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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.

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District Sub-Registrar-II
Alipore, South 24 Parganas

24 FEB 2021

THIS INDENTURE OF CONVEYANCE made this the 23rd day of February Two Thousand and Twenty One

01 DEC 2020

1641

No.Rs.-10/- Date.....

DEBJYOTI GHOSH

ADVOCATE

SEADAH CIVIL COURT

Address:.....
ROOM NO. 411 (4TH FLOOR)

Vendor:.....
KOLKATA-700 014

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, K01-27

1615

1615

For SRIJAN ESKAY STUDIO LLP

[Signature]

Director/Authorised Signatory

1616

[Signature]

1617

Subhra Mukherjee

1618

IDENTIFIED BY ME.

[Signature]

36/1A Elgin Rd,

K01-20

Service

District Sub-Registrar-3
Alipore, South 24 Parganas
23 FEB 2021



BETWEEN

1. **DEBABRATA MUKHERJEE** (PAN AFEPM1809E), (AADHAAR NO. 872881141805) son of Late Upendranath Mukhopadhyay, by Occupation-Business, 2. **SUBHRA MUKHERJEE** (PAN AKNPM5364Q) (AADHAAR NO. 711851283130) wife of Sri **DEBABRATA MUKHERJEE**, by Occupation- Housewife, both residing at Madhyapara, Akra Krishnanagar, Police Station Maheshtala, Post Office Maheshtala, 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

SRIJAN ESKAY STUDIOS LLP (Having PAN **ABZFS6326B**) the Company incorporated under the Companies Act 1956 having its regd. Office at 36/ 1A, Elgin Road, Post Office- lala Lajpat Rai Sarani, Police Station- Bhawanipore, Kolkata – 700020 represented by its Authorised Representative **Sri Ram Naresh Agarwal** (PAN: ACYPA1903G, Aadhar: 594889630890), (Mobile No. 9830040316) son of Late N.K.Agarwal, Director residing at 135G, S.P. Mukherjee Road, Post Office – Kalighat, Police Station- Tollygunge, 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, Nirmal Kumar Mukhopadhyay, Bimal Kumar Mukhopadhyay, Parimal Kumar Mukhopadhyay, Upendra Nath Mukhopadhyay, Amal Kumar

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Mukhopadhyay and Debabrata Mukhopadhyay were the owners of 1392 Decimal equivalent to 42 Bigha 02 Cottah 02 Chitaks 25 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 Mukhpadhay Parimal Kumar Mukhpadhay, 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 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet morefully and particularly mentioned in PART I of Schedule B, hereinafter written and undivided 56.33 Decimal equivalent to 01 Bigha 14 Cottah 1 Chitaks 12 Square Feet PART II of Schedule B, 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 Nukhopadhyay 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, vendors herein became owners of 408.5 Decimal equivalent to 12 Bigha 07 Cottah 11 Chitaks 43 Square feet morefully and particularly mentioned in PART I of Schedule B, hereinafter written and undivided 56.33 Decimal equivalent to 01 Bigha 14 Cottah 1 Chitaks 12 Square Feet PART II of Schedule B, 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" lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala, more fully and particularly described in the Schedule (B) hereunder written and herein after referred to as the "SAID LAND".*
- I) *That 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 the undivided 56.33*

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Decimal lying and situated under Mouza Krishnanagar J.L. No. 1, Police Station Maheshtala within the limit of the Manhestala Municipality ward no - 20, under Krishi Khatian No 451 (Gangabandh Road) morefully and particularly mentioned in the PART II of Schedule B unto and in favour of Sri Debabrata Mukherjee and Smt Subhra Mukherjee, the Vendors by a registered Indenture dated duly recorded in Book No. I, CD Volume no. 1607-2021, Pages from 71783 to 71854 Being No. 160701622, for the year 2021, registered with the office of A.D.S.R, Behala, 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 have obtained 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 Maheshtala 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.*
- N) *The Vendors have agreed to sell, transfer and convey and the PURCHASER have agreed to purchase ALL THAT (i) the undivided land admeasuring about 2.66 Decimal Itkhola land comprised in R.S/ L.R Dag No. 318 appertaining to L.R Khatian No. 451, (ii) the undivided land admeasuring about 2.67 Decimal Itkhola land comprised in R.S/ L.R Dag No. 323 appertaining to L.R Khatian No.*

