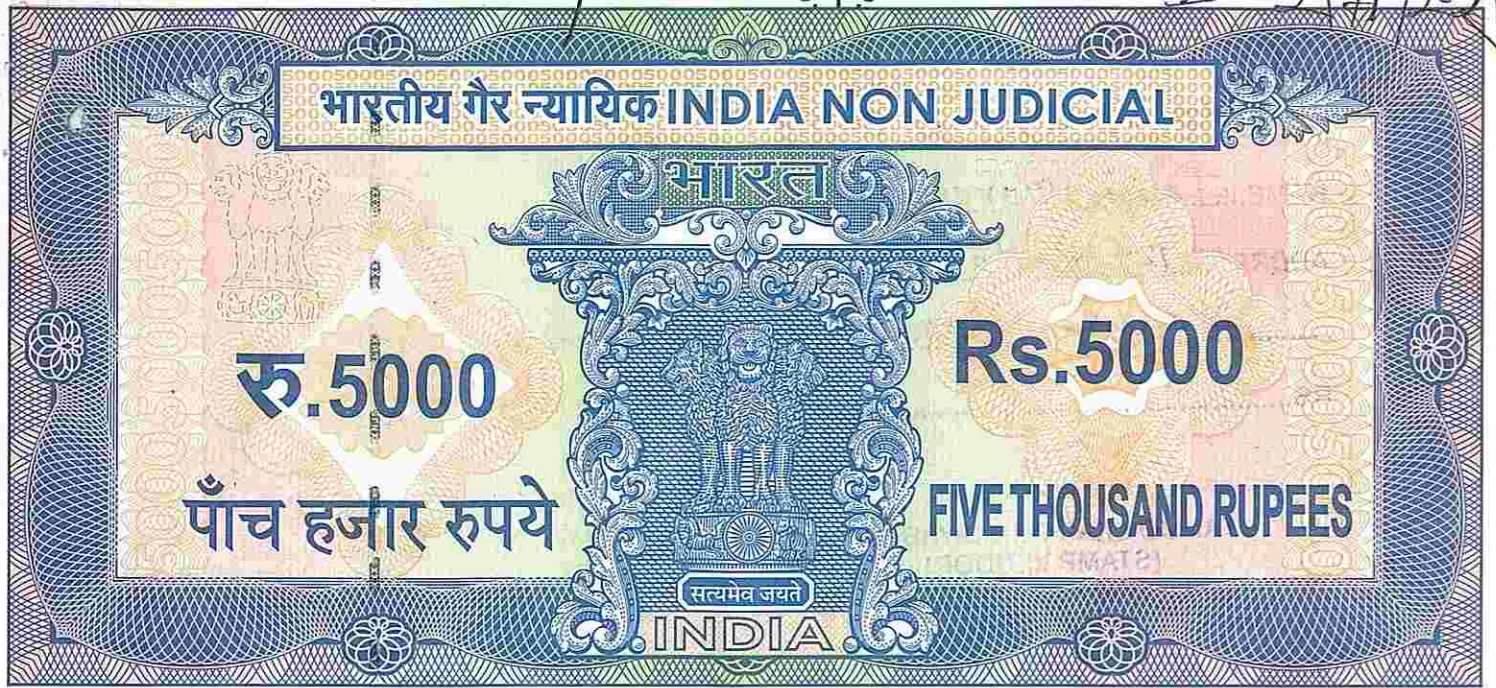


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Asst. Dist Sub-Registrar
Raipore, South 24 Parganas

30 OCT 2021

DEED OF CONVEYANCE

THIS INDENTURE made on this the 30th day of October **TWO THOUSAND AND TWENTY ONE BETWEEN DIBYADYUTI SEN**, son of Late Nirmal Chandra Sen, by faith Hindu, by nationality - Indian, by occupation - Retired, having PAN AJDPS3632C, AADHAAR No. 8355 3365 7303, residing at 97A, Harish Mukherjee Road, Post Office - Kalighat, Police Station - Bhawanipore, Kolkata - 700 026, hereinafter referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and

30.10.2021
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SL. NO. 48042 DL 29-10-2021

NAME. Classic Developers

ADDRESS 129, Radha Bazaar Street

Kolkata-700001, P.S. Home Street

RS.....



