

16474/22

I-16500/2022

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

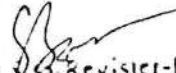
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 690990

14/12
2-15pm
8-3507256

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


District Registrar-II
Alipore South 24-Parganas

11 4 DEC 2022

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 14th day of December, Two Thousand and Twenty Two (2022) A.D.

BETWEEN

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Talwar
DIRECTOR

MR. ASIT KUMAR MITRA, (PAN: BKHPM4757J, AADHAAR NO.2244 3579 1781) son of Late Probodh Kumar Mitra, by faith-Hindu, by occupation-Retired, resident of P-601, Parnasree Pally, Police Station: Behala now Parnasree, Kolkata-700060; hereinafter called and referred to as the **OWNER/VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

FIRSTBLISS ENTERPRISES PRIVATE LIMITED (PAN:AAFCE1645J) (CIN: U74999WB2022PTC256032) a Company incorporated under the provisions of the Companies Act, 2013 having its registered Office at 3rd Floor, Raj Laxmi Apartment, 428 Parnasree Pally, Post Office-Parnasree, Police Station: Behala now Parnasree, Kolkata- 700060, represented by one of its Directors-**SRI NIKHIL TAHLANI, (PAN: BAAPT6243B, AADHAAR NO.5254 4925 1143)**, son of Sri Dilip Tahlani, by faith- Hindu, by Occupation- Business, Nationality- Indian, residing at 428, Parnasree Pally, Post Office-Parnasree, Police Station: Behala now Parnasree, Kolkata- 700060, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, lawful entity holders, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS the State of West Bengal through its Land and Land Revenue Department acquired land measuring 75.77 acres, a little more or less, including, C.S. Dag Nos. 629, under C.S. Khatian No. 66 of Mouza-Behala, J.L. No. 2, Pargana - Balia, Police Station - Behala, District-24 Parganas for the purpose of residence of the allottee members of the Parnasree Pally Samavaya Samity Limited, a registered Society, registered under the West Bengal Co-operative Act 1940, having its registered office at Parnasree Pally, Behala, District-24 Parganas hereinafter referred to as the "**Said Samity**" by declaration No. 3176, L. Dev. dated 25/03/1950 and published in the Calcutta gazette dated 30/03/1950 under the provisions of the Land

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Development and Planning Act 1948 and delivered khas possession of the land to the said Samity on 16.02.1951 and subsequent dates.

AND WHEREAS a Memorandum of Agreement dated 16.12.1950 was executed by and between the said Samity and the State Government of West Bengal interalia empowering the said Samity to develop and to complete the development scheme in respect of the property stated herein above.

AND WHEREAS the said Samity had accordingly developed the land segregating, dividing and sub-dividing the entire property into several plots for use and enjoyment of the residential purpose by way of formation and making roads and opened out free access leading to the said plots under different Scheme Nos. I, II and III offered for sale of such plots to the members of the said Samity.

AND WHEREAS one Sunil Kumar Basu, son of Late Akhil Chandra Basu, being one of the members, approached the authority of the said Samity expressing his eagerness for purchasing one of the plot being Society Plot No.601, measuring an area of 3(three) Cottahs 15(fifteen) Chittacks 16 (sixteen) Square Feet, be the same or little more or less, lying and situated in C.S. Dag No. 629, under Khatian No. 66 of Mouza-Behala.

AND WHEREAS the authority of the said Samity agreed to sell, conveyed and transferred the said Society Plot No. 601, being land measuring an area of 3(three) Cottahs 15(fifteen) Chittacks 16 (sixteen) Square Feet, be the same or little more or less, lying and situated in C.S. Dag No.629, under Khatian No. 66 of Mouza-Behala in favour of Sunil Kumar Basu.

AND WHEREAS by virtue of a registered indenture of Deed of Sale dated 10.01.1973, the said Samity sold, transferred and conveyed away **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 15(fifteen) Chittacks 16 (sixteen) Square Feet, be the same or little more or less, being Society Plot No. 601, lying and situated in C.S. Dag No.629, under Khatian No. 66 of Mouza-Behala, J.L. No. 2, within the then South Suburban Municipality in favour of Sunil Kumar Basu. The said Deed was registered at the office of District Sub-Registrar 24 Parganas at

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Alipore and entered in Book No. I, Volume No. 8, Page Nos.290 to 297, Being No.324, for the year 1973.