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451 (iii) the undivided land admeasuring about 2 Decimal Itkhola land comprised in R.S/ L.R Dag No. 380 appertaining to L.R Khatian No. 451, aggregating to 7.33 Decimal lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshitala under Maheshitala Municipality, District South 24 Parganas, Post office and Police Station- Maheshitala, (Gangabandh Road) out of the "SAID LAND" which is morefully and particularly mentioned in Part III of Schedule B herein below herein after referred to as the "Demised Land", free from all encumbrances, liens, lispensens, 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. 9,68,971/- (Rupees Nine Lakhs Sixty Eight Thousand Nine Hundred Seventy One only)

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 9,68,971/- (Rupees Nine Lakhs Sixty Eight Thousand Nine Hundred Seventy One 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 Purchasers ALL THAT (i) the undivided land admeasuring about 2.66 Decimal Itkhola land comprised in R.S/ L.R Dag No. 318 appertaining to L.R Khatian No. 451, (ii) the undivided land admeasuring about 2.67 Decimal Itkhola land comprised in R.S/ L.R Dag No. 323 appertaining to L.R Khatian No. 451 (iii) the undivided land admeasuring about 2 Decimal Itkhola land comprised in R.S/ L.R Dag No. 380 appertaining to L.R Khatian No. 451, aggregating to 7.33 Decimal lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshitala under Maheshitala Municipality, District South 24 Parganas, Post office and Police Station- Maheshitala, (Gangabandh Road) as more fully and particularly described in the PART III of Schedule B hereunder written (hereinafter referred to as the said demised land) OR HOWSOEVER OTHERWISE the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and

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distinguished Together With all boundary walls areas 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 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 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

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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 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 purchasers in manner aforesaid as shall or may reasonably required.

**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 Maheshtala under Maheshtala 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)

ALL THAT piece and parcel of land measuring 409.5 Decimal equivalent to 12 Bigha 07 Cottah 11Chitaks 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 of land lying and situate at Mouza Krishnanagar, J.L. No. 1, Police Station Maheshtala Maheshtala Municipality, District South 24 Parganas as follows:

(PART I)

Sl. No.	RS Khatian	LR KHATIAN	R.S./L.R. Dag No.	Classification	Area (Dec.)
1	1008, 1010,	451	380 (P)	Brickfield	350
2	1137		381 (P)	Khal	58.5
					408.5 (12 Bigha - 7 Kotah- 11 Chitak-43 Square foot)

Plan annexed and bordered in Red Colour

(PART II)
Undivided

Sl. No.	R.S.Khatian	L.R. Khatian	R.S./L.R.Dag No.	Classification	Area (Dec.)

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1	875	451	315/1473(P)	Brickfield	1
2	Do	Do	314 (P)	Brickfield	2.17
3	Do	Do	314/1503(P)	SikosiBhumi	1.33
4	Do	Do	314/1504	SikosiBhumi	7
5	Do	Do	314/1217	Brickfield	5.66
6	680	Do	315(P)	Brickfield	16.5
7	Do	Do	315/1505(P)	SikosiBhumi	4
8	270	Do	316(P)	Brickfield	8
9	1008, 1010, 1137	Do	317	Brickfield	2.67
10	129	Do	318(P)	Brickfield	2.66
11	414	Do	323(P)	Brickfield	2.67
12	1008, 1010 1137)	Do	380(P)	Brickfield	2
13	1137	Do	381	Knal	0.67
					56.33

PART-III
(DEMISED LAND)