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

H 001873



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Subhaschandra Chakrabarti
Advocate
S/O. Late P.C. Chakrabarti
Alipore Police Court
P.S. & P.S. Alipore
Kolkata-700027

include his legal heirs representatives, successors, administrators, executors and assigns) of the ONE PART;

AND

1. **CLASSIC DEVELOPERS, PAN AAQFC7792P**, a partnership firm having its office at 129, Radha Bazaar Street, Ground Floor, room No.1, Post Office - Kalutola, Police Station - Hare Street, Kolkata - 700001, constituted by its partners (a) **BRIJESH SURESH SHAH**, having his PAN AMHPS8542C, AADHAAR No.7203 0553 7958, son of Late Suresh Vrajlal Shah, by faith - Hindu, by occupation - Business, residing at The Elgin Housing Co-operative Society, 7B, Elgin Road, 9th Floor, Post Office - L.L.R. Sarani, Police Station- Bhawanipore, Kolkata - 700020, (b) **SHREE GIRIRAJI AGENCIES PRIVATE LIMITED**, a Registered Company within the meaning of the Companies Act, having its PAN AATCS1904M, having its registered office at Second Floor, 129, Radha Bazaar Street, Kolkata - 700 001, (c) **YOGESH VINOD KUMAR BADIYANI**, having his PAN AAQPB8605A, Aadhaar Number 8377 8138 6060, son of Mr. Vinod Kumar Badiyani, residing at of Flat 1-B, First Floor, "Debaloy", 13C, Rammoy Road, Post Office - L.L.R. Sarani, Police Station- Bhawanipore, ,Kolkata - 700 025, and (d) **PARAG SURESH SHAH**, son of Late Suresh V. Shah, having his PAN ALXPS7722F, Aadhaar Number: 5323 7621 3761, residing at of Flat No.3B, Third Floor, "Anand", 57A, Paddapukur Road, Post Office - L.L.R. Sarani, Police Station- Bhawanipore, Kolkata - 700 025, represented by two of its Partners being its authorised signatories namely **BRIJESH SURESH SHAH**, having his PAN AMHPS8542C, AADHAAR No.7203 0553 7958, son of Late Suresh Vrajlal Shah, by faith - Hindu, by occupation - Business, residing at The Elgin Housing Co-operative Society, 7B, Elgin Road, 9th Floor, Post Office - L.L.R. Sarani, Police Station- Bhawanipore, Kolkata - 700020, and **YOGESH VINOD KUMAR BADIYANI**, having his PAN AAQPB8605A, Aadhaar Number: 8377 8138 6060, son of Mr. Vinod Kumar Badiyani, residing at of Flat 1-B, First Floor, "Debaloy", 13C, Rammoy Road, Post Office - L.L.R. Sarani, Police Station- Bhawanipore, ,Kolkata - 700 025, and

2. **RUPAYAN PROJECTS PRIVATE LIMITED**, PAN: AAECR0073R, a Company incorporated under the Companies Act, 1956, having its registered office at 2/3B, Chandra Nath Chatterjee Street, Post Office & Police Station- Bhawanipore, Kolkata - 700025, represented by its one of the Directors **SRI SABYASACHI DEY**, having his PAN: AGLPD1876C, AADHAAR No.7939 6101 5773, son of Late Bikash Kumar De, by faith - Hindu, by occupation - Service, residing at 15/A, Chunapukur Lane, Post Office- Sakharitola, Police Station- Munchipara, Kolkata - 700012, vide resolution of Board of Director's dated 16-08-2021, hereinafter called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the context be deemed to



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mean and include as the case may be the Partners for the time being, successors, Directors, successors-in-office, administrators, authorized representatives and assigns) of the **OTHER PART**.

WHEREAS:

1. On Sri Gopal Chandra Basu was seized and possessed of revenue redeemed land messuage hereditaments and premises having an area of 1 (one) Bigha 11 (eleven) Cottahs 11 (eleven) Chittaks more or less together with structures standing thereon in Mouza – Kalighat, Touzi No. 2833 formerly 1298 of Government Khas Mahal relating to Dihi Panchannagram Division – 6, Sub-Division 'E', being Holding No. 243 formerly 28, comprising Calcutta Corporation Premises Nos. 95/1, 97, 99 and 101, Harish Mukherjee Road and Premises Nos. 24 and 26, Rupchand Mukherjee Lane, Police Station – Bhawanipore, District – 24-Parganas hereinafter referred to as "**entire land**" by way of purchase and other properties as sole and absolute owner thereof.

