Probate Case No. 275/1984.
- E) As per the said will, said Amal Kumar Mukhopadhyay, Debabrata Mukhopadhyay got bequeath of the entire property of Late Upendra Mukhopadhyay.
- F) The said Amal Kumar Mukhopadhyay died leaving behind him his widow namely Sefali Mukhopadhyay, one son namely Goutam Mukhopadhyay and one daughter namely Tumpa Banerjee as his only legal heirs and representative.
- G) Thus Debabrata Mukhopadhyay, Sefali Mukhopadhyay, Goutam Mukhopadhyay and Tumpa Banerjee became owners of 466 Decimals land, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala more fully and particularly mentioned in **Part I of Schedule B** and hereinafter referred to as the "**SAID LAND**"
- H) 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.
- I) The Vendors have obtained permission and/or necessary NOC from various departments such as Airport Authority of India, Provisional



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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 Maheshtala Municipality and agrees to grant unto the PURCHASER the absolute right and benefit of the permissions and NOCs and the plan.

- J) 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
- K) 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.
- L) 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 *Itkhola* land out of 14 Decimal comprised in R.S/ L.R Dag No. 322 appertaining to R.S Khatian No. 129 corresponding to L.R Khatian No. 51, 400 911, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala 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, lispendens, 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 to the consideration of the said sum of **Rs. 15,86,310/- (Rupees Fifteen Lakhs Eighty Six Thousand Three Hundred Ten only)** paid to the vendors of the lawful money of the Union of India at or before the execution of these presents, the receipt whereof the Vendors doth hereby as also by the receipt hereunder written admit and



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acknowledge and of and from the same and every part thereof forever acquit release and discharge the PURCHASER 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 areas sewers drains ditches ancient and other lights, 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 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 sold 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 PURCHASER absolutely and forever and the Vendors do and each of them doth hereby covenant with the PURCHASER **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their respective 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



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the use of the PURCHASER in manner aforesaid **AND** the PURCHASER 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 them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute or cause to be done and executed all 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 PURCHASER in manner aforesaid as shall or may be reasonably required.

**SCHEDULE A ABOVE REFERRED TO  
(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 Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala 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          |



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

**SCHEDULE B ABOVE REFERRED TO  
(SAID LAND)**

**(Part I)**

**ALL THAT** Piece and Parcel of land measuring 466 Decimal equivalent to 14 Bighas 01 Cottah 14 Chittacks 40 Square Feet , lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala as follows:

| R.S<br>KHATIAN<br>NO | R.S DAG<br>NO | LR.<br>KHATIAN<br>NO | L.R DAG<br>NO | NATURE OF<br>LAND | AREA IN<br>DECIMAL to<br>be Purchased |
|----------------------|---------------|----------------------|---------------|-------------------|---------------------------------------|
| 680                  | 315           | 51                   | 315           | ITKHOLA           | 12                                    |
| 680                  | 315           | 51                   | 315           | ITKHOLA           | 12                                    |



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|      |          |     |          |              |    |
|------|----------|-----|----------|--------------|----|
| 680  | 315      | 51  | 315      | ITKHOLA      | 12 |
| 680  | 315      | 51  | 315      | ITKHOLA      | 8  |
| 680  | 315      | 400 | 315      | ITKHOLA      | 4  |
| 680  | 315      | 400 | 315      | ITKHOLA      | 12 |
| 680  | 315      | 400 | 315      | ITKHOLA      | 12 |
| 680  | 315      | 400 | 315      | ITKHOLA      | 12 |
| 680  | 315      | 400 | 315      | ITKHOLA      | 4  |
| 680  | 315      | 911 | 315      | ITKHOLA      | 8  |
| 680  | 315      | 911 | 315      | ITKHOLA      | 12 |
| 680  | 315      | 911 | 315      | ITKHOLA      | 12 |
| 680  | 315      | 911 | 315      | ITKHOLA      | 12 |
| 680  | 315/1505 | 51  | 315/1505 | SIKASTIBHUMI | 3  |
| 680  | 315/1505 | 400 | 315/1505 | SIKASTIBHUMI | 4  |
| 680  | 315/1505 | 911 | 315/1505 | SIKASTIBHUMI | 4  |
| 1008 | 317      | 51  | 317      | ITKHOLA      | 1  |
| 1008 | 317      | 400 | 317      | ITKHOLA      | 1  |
| 1008 | 317      | 911 | 317      | ITKHOLA      | 1  |
| 1137 | 380      | 51  | 380      | ITKHOLA      | 10 |
| 1137 | 380      | 51  | 380      | ITKHOLA      | 12 |
| 1137 | 380      | 400 | 380      | ITKHOLA      | 12 |
| 1137 | 380      | 400 | 380      | ITKHOLA      | 10 |
| 1137 | 380      | 911 | 380      | ITKHOLA      | 2  |
| 1137 | 380      | 911 | 380      | ITKHOLA      | 12 |
| 1137 | 380      | 911 | 380      | ITKHOLA      | 7  |
| 414  | 323      | 51  | 323      | ITKHOLA      | 5  |
| 414  | 323      | 51  | 323      | ITKHOLA      | 2  |
| 414  | 323      | 400 | 323      | ITKHOLA      | 8  |
| 414  | 323      | 911 | 323      | ITKHOLA      | 2  |
| 414  | 323      | 911 | 323      | ITKHOLA      | 6  |
| 414  | 314/1217 | 51  | 314/1217 | ITKHOLA      | 2  |
| 414  | 314/1217 | 400 | 314/1217 | ITKHOLA      | 2  |
| 414  | 314/1217 | 911 | 314/1217 | ITKHOLA      | 1  |
| 875  | 314      | 51  | 314      | ITKHOLA      | 3  |
| 875  | 314      | 400 | 314      | ITKHOLA      | 3  |
| 875  | 314      | 911 | 314      | ITKHOLA      | 3  |
| 875  | 315/1473 | 51  | 315/1473 | ITKHOLA      | 3  |
| 875  | 315/1473 | 51  | 315/1473 | ITKHOLA      | 11 |
| 875  | 315/1473 | 400 | 315/1473 | ITKHOLA      | 1  |
| 875  | 315/1473 | 400 | 315/1473 | ITKHOLA      | 12 |