ALL THAT (i) the undivided land admeasuring about 2.66 Decimal Itkhola land comprised in R.S/ L.R Dag No. 318 appertaining to L.R Khatian No. 451, (ii) the undivided land admeasuring about 2.67 Decimal Itkhola land comprised in R.S/ L.R Dag No. 323 appertaining to L.R Khatian No. 451 (iii) the undivided land admeasuring about 2 Decimal Itkhola land comprised in R.S/ L.R Dag No. 380 appertaining to L.R Khatian No. 451, aggregating to 7.33 Decimal 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, (Gangabandh Road) Kolkata- 700140 in the following manner:

R.S/L.R DAG	L.R. KHATIAN	VENDOR'S NAME	SOLD AREA (IN DECIMAL)
318	451	Debabrata Mukherjee	1.33
318	451	Suvra Mukherjee	1.33
323	451	Debabrata Mukherjee	1.335
323	451	Suvra Mukherjee	1.335
380	451	Debabrata Mukherjee	1
380	451	Suvra Mukherjee	1

District Sub-Registrar-I
Alipore, South 24 Parganas
23 FEB 2012



7.33

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. Basudeb Maity
36/1A, Elgin Road,
KOL-20.
2. Soumik Das.
36/1A Elgin Rd,
KOL-20

Basudeb Maity

Soumik Das

SIGNED AND DELIVERED
BY THE **PURCHASER** at Kolkata
in the presence of:

1. Basudeb Maity
36/1A, ELGIN ROAD
KOLKATA-700020
2. Soumik Das.
36/1A, ELGIN ROAD
KOLKATA-700020

FOR SRIJAN ESKAY STUDIO LLP

Ranjan Agary

AUTHORISED REPRESENTATIVE

DRAFTED BY ME
(As Per Instruction)
Debjoti Ghosh
(DEBJYOTI GHOSH)
ADVOCATE
SEALDAH CIVIL COURT
KOLKATA-700 014
WR/547/2009

KOIP
SEYJDVAH
(DEBYAOL)

LET JUSTICE
ED BA WE

23 FEB 2021
District Sub-Registrar-1
Alipore, South 24 Parganas



RECEIVED of and from the within- named PURCHASER the within-mentioned sum of **Rs. 9,68,971/- (Rupees Nine Lakhs Sixty Eight Thousand Nine Hundred Seventy One only)** paid as follows:-

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
03.02.2021	543686	Punjab & Sind Bank Chowringhee Branch	9,68,971/-

Rs. 9,68,971/- (Rupees Nine Lakhs Sixty Eight Thousand Nine Hundred Seventy One only)

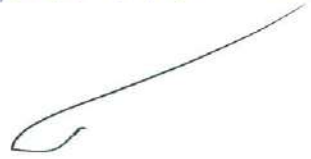
WITNESSES :

- 1) Basudeb Maity
36/A, ELGIN ROAD, KOL-20.
- 2) Soumik Das.
36/A, ELGIN ROAD, KOL-20.