AND WHEREAS after purchasing the aforesaid property, the said Sri Sunil Kumar Basu was seized and possessed of it as owner and enjoying it by paying taxes and outgoings to the appropriate authority.

AND WHEREAS while thus seized and possessed of the same the said Sri Sunil Kumar Basu by virtue of a registered Deed of Conveyance dated 10.06.1975 sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 15(fifteen) Chittacks 16 (sixteen) Square Feet, be the same or little more or less, being Society Plot No. 601, lying and situated in C.S. Dag No.629, under Khatian No. 66 of Mouza-Behala, J.L. No. 2, within the then South Suburban Municipality unto and in favour of Smt. Sabita Mitra. The said Deed was registered at the office of District Sub-Registrar 24 Parganas at Alipore and entered in Book No. I, Volume No. 62, Page Nos.266 to 272, Being No.5488, for the year 1975.

AND WHEREAS the said Smt. Sabita Mitra having obtained sole right and absolute ownership over the aforesaid property, mutated her name in the Assessment Register Books of the then South Suburban Municipality relating to the aforesaid property and after incorporation of her name in the Assessment Book of Ownership of South Suburban Municipality constructed a pucca two storied building upon the said Society Plot No.601 as per Sanction Plan No.10353 dated 25.11.1975 duly sanctioned by the competent authority of the then South Suburban Municipality and started to occupy, use and enjoyment the same with her family members with the status of its sole Owner.

AND WHEREAS the aforesaid house property, being Society Plot No. 601, was included within the territorial limits of the Kolkata Municipal Corporation and the house property has since been known as KMC Premises No.23, Parnasree Pally, Road No. II, corresponding to Mailing Address P-601, Parnasree Pally, Police Station-Behala now Parnasree, Kolkata-700 060, under Ward No. 131.

AND WHEREAS the said Smt. Sabita Mitra became the owner and absolutely seized and possessed of and/or otherwise well and sufficiently

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entitled to **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 15(fifteen) Chittacks 16 (sixteen) Square Feet, be the same or little more or less, being Society Plot No. 601, whereupon a two storied building standing thereon, lying and situated in C.S. Dag No.629, under Khatian No. 66 of Mouza-Behala, J.L. No. 2, at and being KMC Premises No.23, Parnasree Pally, Road No. II, corresponding to Mailing Address P-601, Parnasree Pally, Police Station-Behala now Parnasree, Kolkata-700 060, under Ward No. 131.

AND WHEREAS the said Smt. Sabita Mitra inducted Ashoke Kumar Dutta as Licensee by executing a Leave and License Agreement dated 01.08.2020 for a period of 11(eleven) months in respect of the Ground floor of the building at and being KMC Premises No.23, Parnasree Pally, Road No. II, corresponding to Mailing Address P-601, Parnasree Pally, Police Station-Behala now Parnasree, Kolkata-700 060, under Ward No. 131 of Kolkata Municipal Corporation at a monthly License Fee of Rs.8,000/- (Rupees Eight Thousand) only per month, whose License has been expired by efflux of time on 30.06.2021.

AND WHEREAS by virtue of a registered Deed of Gift dated 12.08.2021, the said Smt. Sabita Mitra gifted and assigned **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 15(fifteen) Chittacks 16 (sixteen) Square Feet, be the same or little more or less, whereupon a two storied building standing thereon measuring covered area of 2404 square feet (on the Ground floor measuring 1142 square feet, on the First floor measuring 1142 square feet and on the top floor measuring 120 square feet Thakur Ghar) being Society Plot No. 601, lying and situated in C.S. Dag No.629, under Khatian No. 66 of Mouza-Behala, J.L. No. 2, at and being KMC Premises No.23, Parnasree Pally, Road No. II, corresponding to Mailing Address P-601, Parnasree Pally, Police Station-Behala now Parnasree, Kolkata-700 060, within the territorial limits of the Kolkata Municipal Corporation, under Ward No. 131, in favour of her brother-in-law Sri Asit Kumar Mitra, the present Owner herein. The said Deed of Gift was registered at the Office of District Sub-Registrar-III at Alipore and entered in Book No.I, Volume No.1603-2021, Page Nos.198784 to 198809, Being No.160306626 for the year 2021.