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|      |          |     |          |         |    |
|------|----------|-----|----------|---------|----|
| 875  | 315/1473 | 400 | 315/1473 | ITKHOLA | 1  |
| 875  | 315/1473 | 911 | 315/1473 | ITKHOLA | 11 |
| 875  | 315/1473 | 911 | 315/1473 | ITKHOLA | 3  |
| 487  | 313      | 51  | 313      | ITKHOLA | 5  |
| 487  | 313      | 400 | 313      | ITKHOLA | 4  |
| 487  | 313      | 911 | 313      | ITKHOLA | 4  |
| 270  | 316      | 911 | 316      | ITKHOLA | 8  |
| 270  | 316      | 51  | 316      | ITKHOLA | 10 |
| 270  | 316      | 400 | 316      | ITKHOLA | 10 |
| 270  | 316      | 911 | 316      | ITKHOLA | 2  |
| 121  | 318      | 51  | 318      | ITKHOLA | 9  |
| 121  | 318      | 400 | 318      | ITKHOLA | 3  |
| 121  | 318      | 400 | 318      | ITKHOLA | 6  |
| 121  | 318      | 911 | 318      | ITKHOLA | 6  |
| 121  | 318      | 911 | 318      | ITKHOLA | 3  |
| 121  | 319      | 51  | 319      | ITKHOLA | 3  |
| 121  | 319      | 400 | 319      | ITKHOLA | 2  |
| 121  | 319      | 911 | 319      | ITKHOLA | 2  |
| 121  | 320      | 51  | 320      | ITKHOLA | 2  |
| 121  | 320      | 51  | 320      | ITKHOLA | 2  |
| 121  | 320      | 400 | 320      | ITKHOLA | 4  |
| 121  | 320      | 911 | 320      | ITKHOLA | 5  |
| 121  | 321      | 51  | 321      | ITKHOLA | 12 |
| 121  | 321      | 400 | 321      | ITKHOLA | 12 |
| 121  | 321      | 911 | 321      | ITKHOLA | 11 |
| 121  | 322      | 51  | 322      | ITKHOLA | 1  |
| 121  | 322      | 51  | 322      | ITKHOLA | 3  |
| 121  | 322      | 400 | 322      | ITKHOLA | 5  |
| 121  | 322      | 911 | 322      | ITKHOLA | 4  |
| 121  | 322      | 911 | 322      | ITKHOLA | 1  |
| 121  | 312/1157 | 51  | 312/1157 | ITKHOLA | 1  |
| 121  | 312/1157 | 400 | 312/1157 | ITKHOLA | 0  |
| 121  | 312/1157 | 911 | 312/1157 | ITKHOLA | 0  |
| 1137 | 381      | 51  | 381      | BASTU   | 1  |
| 1137 | 381      | 400 | 381      | BASTU   | 1  |
| 1137 | 381      | 911 | 381      | BASTU   | 1  |
| 1010 | 324      | 51  | 324      | PUKUR   | 7  |
| 1010 | 324      | 400 | 324      | PUKUR   | 5  |
| 1010 | 324      | 400 | 324      | PUKUR   | 1  |



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|      |          |     |          |              |                   |
|------|----------|-----|----------|--------------|-------------------|
| 1010 | 324      | 911 | 324      | PUKUR        | 7                 |
| 1137 | 380/1506 | 400 | 380/1506 | SIKASTIBHUMI | 1                 |
| 875  | 314/1504 |     |          | SIKASTIBHUMI | 12                |
|      |          |     |          |              | 465.89<br>Decimal |

**Part- II**  
**DEMISED LAND**

**ALL THAT** the undivided land admeasuring about 12 Decimal *Itkhola* land out of 14 Decimal comprised in R.S/ L.R Dag No. 322 appertaining to R.S Khatian No. 129 corresponding to L.R Khatian No. 51, 400 911, lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala under Maheshtala Municipality, District South 24 Parganas, Post office and Police Station- Maheshtala in the following manner:

| <b>R.S DAG/<br/>L.R DAG</b> | <b>R.S<br/>KHATIAN</b> | <b>L.R.<br/>KHATIAN</b> | <b>VENDOR'S NAME</b>   | <b>SOLD AREA (IN<br/>DECIMAL)</b> |
|-----------------------------|------------------------|-------------------------|------------------------|-----------------------------------|
| 322                         | 129                    | 51                      | Sefali Mukherjee       | 1.00                              |
| 322                         | 129                    | 51                      | Goutam<br>Mukherjee    | 1.00                              |
| 322                         | 129                    | 51                      | Tumpa Manerjee         | 1.00                              |
| 322                         | 129                    | 400                     | Sefali Mukherjee       | 0.83                              |
| 322                         | 129                    | 400                     | Goutam<br>Mukherjee    | 0.83                              |
| 322                         | 129                    | 400                     | Tumpa Manerjee         | 0.84                              |
| 322                         | 129                    | 400                     | Debabrata<br>Mukherjee | 2.50                              |
| 322                         | 129                    | 911                     | Debabrata<br>Mukherjee | 4.00                              |
|                             |                        |                         |                        | 12.00                             |

and the dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon



~~\_\_\_\_\_~~  
District Sub-Registrar-II  
Alipore, South 24 Parganas

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**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. *Manoh Mukherjee*