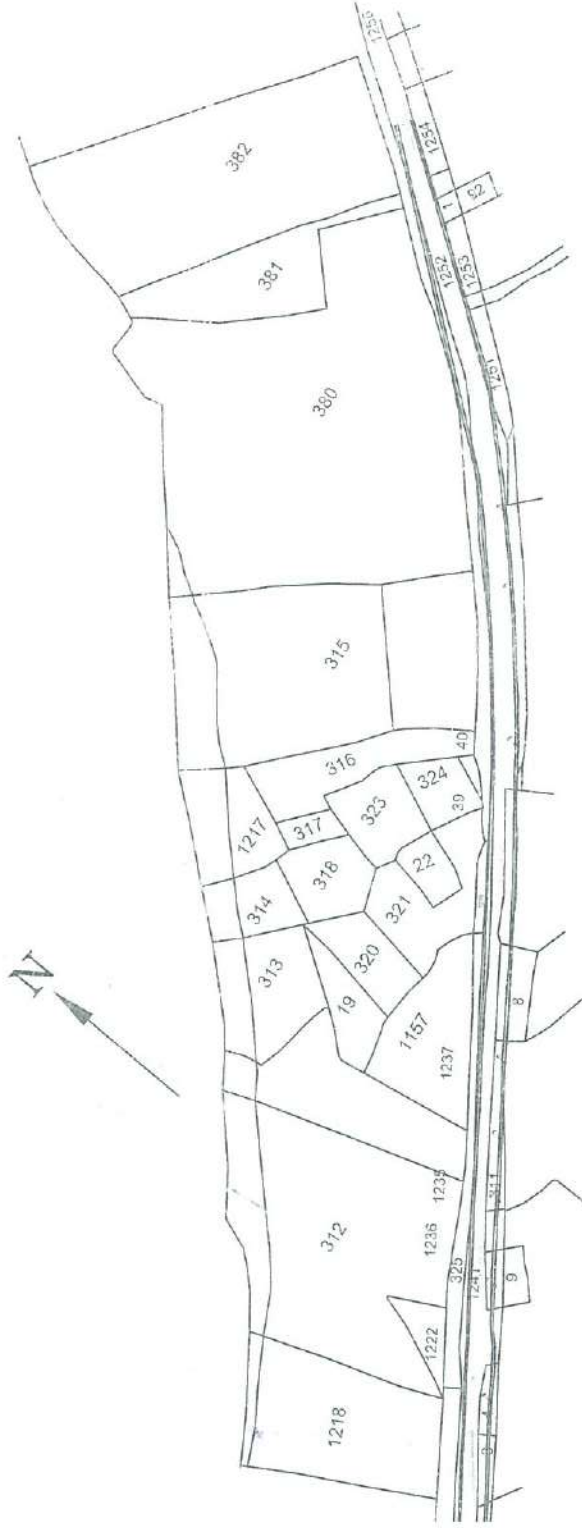
Delabhi Mukherjee
Subhra Mukherjee.

VENDORS

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Alipore, South 24 Parganas
23 FEB 2021



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












<u>DAG NO</u>	<u>PURCHASED AREA</u>	<u>PURCHASER</u>	<u>VENDORS</u>
R-s/LR 318.	2.66 Decimal.	For SRIJAN ESKAY STUDIO LLP	Prabhat T. K. K.
R-s/LR 323.	2.67 Decimal	Ranwan Agni Director/Authorised Signatory	Subhira Mukherjee.
R-s/LR 380.	2 Decimal.		

District Sub-Registrar-I
Alipore, South 24 Parganas
8 3 FEB 2021



Digitally signed by District Sub-Registrar-I, Alipore, South 24 Parganas, DN: cn=District Sub-Registrar-I, o=Alipore, South 24 Parganas, email=...

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name..... *Debabati Mukherjee*

Signature..... *Debabati Mukherjee*

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name..... **SUBHRA MUKHERJEE**

Signature..... *Subhra Mukherjee*

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

Name..... **RAM NARESH AGARWAL**

Signature..... *Ram Naresh Agarwal*

District Sub-Registrar-
Alipore, South 24 Parganas
23 FEB 2021

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आधार

ভারত সরকার

Unique Identification Authority of India
Government of India

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

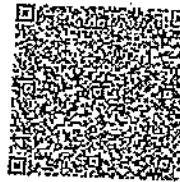
To
দেবব্রত মুখার্জী
Debabrata Mukherjee
S/O: Upandranath Mukherjee
madhya para
Maheshtala (M)
Akra Krishnanagar
South 24 Parganas South 24 Parganas
West Bengal 700140
9007212158

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



INCOME TAX DEPARTMENT

GOVT OF INDIA



Permanent Account Number (PAN)

AEEPLW1809E

NAME OF THE TAXPAYER

DEEABRATA MUKHERJEE

DATE OF SIGNATURE

20/02/1958

SIGNATURE

14682917

Datta Mukherjee





Government of India

AADHAAR

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2017/80219/00948

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.