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DIRECTOR

AND WHEREAS after getting the aforesaid property by virtue of gift, the said Sri Asit Kumar Mitra got his name mutated in the records of the Kolkata Municipal Corporation under Assessee No.41-131-14-0023-3 and enjoying the same without interruption from anybody else.

AND WHEREAS thus, the present Vendor is the owner in respect of **ALL THAT** piece and parcel of land measuring 3(three) Cottahs 15(fifteen) Chittacks 16 (sixteen) Square Feet, be the same or little more or less, whereupon two storied building standing thereon measuring covered area of 2404 square feet (on the Ground floor measuring 1142 square feet, on the First floor measuring 1142 square feet and on the top floor measuring 120 square feet Thakur Ghar) being Society Plot No. 601, lying and situated in C.S. Dag No.629, under Khatian No. 66 of Mouza-Behala, J.L. No. 2, at and being KMC Premises No.23, Parnasree Pally, Road No. II, corresponding to Mailing Address P-601, Parnasree Pally, Police Station-Behala now Parnasree, Kolkata-700 060, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No. 131, under Assessee No.41-131-14-0023-3, together with all right of easements, facilities and amenities annexed thereto, which has specifically been described in the **SCHEDULE-A** hereunder and hereinafter referred to as the "**Said Property**".

AND WHEREAS the present Vendor for diverse pecuniary reasons offered and declared to sell the said property mentioned in **SCHEDULE** hereunder to the intending buyer/buyers, "as in where is basis".

AND WHEREAS being aware of such intention of the Owner/Vendor, the Purchaser contacted the Owner/Vendor for purchasing the said property. The Purchaser after being satisfied with the title of the said property and on perusal of other relevant papers and documents, agreed to purchase the said property from the Owner/Vendor.

AND WHEREAS after settlement of all the terms, the Owner/Vendor agreed to sell the said property to the Purchaser as is where is basis and the price for the said property has been settled at a total sum of Rs.75,00,000/- (Rupees Seventy Five Lac only).

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DIRECTOR

AND WHEREAS during the course of negotiation, the Owner/Vendor disclosed and told the Purchaser that a Licensee namely Ashoke Kumar Dutta is occupying the Ground floor part of the said property (morefully and particularly described in **SCHEDULE-B** hereunder and hereinafter referred to as the "**said licensee**") and it has been agreed between the Owner/Vendor and the Purchaser that the Purchaser shall negotiate with the Licensee and incur all necessary expenses required for rehabilitating and/or vacating the Ground floor part at its own cost and expenses.

AND WHEREAS the Owner/Vendor do hereby assured, represented and covenant with the Purchaser as follows:-

- a. The Vendor as Owner hereto absolutely seized and possessed of and/or well and sufficiently entitled to the said property mentioned in the **SCHEDULE-A** hereunder.
- b. Save and except the Owner/Vendor, nobody else has any right, title, interest, claim and demand whatsoever or howsoever in respect of the said property.
- c. The said property is free from all, charges, liens, attachments, mortgage, power of attorney, trusts whatsoever or howsoever.
- d. The Owner/Vendor do not hold any excess vacant land within the meaning or the Urban Land (Ceiling and Regulation) Act, 1976.
- e. The Owner/Vendor has not entered into any agreement for sale and/or development or any other agreement whatsoever or howsoever in respect of the said property.
- f. The Owner/Vendor has not obtain loan from any office and/or concern or person or banks or Financial Institutions keeping lien and/or charge and/or mortgages the said property.
- g. There is one Licensee Sri Ashoke Kumar Dutta is occupying part of the Ground floor of the building.
- h. The Owner/Vendor has good, clear and marketable title in respect of the said property and said property is free from all encumbrances, liens, lispensense etc. subject to the tenant in the ground floor of the building.