2. *Souvik Das.*

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Manoh Mukherjee*

2. *Souvik Das.*

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/547/09*

*Debjyoti Ghosh*

*Goutam Mukherjee*

(GOUTAM MUKHERJEE)

for Self and Constituted Attorney of  
Smt Sefali Mukherjee and Smt Tumpa Banerjee

**FOR MAIPO COMPLEX LLP**

*Ranjan Aggarwal*

**AUTHORISED SIGNATORY**



*[Handwritten signature]*  
District Sub-Registrar-II  
Alapore, South 24 Parganas

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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> |
|-------------|-------------------|---------------------|---------------|
| 24/12/20.   | 543645            | Punjab & Sindh Bank | 1586310       |

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

**WITNESSES :**

- 1) Manoj Mukherjee  
Ara Krishnaagar  
Maheshwara  
Kol-700140
- 2) Souvik Das.  
36/1A Elgin Rd,  
Kol-20.

Dated this 12/12/20.

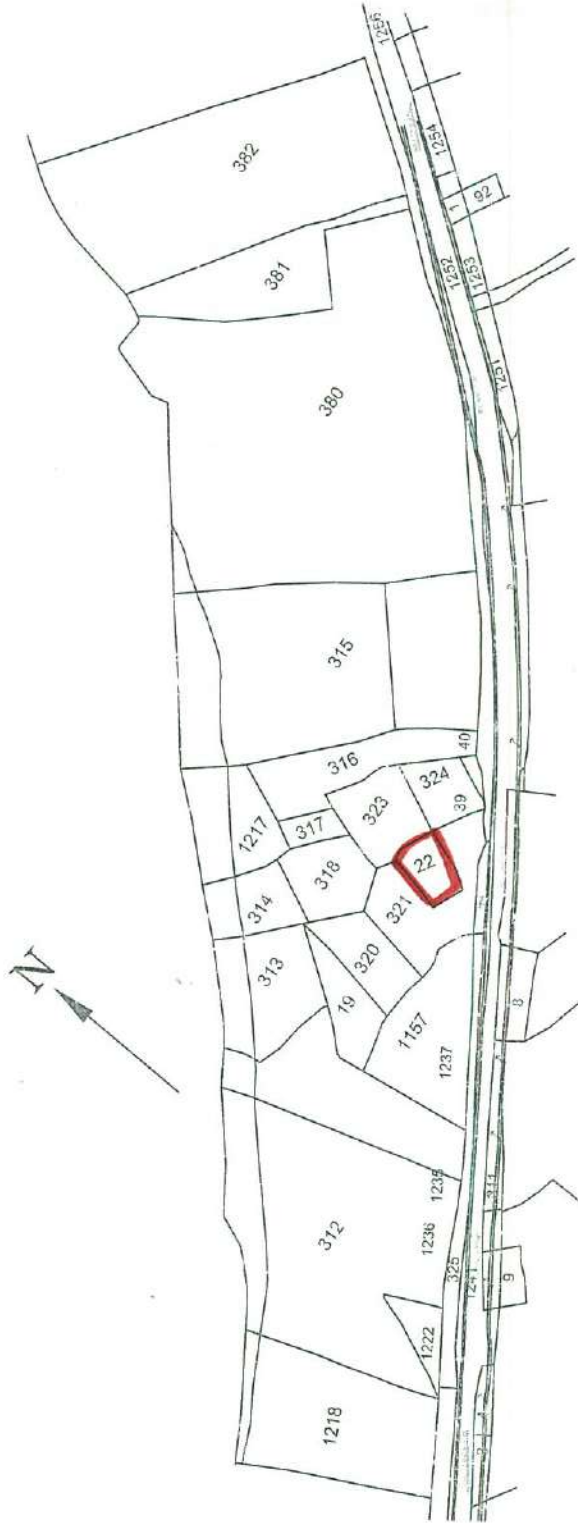
Goutam Mukherjee  
(GOUTAM MUKHERJEE)  
for Self and Constituted Attorney of  
Smt Sefali Mukherjee and Smt Tumpa Banerjee  
**VENDORS**



District Sub-Registrar,  
Alipore, South.

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



R.S/LR DAG NO  
322

PURCHASED AREA  
Undivided 12 Satak

PURCHASER

MAIPO COMPLEX P.L.P.  
*Ran New Afay*  
Designated Partner / Authorised Signatory

VENDORS


(GOUTAM MUKHERJEE)  
*Goutam Mukherjee for Self and Constituted Attorney of Smt Setali Mukherjee and Smt Tumpa Banerjee*  
*Debbi Mukherjee*



District Sub-Registrar-II  
Alipore, South 24 Parganas

1 JAN 2021

**SPECIMEN FORM FOR TEN FINGER PRINTS**

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
|   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   | (Left Hand)   |   |  |   |   |
|   |  |  |   |  |  |
|   | Thumb   | Fore  | Middle   | Ring  | Little  |

Name..... Gautam Mukherjee .....