To

শ্রীমা মুখার্জী

Subhra Mukherjee

W/O: Debabrata Mukherjee

madhya para

Maheshkhala (M)

Akra Krishnanagar

South 24 Parganas South 24 Parganas

West Bengal 700140

9163206641

201006/2016

372226080



MA722260806F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

7118 5128 3130

আমার আধার, আমার পরিচয়

- 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.



ভারত সরকার

Government of India



শ্রীমা মুখার্জী

Subhra Mukherjee

জন্মতারিখ / DOB : 30/12/1960

লিঙ্গ / Female



7118 5128 3130

আমার আধার, আমার পরিচয়



ভারত সরকার

Unique Identification Authority of India

ঠিকানা:

ওয়েই/ও: দেবব্রত মুখার্জী, মাধ্য
পার্বা, মহেশখলা (এম), দক্ষিণ
২৪ পরগনা, অক্র কৃষ্ণনগর,
পশ্চিম বঙ্গ, 700140

Address:

W/O: Debabrata Mukherjee,
madhya para, Maheshkhala (M),
South 24 Parganas, Akra
Krishnanagar, West Bengal,
700140

7118 5128 3130



1947



help@uidai.gov.in



www.uidai.gov.in

Subhra Mukherjee

:: Subhra Mukherjã

.. Subhra Mukherjã



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी-सेवा संख्या कार्ड
Permanent Account Number Card

AKNPM5364Q

नाम/ Name
SUBHRA MUKHERJEE

पिता का नाम/ Father's Name
MOHANLAL BANERJEE

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

Subhra Mukherjee

हस्ताक्षर/ Signature



Subhra Mukherjee

इस कार्ड को खोने / पाने पर सूचना सूचित करें / लौटाएं :
आयकर सेवा सेवा कार्ड, एनएसडीएल
5 वीं मंजिल, मंत्री स्टैडिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडेल कॉलोनी, दीप बंगला चौक के पास,
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, Minister's Stalling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Subhra Mukherjee



For SRIJAN ESKAY STUDIO LLP

A handwritten signature in blue ink, appearing to read 'Ranjan Agrawal'.

Director/Authorised Signatory




भारत सरकार
GOVERNMENT OF INDIA




राम नरेश अग्रवाल
Ram Naresh Agarwal
पिता : नन्द किशोर अग्रवाल
Father : NAND KISHORE AGARWAL
उत्पन्न साल / Year of Birth : 1967
पुरुष / Male




5948 8963 0890


आधार - साधारण मानुषेर अधिकार



भारतीय विश्वविद्यालय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पता:
फे नं: ५B 135G, प्रम.नि.मुकर्जी
रोड, कालिघाट, कोलकाता,
कोलकाता, पश्चिमबंग, 700026

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


1927
1800 107 1927


help@uaid.gov.in


www.uaid.gov.in


PO, Box No. 1947,
Bengal/700026

Raman 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

Ran-Nan Agary
Signature

Ran-Nan Agary



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

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19810/02308

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

41122832



MN411228320FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9328 3191 5555

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



সৌভিক দাস
 Souvik Das
 পিতা : সচিন্দ্র নাথ দাস
 Father : SACHINDRA NATH DAS
 জন্মতারিখ / DOB : 15/11/1983
 পুরুষ / Male



9328 3191 5555

আধার - সাধারণ মানুষের অধিকার

Souvik Das.
Souvik Das.







Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16022000360272/2021



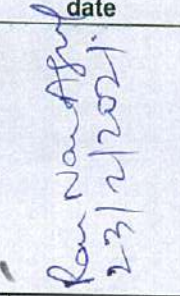


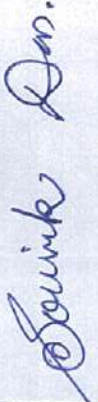
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr DEBABRATA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Debabrata Mukherjee</i> 23-2-21
2	Mrs SUBHRA MUKHERJEE Madhyapara, Akra Krishnanagar, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			<i>Subhra Mukherjee</i> 23/2/21

District Sub-Registrar-II
Alipore, South 24 Parganas
23 FEB 2021



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

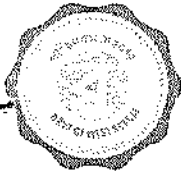
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Ram Naresh Agarwal 135G, S.P. Mukherjee Road, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24- Parganas, West Bengal, India, PIN - 700026	Represent ative of Buyer [SRIJAN ESKAY STUDIOS LLP]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Souvik DAS Son of Late Sachindranath Das 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	Mr DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr Ram Naresh Agarwal			

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

District Sub-Registrar-II
Alipore, South 24 Parganas
23 FEB 2021



Handwritten text in Bengali script, likely a signature or official note, located in the bottom right corner of the document.



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

GRN Details

GRN: 192020210231214691 Payment Mode: Online Payment
GRN Date: 20/02/2021 12:53:52 Bank/Gateway: ICICI Bank
BRN : 59255713 BRN Date: 20/02/2021 12:02:50
Payment Status: Successful Payment Ref. No: 2000360272/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SRIJAN ESKAY STUDIOS LLP
Address: 36/1A, ELGIN ROAD KOLKATA - 700020
Mobile: 9674749806
EMail: souvikdas@srijanrealty.in
Depositor Status: Buyer/Claimants
Query No: 2000360272
On Behalf Of: Ms DARSHANA MAZUMDER
Identification No: 2000360272/5/2021
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000360272/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	63314
2	2000360272/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	10565
3	2000360272/5/2021	Mutation/Conversion -Receipt	0029-00-800-028-27	10995
			Total	84874

IN WORDS: EIGHTY FOUR THOUSAND EIGHT HUNDRED SEVENTY FOUR ONLY.



Major Information of the Deed

Deed No :	I-1602-01971/2021	Date of Registration	24/02/2021
Query No / Year	1602-2000360272/2021	Office where deed is registered	
Query Date	18/02/2021 3:46:55 AM	1602-2000360272/2021	
Applicant Name, Address & Other Details	DARSHANA MAZUMDER 27 G Hazra Bagan Lane,Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 700015, 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. 9,68,971/-	Rs. 10,55,074/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 63,324/- (Article:23)	Rs. 10,597/- (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-318 (RS :-)	LR-451	Bastu	It Khola	1.33 Dec	1,75,816/-	1,91,439/-	Width of Approach Road: 2 Ft.,
L2	LR-318 (RS :-)	LR-451	Bastu	It Khola	1.33 Dec	1,75,816/-	1,91,439/-	Width of Approach Road: 2 Ft.,
L3	LR-323 (RS :-)	LR-451	Bastu	It Khola	1.335 Dec	1,76,477/-	1,92,159/-	Width of Approach Road: 2 Ft.,
L4	LR-323 (RS :-)	LR-451	Bastu	It Khola	1.335 Dec	1,76,477/-	1,92,159/-	Width of Approach Road: 2 Ft.,
L5	LR-380 (RS :-)	LR-451	Bastu	It Khola	1 Dec	1,32,192/-	1,43,939/-	Width of Approach Road: 2 Ft.,
L6	LR-380 (RS :-)	LR-451	Bastu	It Khola	1 Dec	1,32,193/-	1,43,939/-	Width of Approach Road: 2 Ft.,
		TOTAL :			7.33Dec	9,68,971 /-	10,55,074 /-	
	Grand Total :				7.33Dec	9,68,971 /-	10,55,074 /-	