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- i. There is no legal bar or impediment restraining the Owner/Vendor from selling, transferring and/or dealing with disposing off the said property or any portion thereof in any manner whatsoever to the best of his knowledge and belief.
- j. There is no case or suit pending before any competent court of law in respect of the said property or part of it.
- k. The said property is not subject to any notice or acquisition or requisition.

1. **NOW THIS INDENTURE WITNESSETH** :- That in pursuance of the negotiation and in consideration of the said sum of Rs.75,00,000/- (Rupees Seventy Five Lac only) paid by the Purchaser to the Owner/Vendor on or before the execution of this Deed, (the receipt whereof is being acknowledged by the Owner/Vendor as per memorandum of Consideration appended hereunder, the Owner/Vendor doth hereby grant, sale, convey, transfer, assign and assure unto the Purchaser and the Owner/Vendor have handover vacant possession of the said property) the said property morefully and particularly described in **SCHEDULE-"A"** hereunder written **TOGETHER WITH** all homestead, trees, water-course, lights, liberties, privileges and easements whatsoever to the said property hereditaments or anywise apartment or normally held or enjoyed there with or reported to belong or to be apportionment thereto **OR HOWSOEVER OTHERWISE** the said land hereditaments and premises now are or is at any time herein before were or was situated butted and bounded called known numbered described or distinguished **TOGETHER WITH ALL AND SINGULAR** all erections walls structures fixtures courtyards areas compounds and ground and soil thereof sewers drains ways paths passages water, water courses lights benefits or other rights liberties easements privileges profits advantages and appurtenances whatsoever thereto belonging or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held used occupied or enjoyed therewith or reputed to belong or deemed taken or known as part and parcel or number thereof or appurtenant thereto with their and every of their appurtenances **AND THE REVERSION AND REVERSIONS**

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Nikhil Tareau

DIRECTOR

REMAINDER AND REMAINDERS AND THE RENTS ISSUES AND PROFITS of and from the said land hereditaments and premises hereby granted sold transferred conveyed assigned and assured or intended so to be **AND ALSO** to the production of **ANY OTHERS ORIGINAL DEEDS PATTAHS MUNIMENTS WRITINGS AND EVIDENCES OF TITLE** whatsoever relating to or concerning the same or any part thereof, save and except already handed over to the purchaser under a separate receipt, which now are or is or at any time heretofore were or was or hereafter shall or may be in the custody or possession or power of the Owner/Vendor or of any person or persons from whom the Owner/Vendor can or procure the same without any action or suit at law and in equity to the Purchaser **TO HAVE AND TO HOLD** the said land hereditaments and premises hereby granted sold transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other impediments whatsoever to alter defeat encumber or make void the same.

2. **THE OWNER/VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:

- i. By virtue of purchase, the present Owner/Vendor become the absolute owner of the said property and the Owner/Vendor has the sole right, full power and absolute authority to grant, sell, convey, transfer, and assure the said property unto the Purchaser.
- ii. Notwithstanding any acts deeds matters assurance or thing whatsoever by the Owner/Vendor made done executed occasioned or suffered to the contrary, the Owner/Vendor is now lawfully and rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property.
- iii. The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and premises hereby granted sold transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid and receive