Signature..... Gautam Mukherjee .....

|  |   |   |   |   |   |
|--|---|---|---|---|---|
|  |    |    |   |    |    |
|  | Little  | Ring  | Middle  | Fore  | Thumb   |
|  | (Left Hand)   |   |   |   |   |
|  |  |  |  |  |  |
|  | Thumb   | Fore  | Middle  | Ring  | Little  |

Name..... DEBRA BRATA MUKHERJEE .....

Signature..... Debra Mukherjee .....

|   |   |   |  |   |   |
|---|---|---|--|---|---|
|  |  |  |  |  |  |
|   | Little  | Ring  | Middle   | Fore  | Thumb   |
|   | (Left Hand)   |   |  |   |   |
|   |  |  |   |  |  |
|   | Thumb   | Fore  | Middle   | Ring  | Little  |

Name.....

Signature..... Ranjan Agary .....



- 1 JAN 2021

District Sub-Registrar-II  
Ahmednagar, South 24 Talukas





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

GRN: 19-202021-017954318-1 Payment Mode Online Payment  
GRN Date: 24/12/2020 13:51:28 Bank : ICICI Bank  
BRN : 56424888 BRN Date: 24/12/2020 13:52:31

**DEPOSITOR'S DETAILS**

Name : MAIPO COMPLEX LLP Id No. : 2001739968/4/2020  
[Query No./Query Year]  
Contact No. : Mobile No. : +91 9674749806  
E-mail : souvikdas@srijanrealty.in  
Address : 361A ELGIN ROAD KOLKATA 700020  
Applicant Name : Ms DARSHANA MAZUMDER  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

**PAYMENT DETAILS**

| Sl. No. | Identification No. | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|--------------------|--|--------------------|------------|
| 1       | 2001739968/4/2020  | Property Registration- Stamp duty        | 0030-02-103-003-02 | 103646     |
| 2       | 2001739968/4/2020  | Property Registration- Registration Fees | 0030-03-104-001-16 | 17287      |
| 3       | 2001739968/4/2020  | Mutation/Conversion -Receipt             | 0029-00-800-028-27 | 36000      |

In Words : Rupees One Lakh Fifty Six Thousand Nine Hundred Thirty Three only **Total** 156933

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AFEP M1809E

नाम / Name  
DEBABRATA MUKHERJEE

पिता का नाम / Father's Name  
UPENDRA NATH MUKHERJEE

जन्म की तारीख / Date of Birth  
20/02/1953

*Debabrata Mukherjee*

हस्ताक्षर / Signature

04082017

*Debabrata Mukherjee*





ভারত সরকার

Unique Identification Authority of India  
Government of India

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

To  
দেবব্রত মুখার্জী  
Debabrata Mukherjee  
S/O: Upendranath Mukherjee  
madhya para  
Maheshtala (M)  
Akra Krishnanagar  
South 24 Parganas South 24 Parganas  
West Bengal 700140  
9007212158

07/07/2016  
375918880



MA759188804FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8728 8114 1805**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



দেবব্রত মুখার্জী  
Debabrata Mukherjee  
জন্মতারিখ / DOB : 20/02/1953  
পুরুষ / Male



**8728 8114 1805**

আমার আধার, আমার পরিচয়

Debabrata Mukherjee

आसकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA

परिभाषित खाता संख्या कार्ड  
Perinangit Account Number Card  
DRYPB8569K



नाम / Name  
TUMPA BANERJEE

पिता का नाम / Father's Name  
AMAL MUKHERJEE

जन्म तिथि / Date of Birth  
20/06/1973



हस्ताक्षर / Signature

In case this card is lost / found, kindly inform / return to:  
Income Tax PAN Service Unit, ITI/PSI  
Plot No. 5, Sector 11, CBD Belapur  
Navi Mumbai - 400 614  
इस कार्ड को खोने/पाने पर कृपया सूचित करें/वापस करें।  
आसकर सेवा संयुक्त इकाई, ITI/PSI  
प्लॉट नं. 5, सेक्टर 11, CBD बेलपुर  
नवी मुंबई - 400 614

Tumpa Banerjee

Tumpa Banerjee



ভারত সরকার

Government of India

তুঙ্গা বানার্জী

Tumpa Banerjee

পিতা : অমল মুখার্জী

Father : Amal Mukherjee



স্মরণ তারিখ/DOB: 20/09/1973

স্বকীয়তা / Female



8242 5290 7308

- সাধারণ মানুষের অধিকার

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: A/ প্রিয়তম বানার্জী  
7, শিবপুর রোড  
হাওরা (কোর্পোরেশন), শিবপুর, হাওড়া  
পশ্চিম বঙ্গ

Address: W/O: Priyatosh  
Banerjee, 104/3, SHIBPUR  
ROAD, Haora (M.Corp),  
Howrah, Shibpur, West  
Bengal, 711102

8242 5290 7308

1847  
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

Tumpa Banerjee

914221

Tumpa Banerjee



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনুলিপিত আই ডি / Enrollment No. : 1190/30179/26401

To  
 Sefali Mukherjee  
 সফলী মুখার্জী  
 W/O: Amal Mukherjee  
 MUKHERJEE PARA ROAD  
 AKRA KRISHNANAGAR  
 Maheshtala (M)  
 Akra Krishnanagar, South 24 Parganas  
 West Bengal - 700140

15/12/2013



KL673751347FY  
 67375134



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8316 5532 3268**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



সফলী মুখার্জী  
 Sefali Mukherjee  
 পিতা : কামাই চন্দ গঙ্গুলী  
 Father : Baklaj Chand Ganguly

জন্ম তারিখ/DOB: 22/01/1947  
 মহিলা / Female

8316 5532 3268



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
 Unique Identification Authority of India