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr DEBABRATA MUKHERJEE Son of Late Upendranath Mukhopadhyay Madhyapara, 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: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence</p>
2	<p>Mrs SUBHRA MUKHERJEE Wife of Mr DEBABRATA MUKHERJEE Madhyapara, 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: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/02/2021 , Admitted by: Self, Date of Admission: 23/02/2021 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>SRIJAN ESKAY STUDIOS 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 , PAN No.:: ABxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Ram Naresh Agarwal (Presentant) Son of Late N K 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 : SRIJAN ESKAY STUDIOS LLP (as Authorized Signatory)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Souvik DAS Son of Late Sachindranath Das 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</p>			
Identifier Of Mr DEBABRATA MUKHERJEE, Mrs SUBHRA MUKHERJEE, Mr Ram Naresh Agarwal			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA MUKHERJEE	SRIJAN ESKAY STUDIOS LLP-1.33 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA MUKHERJEE	SRIJAN ESKAY STUDIOS LLP-1.33 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA MUKHERJEE	SRIJAN ESKAY STUDIOS LLP-1.335 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA MUKHERJEE	SRIJAN ESKAY STUDIOS LLP-1.335 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA MUKHERJEE	SRIJAN ESKAY STUDIOS LLP-1 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mrs SUBHRA MUKHERJEE	SRIJAN ESKAY STUDIOS LLP-1 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:- 318, LR Khatian No:- 451	Owner:কমল কুমার মুখোপাধ্যায়, Gurdian:চিত্তাহরন , Address:নিজ , Classification:ইটখোলা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 318, LR Khatian No:- 451	Owner:কমল কুমার মুখোপাধ্যায়, Gurdian:চিত্তাহরন , Address:নিজ , Classification:ইটখোলা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 323, LR Khatian No:- 451	Owner:কমল কুমার মুখোপাধ্যায়, Gurdian:চিত্তাহরন , Address:নিজ , Classification:ইটখোলা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 323, LR Khatian No:- 451	Owner:কমল কুমার মুখোপাধ্যায়, Gurdian:চিত্তাহরন , Address:নিজ , Classification:ইটখোলা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.



L5	LR Plot No:- 380, LR Khatian No:- 451	Owner:कमल कुमार मुखोपाध्याय, Gurdian:चिन्ताहरन , Address:निक , Classification:ईटखोला, Area:3.51000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 380, LR Khatian No:- 451	Owner:कमल कुमार मुखोपाध्याय, Gurdian:चिन्ताहरन , Address:निक , Classification:ईटखोला, Area:3.51000000 Acre,	Seller is not the recorded Owner as per Applicant.



On 18-02-2021

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 10,55,074/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 23-02-2021

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

Presented for registration at 15:37 hrs on 23-02-2021, at the Private residence by Mr Ram Naresh Agarwal ,

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

Execution is admitted on 23/02/2021 by 1. Mr DEBABRATA MUKHERJEE, Son of Late Upendranath Mukhopadhyay, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession Business, 2. Mrs SUBHRA MUKHERJEE, Wife of Mr DEBABRATA MUKHERJEE, Madhyapara, Akra Krishnanagar, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by Profession House wife

Identified by Mr Souvik DAS, , Son of Late Sachindranath Das, 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 23-02-2021 by Mr Ram Naresh Agarwal, Authorized Signatory, SRIJAN ESKAY STUDIOS 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

Identified by Mr Souvik DAS, , Son of Late Sachindranath Das, 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 | SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 24-02-2021

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 10,597/- (A(1) = Rs 10,551/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 10,565/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 12:54PM with Govt. Ref. No: 192020210231214691 on 20-02-2021, Amount Rs: 10,565/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59255713 on 20-02-2021, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 63,324/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 63,314/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 615581, Amount: Rs.10/-, Date of Purchase: 01/12/2020, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2021 12:54PM with Govt. Ref. No: 192020210231214691 on 20-02-2021, Amount Rs: 63,314/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 59255713 on 20-02-2021, 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





(This document is digitally signed.)



(Samar Kumar Pramanick) 2021/03/18 10:35:15 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2021.03.18 10:35:15 +05:30
Reason: Digital Signing of Deed.