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Nikil Talwar
DIRECTOR

- the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitable claiming or to claim from through under or in trust for the Owner/Vendor.
- iv. The said property hereby sold, conveyed and transferred unto the Purchaser is free and discharged from and against all and all manner of former or other estates rights title leases mortgages charges trusts wakfs, debutters attachments lispensens claims and demands whatsoever created or made by the Owner/Vendor or his Predecessor-in-title or any person or persons claiming through under or in trust for the Owner/Vendor or any of her Predecessor-in-title.
- v. The Owner/Vendor and all persons having or lawfully claiming any estate right, title, interest whatsoever in the said land hereditaments and premises hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Owner/Vendor and the Owner/Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all deeds matters assurances and things whatsoever for further better or more perfectly and effectually granting transferring conveying assigning and assuring the said land hereditaments and premises hereby granted sold transferred conveyed assigned assured and confirmed and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- vi. Simultaneously with the execution of this Deed the Owner/Vendor has handed over possession of the said property in favour of the Purchaser and the Purchaser has acknowledged the receipt of the same.
- vii. The Owner/Vendor shall help and assist in mutating the name of the Purchaser in records of the Kolkata Municipal Corporation and other authorities.
- viii. The Licensee Sri Ashoke Kumar Dutta is occupying the ground floor part of the building of the said premises.

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Nirhil Talwar
DIRECTOR

3. THE PURCHASER DO HEREBY COVENANT WITH THE OWNER/VENDOR as follows :-

- i) The Purchaser has inspected the said property and has conducted due diligence and only after being fully satisfied about the title, measurements and all features and without reserving any claim in this regard in future, the Purchaser is completing the purchase hereunder.
- ii) The Purchaser shall regularly pay and discharge, all taxes, impositions and all other outgoings in connection with the said property.
- iii) The Purchaser shall incur all necessary expenses towards vacating and/or rehabilitating the said Licensee described in SCHEDULE-B hereunder and the Purchaser shall have every liberty to initiate legal proceedings against the Licensee including eviction and collection of rent from the Licensee.
- iv) The Purchaser has received peaceful vacant possession of the said property in complete satisfaction subject to the occupancy of the Licensee Sri Ashoke Kumar Dutta, whose License has been expired by efflux of time on or after 30.06.2021.
- v) The Purchaser shall initiate legal proceedings before the competent Court of Law against Sri Ashoke Kumar Dutta.
- vi) The Purchaser has deduct 1% (TDS) as per provision of Section 194IA of the Income Tax Act, 1961 upon of the total consideration amount of Rs.75,00,000/- (Rupees Seventy Five Lac) only. Out of total consideration of Rs.75,00,000/- (Rupees Seventy Five Lac) only, the Purchaser has paid for and on behalf of the Owner/Vendor 1% TDS i.e., Rs.75,000/- in the name of Owner/Vendor and shown it in the Deed of Conveyance.

THE SCHEDULES ABOVE REFERRED TO
SCHEDULE-A

(Description of the said property)

ALL THAT piece and parcel of land measuring 3(three) Cottahs 15(fifteen) Chittacks 16 (sixteen) Square Feet, be the same or little more or less, whereupon a two storied building standing thereon(having

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Nikhil Talwar
DIRECTOR

42 years old cemented flooring) measuring covered area of 2404 square feet (on the Ground floor measuring 1142 square feet, on the First floor measuring 1142 square feet and on the top floor measuring 120 square feet Thakur Ghar) being Society Plot No. 601, lying and situated in C.S. Dag No.629, under Khatian No. 66 of Mouza-Behala, J.L. No. 2 at and being KMC Premises No.23, Parnasree Pally Road. No. II, corresponding to Mailing Address P-601, Parnasree Pally, Police Station-Behala now Parnasree, Kolkata-700 060, within the territorial limits of Kolkata Municipal Corporation, in its Ward No. 131, under Assessee No.41-131-14-0023-3, District Sub Registration Office at Alipore, Additional District Sub Registration Office at Behala, District-South 24-Parganas, together with all right of easements, facilities and amenities annexed thereto, which is butted and bounded by :-

ON THE NORTH : By Samity Plot No.598;

ON THE SOUTH : By Samity Plot No.602;

ON THE EAST : By Samity Plot No.600;

ON THE WEST : By 25 Feet wide K.M.C. Road;

The said property is delineated with "RED" border in the plan annexed to this Deed and the said Map/Plan should be treated as part of this deed.

SCHEDULE-B

(Description of the said Licensee)

Ashoke Kumar Dutta is a Licensee occupying **ALL THAT** one self contained flat on the Ground floor of the building at and being KMC Premises No.23, Parnasree Pally Road. No. II, corresponding to Mailing Address P-601, Parnasree Pally, Police Station-Behala now Parnasree, Kolkata-700 060, within the territorial limits of Kolkata Municipal Corporation, in its Ward No. 131.