স্বাক্ষর: / সফলী মুখার্জী  
 মুখার্জী পাড়া রোড, মাহেশতলা কৃষ্ণনগর  
 মহেশতলা (এম), অক্রা কৃষ্ণনগর  
 দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: W/O: Amal  
 Mukherjee, MUKHERJEE  
 PARA ROAD, AKRA  
 KRISHNANAGAR,  
 Maheshtala (M), Akra  
 Krishnanagar, South 24  
 Parganas, West Bengal,  
 700140

8316 5532 3268

1947  
 1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Sefali Mukherjee

9836436829

Sefali mukherjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SEFALI MUKHERJEE  
BALAI CHAND GANGULY  
22/01/1947



Permanent Account Number  
AEXPM1729F

Signature



In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें।  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614

Segali mukherjee

Segali mukherjee



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

সদস্যকর্তৃত্বের আইডি / Enrollment No. : 1190/30179/28398

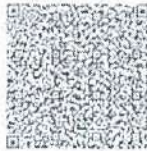
To  
Gautam Mukherjee  
পিতামহ মুখার্জী  
S/O: Amal Mukherjee  
MUKHERJEE PARA ROAD  
AKRA KRISHNANAGAR  
Maheshtala (M)  
Akra Krishnanagar, South 24 Parganas  
West Bengal - 700140

15/12/2013



KL673749388FT

67374938



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6823 4995 6603**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

পিতামহ মুখার্জী  
Gautam Mukherjee  
পিতা : অমল মুখার্জী  
Father : Amal Mukherjee

সদস্যকর্তৃত্ব/DOB: 04/04/1966  
পুরুষ / Male

6823 4995 6603



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

Unique Identification Authority of India

স্বাক্ষর : / অমল মুখার্জী  
মুখার্জী প্যারা রোড, মাহেশতালা  
মহেশতলা (ম), অক্রা কৃষ্ণনগর  
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ

Address: S/O: Amal  
Mukherjee, MUKHERJEE  
PARA ROAD, AKRA  
KRISHNANAGAR,  
Maheshtala (M), Akra  
Krishnanagar, South 24  
Parganas, West Bengal,  
700140

6823 4995 6603



1800 300 1347



help@uidai.gov.in



www.uidai.gov.in

Gmukherjee

Gmukherjee

9836436829

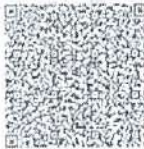


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অধিবেশনকারী আইডি / Enrollment No. : 1190/30179/26398

15/12/2013  
 To  
 Gautam Mukherjee  
 পিতাম মুখার্জী  
 S/O: Amal Mukherjee  
 MUKHERJEE PARA ROAD  
 AKRA KRISHNANAGAR  
 Maheshala (M)  
 Akra Krishnanagar, South 24 Parganas  
 West Bengal - 700140

KL673749388FT  
 67374938



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**6823 4995 6603**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



পিতাম মুখার্জী  
 Gautam Mukherjee  
 পিতা : অমল মুখার্জী  
 Father : Amal Mukherjee

সংজ্ঞা/DOB: 04/04/1966  
 পুরুষ / Male

6823 4995 6603



আধার - সাধারণ মানুষের অধিকার

*G. Mukherjee*

9836436829



তথ্য

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

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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
 Unique Identification Authority of India

ঠিকানা: / Address: পিতাম মুখার্জী  
 মুখার্জী পাহাড়া রোড, অক্রা মুখার্জী  
 মহেশলা (এম), অক্রা কৃষ্ণনগর  
 দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: S/O: Amal  
 Mukherjee, MUKHERJEE  
 PARA ROAD, AKRA  
 KRISHNANAGAR,  
 Maheshala (M), Akra  
 Krishnanagar, South 24  
 Parganas, West Bengal,  
 700140

6823 4995 6603



1947  
 1800 309 1047

help@uidai.gov.in

www.uidai.gov.in

*G. Mukherjee*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ABKFM6578J

नाम / Name  
MAIPO COMPLEX LLP

विभाजन/गठन की तारीख  
Date of Incorporation/Formation  
08/01/2019

04022019



MAIPO COMPLEX LLP

*Ranjan Singh*  
Designated Partner / Authorised Signatory





भारत सरकार  
GOVERNMENT OF INDIA



राम नरेश अग्रवाल  
Ram Noresh Agarwal  
पिता : नन्द किशोर अग्रवाल  
Father : NAND KISHORE AGARWAL  
जन्म वर्ष / Year of Birth : 1967  
पुरुष / Male



5948 8963 0890

आधार - साधारण मानुषेअ अधिकार



भारतीय विशिष्ट पहिचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
एन नं ५बी १३५ई, एस.पी. मुखर्जी  
रोड, कलिघाट, कोलकाता,  
कोलकाता, पश्चिमबंग, ७०००२६

Address:  
F NO 5B 135G, S.P.  
MUKHERJEE ROAD,  
KALIGHAT, Kallighat S.O.  
Kallighat, Kolkata, West  
Bengal, 700026

1997  
1500 150 1507

1500@uidai.gov.in




www.uidai.gov.in

PI. No. 194  
Bengaluru-560 001

Ram Noresh Agarwal

आयकर विभाग  
INCOME TAX DEPARTMENT  
RAM NARESH AGARWAL  
NAND KISHORE AGARWAL  
03/05/1967  
Permanent Account Number  
ACYPA1903G