2. The said Gopal Chandra Basu died intestate on 06-01-1918p leaving behind his widow Hemangini Dassi and two sons namely Sri Bijoy Ratan Basu and Sri Panna Lal Basu and according to Hindu Law of Succession at the relevant time said Sri Bijoy Ratan Basu and Sri Panna Lal Basu inherited all the properties including the said entire land measuring 1 (one) Bigha 11 (eleven) Cottahs 11 (eleven) Chittaks more or less together with structures standing thereon being Holding No. 243 left by said Gopal Chandra Basu since deceased absolutely in equal share subject to right of residence and maintenance of said Hemangini Dassi for her natural life.

3. The said properties including the said revenue redeemed entire land having an area of 1 (one) Bigha 11 (eleven) Cottahs 11 (eleven) Chittaks more or less together with structures standing thereon being Holding No. 243 left by said Gopal Chandra Basu and held by said Sri Bijoy Ratan Basu and Sri Panna Lal Basu jointly in ejmali each having undivided $\frac{1}{2}$ (one half) share therein subject to the right of residence and maintenance of their mother said Hemangini Dassi for her natural life, were partitioned by metes and bounds by a Final Decree for partition passed on 26-09-1929 by the Ld. 3rd Court of Subordinate Judge at Alipore, District 24-Parganas at the relevant time in Partition Suit No. 216 of 1929 on the basis of an award passed by the Arbitrator or salis namely Sri Sarat Chandra Ghatak, an Advocate of Alipore Judges' Court at the relevant time, appointed by said Sri Bijoy Ratan Basu and Sri Panna Lal Basu by a salisnama deed executed and registered by them on 22-08-1929 for



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the purpose of partition of the said joint properties among them providing separate independent property for their mother said Hemangini Dassi exclusively as her stridhan property and for settlement of other disputes.

4. In terms of the said Final Decree for partition dated 26-09-1929 passed on the basis of said award passed by the said Arbitrator, the said Sri Bijoy Ratan Basu was allotted exclusively and absolutely to the exclusion of others inter alia well demarcated land having an area of 15 (eleven) Cottahs 13 (eleven) Chittaks 38 (thirty eight) sq. ft. more or less together with structures standing thereon being the southern part or portion and said Sri Panna Lal Basu was allotted exclusively and absolutely to the exclusion of others inter alia well demarcated land having an area of 15 (eleven) Cottahs 13 (eleven) Chittaks 38 (thirty eight) sq. ft. more or less together with structures standing thereon being the northern part or portion, of the said revenue redeemed entire land having an area of 1 (one) Bigha 11 (eleven) Cottahs 11 (eleven) Chittaks more or less together with structures standing thereon in Mouza - Kalighat, Touzi No. 2833 formerly 1298 of Government Khas Mahal relating to Dihi Panchannagram Division - 6, Sub-Division 'E', being Holding No. 243 formerly 28, comprising Calcutta Corporation Premises Nos. 95/1, 97, 99 and 101, Harish Mukherjee Road and Premises Nos. 24 and 26, Rupchand Mukherjee Lane, Police Station - Bhawanipore, District - 24-Parganās and each of them was seized and possessed of their respective allotment as absolute owner thereof.

5. The said Sri Bijoy Ratan Basu and Sri Panna Lal Basu thereafter for convenient use and enjoyment of their respective allotments in the said land together with structures thereon at said Holding No. 243 formerly 28, comprising Calcutta Corporation Premises Nos. 95/1, 97, 99 and 101, Harish Mukherjee Road and Premises Nos. 24 and 26, Rupchand Mukherjee Lane, decided and agreed among themselves that said Sri Bijoy Ratan Basu shall sell transfer and convey out of his said allotted portion measuring 15 Cottahs 13 Chittacks 38 Sft. from its northern side a piece or parcel of well demarcated land measuring 10 Chittack 33 Sft. in favour of his younger brother said Sri Panna Lal Basu and that said Sri Panna Lal Basu shall sell transfer and convey out of his said allotted portion measuring 15 Cottahs 13 Chittack 38 Sft. from its southern side a piece or parcel of well demarcated land measuring 8 Chittack 20 Sft. in favour of his elder brother said Sri Bijoy Ratan Basu and they mutually delivered physical possession of their said respective portions out of their respective allotments to each other as agreed subject to sale, transfer, execution and registration of the deeds of sale in respect thereof in future.