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nirbhul Talwar
DIRECTOR

IN WITNESS WHEREOF the **PARTIES** have put their respective signatures on this the day, month and year first above written.

SIGNED SEALED & DELIVERED by the **PARTIES** at Kolkata in the Presence of :-

WITNESSES :-

1. DILIP TALLANI
428 Panna Sree Pally
Kolkata 700060

Amit Kumar Nida
Signature of the **OWNER/VENDOR**

2. Prabir Kumar Kar
Sealdah Court Complex
Room no - 102, 1st floor
Kolkata - 700014

Nikhil Tallani
Signature of the **PURCHASER**

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Tallani
DIRECTOR

MEMORANDUM OF CONSIDERATION

RECEIVED a sum of Rs.75,00,000/- (Rupees Seventy Five Lac) only as full and final consideration from the above named **PURCHASER** in respect of the said property mentioned in **SCHEDULE-A** hereinabove as per memo below:-

Particulars of the Consideration	Amount (Rs.)
By Demand Draft No.002572 dated 13.12.2022 drawn on HDFC Bank, Tollygunge Circular Road Branch.	74,25,000/-
TDS 1%	75,000/-
TOTAL	75,00,000/-

(Rupees Seventy Five Lac) only

WITNESSES :-

1. *Deleip TALLANI*

Asit Kumar Mitra.
Signature of the **OWNER/VENDOR**

2. *Prabir Kumar Kar*

Drafted by and Prepared
in the Office of :-

Subhankar Sarkar

Subhankar Sarkar

Advocate

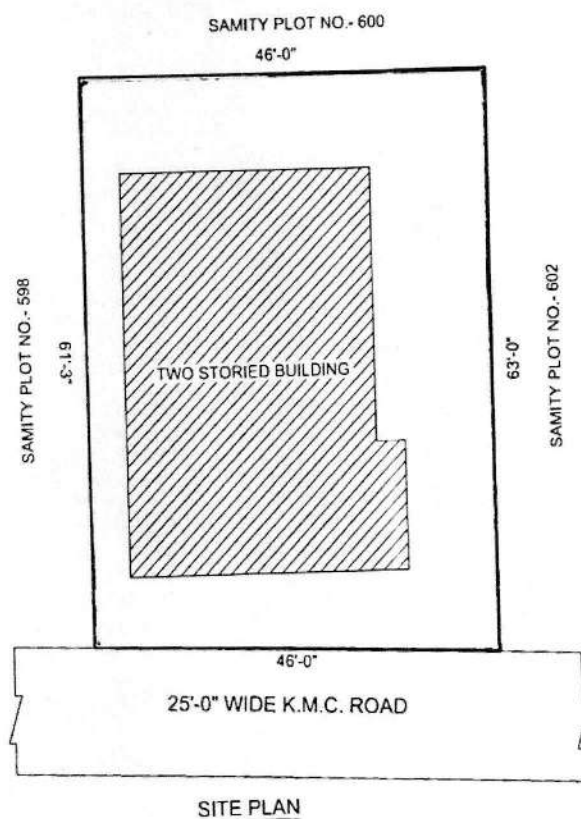
Enrolment No.WB/205/1997

Alipore Judges' Court, Kolkata : 700027.