भारत सरकार  
GOVT. OF INDIA



22062016

Signature  
*Ran Nar Agarwal*

*Ran Nar Agarwal*



सत्यमेव जयते



आधार

भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 0628/76568/00391

To  
রাজীভ কুমার আগাওআল  
Rajeev Kumar Agarwal  
S/O: Chandhi Prasad Agarwal  
2A 34G SHIB KRISHAN DAW LANE  
PHOOL BAGAN  
Kankurgachi  
Kankurgachi  
Kankurgachi Kolkata  
West Bengal 700054  
9874813705

24/01/2017  
108703076



ME087030768FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5167 4337 1960**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



রাজীভ কুমার আগাওআল  
Rajeev Kumar Agarwal  
পিতা : Chandhi Prasad Agarwal  
Father : Chandhi Prasad Agarwal  
জন্মতারিখ / DOB : 05/08/1968  
পুরুষ / Male



**5167 4337 1960**

আমার আধার, আমার পরিচয়

*Rajeev Agarwal*

Scanned with CamScanner



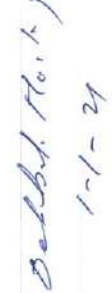


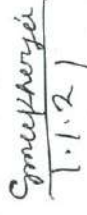


Government of West Bengal

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 16022001739968/2020



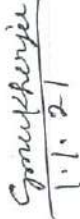






I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant   | Category | Photo   | Finger Print  | Signature with date   |
|--------|---|----------|---|---|---|
| 1      | Mr DEBABRATA<br>MUKHERJEE<br>Madhyapara, Akra<br>Krishnanagar, P.O:-<br>Mahestala, P.S:-<br>Maheshtala, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700140 | Seller   |    |     | <br>1-1-20   |
| 2      | Mr GOUTAM<br>MUKHERJEE<br>Madhyapara, Akra<br>Krishnanagar, P.O:-<br>Mahestala, P.S:-<br>Maheshtala, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700140    | Seller   |  |  | <br>1.1.20 |

1 JAN 2021  
District Sub-Registrar-II  
Alipore, South 24 Parganas



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   |
|--------|---|--|--|---|---|
| 3      | Mr GOUTAM MUKHERJEE<br>Madhyapara, Akra<br>Krishnanagar, P.O:-<br>Mahestala, P.S:-<br>Maheshtala, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700140   | Attorney<br>of Seller<br>[Mrs<br>SEFALI<br>MUKHER<br>JEE]<br>[Mrs<br>TUMPA<br>BANERJE<br>E]      |     |     | <br>1-1-21   |
| 4      | Mr Ram Naresh Agarwal<br>, 135G, S.P.Mukherjee<br>Road, Flat No: 5B, P.O:-<br>Kalighat, P.S:-<br>Tollygunge, District:-<br>South 24-Parganas,<br>West Bengal, India, PIN<br>- 700026  | Represent<br>ative of<br>Buyer<br>[MAIPO<br>COMPLE<br>X LLP ]                                    |    |     | <br>1-1-21  |
| SI No. | Name and Address of identifier  | Identifier of  | Photo  | Finger Print  | Signature with date   |
| 1      | Mr Rajeev Kumar<br>Agarwal<br>Son of Mr Chandi<br>Prasad Agarwal<br>36/1A, Elgin Road,<br>Elgin Road(Lala<br>Lajpat Rai Sarani),<br>P.O:- Lala Lajpat Rai<br>Sarani, P.S:-<br>Bhawanipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN -<br>700020 | Mr DEBABRATA MUKHERJEE,<br>Mr GOUTAM MUKHERJEE, Mr<br>GOUTAM MUKHERJEE, Mr Ram<br>Naresh Agarwal |  |  | <br>1-1-21 |

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

District Sub-Registrar-II  
Alipore, South 24 Parganas

- 1 JAN 2021



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







Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

|  |   |                     |            |
|--|---|---------------------|------------|
| Visit Commission Case No / Year        | 1602001884/2020   | Date of Application | 29/12/2020 |
| Query No / Year                        | 16022001739968/2020   |                     |            |
| Transaction                            | [0101] Sale, Sale Document                                  |                     |            |
| Applicant Name of QueryNo              | Ms DARSHANA MAZUMDER  |                     |            |
| Stampduty Payable                      | Rs.1,03,656/-   |                     |            |
| Registration Fees Payable              | Rs.17,287/-   |                     |            |
| 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   | 30/12/2020 1:00 AM  |                     |            |
| Fee Details                            | J1: 250/-, J2: 150/-, PTA-J(2): 0/-, Total Fees Paid: 400/- |                     |            |
| Remarks                                |   |                     |            |



## Major Information of the Deed

|   |  |                                 |            |
|---|--|---------------------------------|------------|
| Deed No :                               | I-1602-00050/2021  | Date of Registration            | 04/01/2021 |
| Query No / Year                         | 1602-2001739968/2020   | Office where deed is registered |            |
| Query Date                              | 22/12/2020 1:46:14 AM  | 1602-2001739968/2020            |            |
| Applicant Name, Address & Other Details | DARSHANA MAZUMDER<br>27 G Hazra Bagan Lane, Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700015,<br>Mobile No. : 6291915017, 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. 15,86,310/-                         | Rs. 17,27,268/-  |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |                                 |            |
| Rs. 1,03,656/- (Article:23)             | Rs. 17,319/- (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:- Maheshtala, Municipality: MAHESHTALA, Road: Gangabandh Road, Mouza: Krishnanagar, , Ward No: 20 JI No: 1, Pin Code : 700140

| Sch No | Plot Number          | Khatian Number | Land Proposed | Use ROR  | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|--------|----------------------|----------------|---------------|----------|--------------|-------------------------|-----------------------|--------------------------------|
| L1     | LR-322 (RS :-)       | LR-51          | Bastu         | It Khola | 1 Dec        | 1,32,193/-              | 1,43,939/-            | Width of Approach Road: 2 Ft., |
| L2     | LR-322 (RS :-)       | LR-51          | Bastu         | It Khola | 1 Dec        | 1,32,193/-              | 1,43,939/-            | Width of Approach Road: 2 Ft., |
| L3     | LR-322 (RS :-)       | LR-51          | Bastu         | It Khola | 1 Dec        | 1,32,193/-              | 1,43,939/-            | Width of Approach Road: 2 Ft., |
| L4     | LR-322 (RS :-)       | LR-400         | Bastu         | It Khola | 0.83 Dec     | 1,09,720/-              | 1,19,469/-            | Width of Approach Road: 2 Ft., |
| L5     | LR-322 (RS :-)       | LR-400         | Bastu         | It Khola | 0.83 Dec     | 1,09,720/-              | 1,19,469/-            | Width of Approach Road: 2 Ft., |
| L6     | LR-322 (RS :-)       | LR-400         | Bastu         | It Khola | 0.84 Dec     | 1,11,042/-              | 1,20,909/-            | Width of Approach Road: 2 Ft., |
| L7     | LR-322 (RS :-)       | LR-400         | Bastu         | It Khola | 2.5 Dec      | 3,30,481/-              | 3,59,848/-            | Width of Approach Road: 2 Ft., |
| L8     | LR-322 (RS :-)       | LR-911         | Bastu         | It Khola | 4 Dec        | 5,28,768/-              | 5,75,756/-            | Width of Approach Road: 2 Ft., |
|        |                      | <b>TOTAL :</b> |               |          | <b>12Dec</b> | <b>15,86,310 /-</b>     | <b>17,27,268 /-</b>   |                                |
|        | <b>Grand Total :</b> |                |               |          | <b>12Dec</b> | <b>15,86,310 /-</b>     | <b>17,27,268 /-</b>   |                                |



**Seller Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr DEBABRATA MUKHERJEE</b><br>Son of Late Upendranath Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- Mahestala, 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: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence |
| 2     | <b>Mrs SEFALI MUKHERJEE</b><br>Wife of Late Amal Kumar Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- Mahestala, 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.:: AExxxxxx9F, Aadhaar No: 83xxxxxxxx3268, Status :Individual, Executed by: Attorney, Executed by: Attorney   |
| 3     | <b>Mr GOUTAM MUKHERJEE</b><br>Son of Late Amal Kumar Mukhopadhyay Madhyapara, Akra Krishnanagar, P.O:- Mahestala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0J, Aadhaar No: 68xxxxxxxx6603, Status :Individual, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/01/2021<br>, Admitted by: Self, Date of Admission: 01/01/2021 ,Place : Pvt. Residence     |
| 4     | <b>Mrs TUMPA BANERJEE</b><br>Wife of Mr Priyatosh BANERJEE 104/3, Shibpur Road, P.O:- Shibpur, P.S:- Shibpur, District:-Howrah, West Bengal, India, PIN - 711102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DRxxxxxx9K, Aadhaar No: 82xxxxxxxx7308, Status :Individual, Executed by: Attorney, Executed by: Attorney  |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>MAIPO COMPLEX LLP</b><br>36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: ABxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr GOUTAM MUKHERJEE</b><br>Son of Late Madhyapara, Akra Krishnanagar, P.O:- Mahestala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0J, Aadhaar No: 68xxxxxxxx6603 Status : Attorney, Attorney of : Mrs SEFALI MUKHERJEE, Mrs TUMPA BANERJEE |

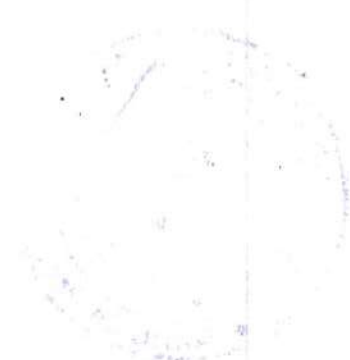


**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr Ram Naresh Agarwal (Presentant )</b><br>Son of Late Nand Kishore Agarwal , 135G, S.P.Mukherjee Road, Flat No: 5B, 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 : MAIPO COMPLEX LLP (as AUTHORISED SIGNATORY) |

**Identifier Details :**

| Name  | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| <b>Mr Rajeev Kumar Agarwal</b><br>Son of Mr Chand Prasad Agarwal<br>36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 |       |              |           |
| Identifier Of Mr DEBABRATA MUKHERJEE, Mr GOUTAM MUKHERJEE, Mr GOUTAM MUKHERJEE, Mr Ram Naresh Agarwal   |       |              |           |