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Talwar
DIRECTOR

SITE PLAN IN RESPECT OF ALL THAT PEASE AND PARCEL OF LAND MEASURING 3 (THREE) COTTAHA 15 (FIFTEEN) CHITTACKS 16 (SIXTEEN) SQUARE FEET, BE THE OR LITTLE MORE OR LESS, WHEREUPON A TWO STORIED BUILDING STANDING THEREON MEASURING COVERED AREA O 2404 SQUARE FEET (ON THE GROUND FLOOR MEASURING 1142 SQUARE FEET, ON THE FIRST FLOOR MEASURING 1142 SQUARE FEET AND ON THE TOP FLOOR MEASURING 120 SQUARE FEET THAKUR GHAR) (SHOWN IN RED BORDER). BEING SOCIETY PLOT NO. 601, LYING AND SITUATED IN C.S DAG NO.- 629, UNDER KHATIAN NO.- 66 OF MOUZA - BEHALA, J.L NO.- 2, AT AND BEING K.M.C. PREMISES NO.:- 23, PARNASREE PALLY ROAD NO. - II, CORRESPONDING TO MAILING ADDRESS P-601, PARNASREE PALLY, POLICE STATION - BEHALA, NOW PARNASREE, KOLKATA 700 060, WITHIN THE TERRITORIAL LIMITS OF KOLKATA MUNICIPAL CORPORATION, IN ITS WARD NO.:- 131.



Nikhil Talwar

Asit Kumar Mishra

M. Mondal

DRAWN BY

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Talwar
DIRECTOR



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- MR. ASIT KUMAR MITRA

Signature : *Asit Kumar Mitra*



Photo

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI NIKHIL TAHLANI

Signature : *Nikhil Tahlani*

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Tahlani
DIRECTOR



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



131220222021403409

GRIPS Payment Detail

GRIPS Payment ID:	131220222021403409	Payment Init. Date:	13/12/2022 21:03:24
Total Amount:	412410	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3358334465719	BRN Date:	13/12/2022 21:03:57
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Nikhil Tahlani
Mobile: 7278744497

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230214034108	Directorate of Registration & Stamp Revenue	412410
Total			412410

IN WORDS: FOUR LAKH TWLEVE THOUSAND FOUR HUNDRED TEN ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Tahlani
DIRECTOR



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



192022230214034108

GRN Details

GRN: 192022230214034108 Payment Mode: SBI Epay
GRN Date: 13/12/2022 21:03:24 Bank/Gateway: SBlePay Payment Gateway
BRN: 3358334465719 BRN Date: 13/12/2022 21:03:57
Gateway Ref ID: 223474751449 Method: HDFC Retail Bank NB
GRIPS Payment ID: 131220222021403409 Payment Init. Date: 13/12/2022 21:03:24
Payment Status: Successful Payment Ref. No: 2003507256/4/2022
[Query No * Query Year]

Depositor Details

Depositor's Name: Mr Nikhil Tahlani
Address: 428 pamasree pally KOLKATA 700060
Mobile: 7278744497
EMail: tahlani.nikhil@gmail.com
Period From (dd/mm/yyyy): 13/12/2022
Period To (dd/mm/yyyy): 13/12/2022
Payment Ref ID: 2003507256/4/2022
Dept Ref ID/DRN: 2003507256/4/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003507256/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	329921
2	2003507256/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	82489
			Total	412410

IN WORDS: FOUR LAKH TWLEVE THOUSAND FOUR HUNDRED TEN ONLY.

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Tahlani
DIRECTOR

GRIPS Payment ID- 131220222021403409 :: eChallan generated at: 13/12/2022 21:05:48

Major Information of the Deed

Deed No :	I-1602-16500/2022	Date of Registration	14/12/2022
Query No / Year	1602-2003507256/2022	Office where deed is registered	
Query Date	12/12/2022 10:12:02 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Pin - 700027, Mobile No. : 8276936406, 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. 75,00,000/-	Rs. 82,47,521/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,29,971/- (Article:23)	Rs. 82,521/- (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:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Parnashree Pally Road (I,II,III,IV), , Premises No: 23, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 15 Chatak 16 Sq Ft	65,00,000/-	71,09,681/-	Width of Approach Road: 25 Ft.,
Grand Total :				6.5335Dec	65,00,000 /-	71,09,681 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2404 Sq Ft.	10,00,000/-	11,37,840/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 1142 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 42 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1142 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 42 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 42 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2404 sq ft	10,00,000 /-	11,37,840 /-	

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nirliw Talwar
DIRECTOR

16/12/2022 Query No:-16022003507256 / 2022 Deed No :I - 160216500 / 2022, Document is digitally signed.