| Transfer of property for L1 |                        |                            |
|-----------------------------|------------------------|----------------------------|
| Sl.No                       | From                   | To. with area (Name-Area)  |
| 1                           | Mrs SEFALI MUKHERJEE   | MAIPO COMPLEX LLP-1 Dec    |
| Transfer of property for L2 |                        |                            |
| Sl.No                       | From                   | To. with area (Name-Area)  |
| 1                           | Mr GOUTAM MUKHERJEE    | MAIPO COMPLEX LLP-1 Dec    |
| Transfer of property for L3 |                        |                            |
| Sl.No                       | From                   | To. with area (Name-Area)  |
| 1                           | Mrs TUMPA BANERJEE     | MAIPO COMPLEX LLP-1 Dec    |
| Transfer of property for L4 |                        |                            |
| Sl.No                       | From                   | To. with area (Name-Area)  |
| 1                           | Mrs SEFALI MUKHERJEE   | MAIPO COMPLEX LLP-0.83 Dec |
| Transfer of property for L5 |                        |                            |
| Sl.No                       | From                   | To. with area (Name-Area)  |
| 1                           | Mr GOUTAM MUKHERJEE    | MAIPO COMPLEX LLP-0.83 Dec |
| Transfer of property for L6 |                        |                            |
| Sl.No                       | From                   | To. with area (Name-Area)  |
| 1                           | Mrs TUMPA BANERJEE     | MAIPO COMPLEX LLP-0.84 Dec |
| Transfer of property for L7 |                        |                            |
| Sl.No                       | From                   | To. with area (Name-Area)  |
| 1                           | Mr DEBABRATA MUKHERJEE | MAIPO COMPLEX LLP-2.5 Dec  |
| Transfer of property for L8 |                        |                            |
| Sl.No                       | From                   | To. with area (Name-Area)  |
| 1                           | Mr DEBABRATA MUKHERJEE | MAIPO COMPLEX LLP-4 Dec    |

## Land Details as per Land Record

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 & Khatian Number                | Details Of Land  | Owner name in English as selected by Applicant     |
|--------|--------------------------------------|--|--|
| L1     | LR Plot No:- 322, LR Khatian No:- 51 | Owner: অমল কুমার মুখোপাধ্যায়, Gurdian: উপেন্দ্র , Address: নিজ , Classification: ইটখোলা, Area: 0.04000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2     | LR Plot No:- 322, LR Khatian No:- 51 | Owner: অমল কুমার মুখোপাধ্যায়, Gurdian: উপেন্দ্র , Address: নিজ , Classification: ইটখোলা, Area: 0.04000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L3     | LR Plot No:- 322, LR Khatian No:- 51 | Owner: অমল কুমার মুখোপাধ্যায়, Gurdian: উপেন্দ্র , Address: নিজ , Classification: ইটখোলা, Area: 0.04000000 Acre, | Seller is not the recorded Owner as per Applicant. |



|    |                                       |  |  |
|----|---------------------------------------|--|--|
| L4 | LR Plot No:- 322, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ মুখোপাধ্যায়, Gurdian:যদুনাথ , Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L5 | LR Plot No:- 322, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ মুখোপাধ্যায়, Gurdian:যদুনাথ , Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L6 | LR Plot No:- 322, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ মুখোপাধ্যায়, Gurdian:যদুনাথ , Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L7 | LR Plot No:- 322, LR Khatian No:- 400 | Owner:উপেন্দ্র নাথ মুখোপাধ্যায়, Gurdian:যদুনাথ , Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L8 | LR Plot No:- 322, LR Khatian No:- 911 | Owner:দেবব্রত মুখোপাধ্যায়, Gurdian:উপেন্দ্র , Address:নিজ , Classification:ইটখোলা, Area:0.05000000 Acre,    | Seller is not the recorded Owner as per Applicant. |



On 22-12-2020

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 I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 01-01-2021

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

Presented for registration at 14:20 hrs on 01-01-2021, at the Private residence by Mr Ram Naresh Agarwal ,

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

Execution is admitted on 01/01/2021 by 1. Mr DEBABRATA MUKHERJEE, Son of Late Upendranath Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mr GOUTAM MUKHERJEE, Son of Late Amal Kumar Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr Chandhi Prasad Agarwal, 36/1A, Elgin Road, Road: Elgin Road (Lala Lajpat Rai Sarani), , 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 01-01-2021 by Mr Ram Naresh Agarwal, AUTHORISED SIGNATORY, MAIPO COMPLEX LLP (LLP), 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr Chandhi Prasad Agarwal, 36/1A, Elgin Road, Road: Elgin Road (Lala Lajpat Rai Sarani), , P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr GOUTAM MUKHERJEE, , Son of , Madhyapara, Akra Krishnanagar, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs SEFALI MUKHERJEE Madhyapara, Akra Krishnanagar, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, 2. Mrs TUMPA BANERJEE 104/3, Shibpur Road, P.O: Shibpur, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102 is admitted by him

Indetified by Mr Rajeev Kumar Agarwal, , Son of Mr Chandhi Prasad Agarwal, 36/1A, Elgin Road, Road: Elgin Road (Lala Lajpat Rai Sarani), , 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 I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



On 04-01-2021

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,319/- ( A(1) = Rs 17,273/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 17,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/12/2020 1:52PM with Govt. Ref. No: 192020210179543181 on 24-12-2020, Amount Rs: 17,287/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56424888 on 24-12-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,03,656/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,03,646/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15416, 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 24/12/2020 1:52PM with Govt. Ref. No: 192020210179543181 on 24-12-2020, Amount Rs: 1,03,646/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56424888 on 24-12-2020, Head of Account 0030-02-103-003-02



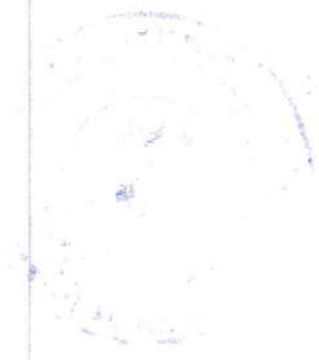
**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I | SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







4  
6



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Small handwritten mark or initials located in the lower-middle section of the page.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 22218 to 22258

being No 160200050 for the year 2021.



*[Handwritten signature]*

Digitally signed by SAMAR KUMAR  
PRAMANICK  
Date: 2021.01.18 18:30:04 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/01/18 06:30:04 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)