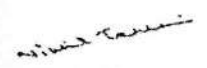
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASIT KUMAR MITRA Son of Late Probodh Kumar Mitra Executed by: Self, Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office			 14/12/2022
P-601, Parnasree Pally, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: bkxxxxxx7j, Aadhaar No: 22xxxxxxx1781, Status :Individual, Executed by: Sell Date of Execution: 14/12/2022 , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	FIRSTBLISS ENTERPRISES PRIVATE LIMITED 428, Parnasree Pally, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: aaxxxxxx5j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NIKHIL TAHLANI (Presentant) Son of Mr Dilip Tahlani Date of Execution - 14/12/2022, , Admitted by: Self, Date of Admission: 14/12/2022, Place of Admission of Execution: Office			 14/12/2022
428, Parnasree Pally, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: baxxxxxx3b, Aadhaar No: 52xxxxxxx1143 Status : Representative, Representative of : FIRSTBLISS ENTERPRISES PRIVATE LIMITED (as Director)				

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Tahlani
DIRECTOR

16/12/2022 Query No:-16022003507256 / 2022 Deed No :1 - 160216500 / 2022, Document is digitally signed.

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	14/12/2022	14/12/2022	14/12/2022

Identifier Of Mr ASIT KUMAR MITRA, Mr NIKHIL TAHLANI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ASIT KUMAR MITRA	FIRSTBLISS ENTERPRISES PRIVATE LIMITED-6.53354 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ASIT KUMAR MITRA	FIRSTBLISS ENTERPRISES PRIVATE LIMITED-2404.00000000 Sq Ft

FIRSTBLISS

... LIMITED

... DIRECTOR

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Tahlani

DIRECTOR

FIRST

... LIMITED

DIRECTOR

16/12/2022 Query No:-16022003507256 / 2022 Deed No :I - 160216500 / 2022, Document is digitally signed.

On 14-12-2022

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

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

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

Presented for registration at 14:15 hrs on 14-12-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by I NIKHIL TAHLANI ..

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 82,47,521/-

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

Execution is admitted on 14/12/2022 by Mr ASIT KUMAR MITRA, Son of Late Probodh Kumar Mitra, P-601, Parnasree Pally, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu Profession Retired Person

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-12-2022 by Mr NIKHIL TAHLANI, Director, FIRSTBLISS ENTERPRISES PRIVATE LIMITED (Private Limited Company), 428, Parnasree Pally, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24 Parganas, West Bengal, India, PIN:- 700060

Identified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 82,521.00/- (A(1) = Rs 82,475.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 82,489/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 13/12/2022 9:03PM with Govt. Ref. No: 192022230214034108 on 13-12-2022, Amount Rs: 82,489/-, Bank: SBI EPay (SBIEPay), Ref. No. 3358334465719 on 13-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,29,921/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 3,29,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 690990, Amount: Rs.50.00/-, Date of Purchase: 12/12/2022, Vendor name: S K Halder

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 13/12/2022 9:03PM with Govt. Ref. No: 192022230214034108 on 13-12-2022, Amount Rs: 3,29,921/-, Bank: SBI EPay (SBIEPay), Ref. No. 3358334465719 on 13-12-2022, Head of Account 0030-02-103-003-02

Suman Basu

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

FIRSTBLISS ENTERPRISES PRIVATE LIMITED

Nikhil Tahlani
DIRECTOR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 603017 to 603042
being No 160216500 for the year 2022.



FIRSTBLISS ENTERPRISES PRIVATE LIMITED

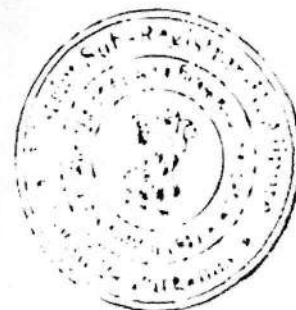
Nikhil Talwar

DIRECTOR

Suman

Digitally signed by SUMAN BASU
Date: 2022.12.16 14:14:32 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/12/16 02:14:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

16/12/2022 Query No.-16022003507256 / 2022 Deed No :I - 160216500 / 2022, Document is digitally signed.

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