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6. Pursuant to such mutual settlement followed by mutual delivery of physical possession of their said respective portions out of their respective allotments to each other as aforesaid and subject to said mutual sale and transfer being made among themselves in future as aforesaid said Sri Bijoy Ratan Basu while seized and possessed of well demarcated land measuring 15 Cottahs 11 Chittacks 25 Sft. more or less together with structures thereon and said Sri Panna Lal Basu while seized and possessed of well demarcated land measuring 16 Cottahs 00 Chittack 06 Sft. together with structures thereon absolutely, considering as if the said mutual sale and transfer among themselves had already been made, duly got mutated and separated the same in their respective names according to their respective physical possession as aforesaid in the records of the Calcutta Corporation at the relevant time.
7. On mutation and separation as aforesaid out of the said entire land having an area of 1 (one) Bigha 11 (eleven) Cottahs 11 (eleven) Chittaks more or less together with structures standing thereon being the said Holding No. 243 formerly 28, comprising Calcutta Corporation Premises Nos. 95/1, 97, 99 and 101, Harish Mukherjee Road and Premises Nos. 24 and 26, Rupchand Mukherjee Lane, Police Station - Bhawanipore, District - 24-Parganas, said well demarcated land measuring 15 Cottahs 11 Chittacks 25 Sft. more or less together with structures thereon, being the well demarcated southern part or portion thereof, in exclusive possession of said Sri Bijoy Ratan Basu stood recorded in his name as owner thereof and came to be separately known and numbered as Premises No. 97/B, Harish Mukherjee Road and said well demarcated land measuring 16 Cottahs 00 Chittack 06 Sft. more or less together with structures thereon, being the well demarcated northern part or portion thereof, in exclusive possession of said Sri Panna Lal Basu stood recorded in his name as owner thereof and came to be separately known and numbered as Premises No. 97/A, Harish Mukherjee Road.
8. In pursuance of the said mutual settlement as aforesaid said Sri Bijoy Ratan Basu by executing a Bengali Deed of Sale on 12th August, 1940, duly registered in Book No. I, Volume No. 44, Pages 233 to 236, being No. 2815 for the year 1940 in the office of the District Sub-Registrar, 24-Parganas, Alipore, at the relevant time, sold transferred and conveyed the said well demarcated piece or parcel of land measuring 10 Chittack 33 Sft., as shown and delineated in the map or plan annexed therewith as part thereof thereon verged with colour "Yellow", bordered with letters A,D,F,C and marked "X", out of his allotted portion as par said Final Decree for partition dated 26-09-1929 passed on the basis of said award passed by the said Arbitrator, and then according to



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Calcutta Corporation record being part or portion of said Premises No. 97/A, Harish Mukherjee Road, in favour of his younger brother said Sri Panna Lal Basu and simultaneously the said Sri Panna Lal Basu also by executing a Bengali Deed of Sale on 12th August, 1940, duly registered sold transferred and conveyed the said well demarcated piece or parcel of land measuring 8 Chittack 20 Sft., as shown and delineated in the map or plan annexed therewith as also in the map or plan annexed with the said Bengali Deed of Sale no. 2815 for the year 1940 executed in favour said Sri Panna Lal Basu as part thereof thereon verged with colour "Red", bordered with letters K,G,F,H and marked "Y", out of his allotted portion as par said Final Decree for partition dated 26-09-1929, and then according to Calcutta Corporation record being part or portion of said Premises No. 97/B, Harish Mukherjee Road, in favour of his elder brother said Sri Bijoy Ratan Basu.

9. The said Sri Panna Lal Basu, thereafter while seized and possessed of as sole and absolute owner, by executing a Bengali Deed of Sale bearing date B.S. 30th Shrawan 1347, corresponding to 15th August, 1940, duly registered in Book No. I, Volume No. 27, Pages 31 to 41, being No. 1359 for the year 1940, in the office of the District Sub-Registrar at Alipore, 24-Parganas, at the relevant time, sold transferred and conveyed the said well demarcated piece or parcel of revenue redeemed land messuage hereditaments and premises having an area measuring 16 Cottahs, 00 Chittack 06 Sft. more or less together with structures standing thereon situate lying at and being the said Premises No. 97/A, Harish Mukherjee Road, in Mouza - Kalighat, Touzi No. 2833 formerly 1298 of Government Khas Mahal relating to Dihi Panchannagram Division - 6, Sub-Division 'E', being part or portion of land comprising Holding No. 243, within Police Station - Bhawanipore, District - 24-Parganas, as shown and delineated in the map or plan annexed therewith as part thereof thereon verged with colour "Red", bordered and marked with letters C,F,H,R,S,J,Q, hereinafter referred to as "said land", absolutely and forever unto and in favour of one Sri Pratap Chandra Sen at for a valuable consideration mentioned therein which was paid out of the fund provided by said Sri Pratap Chandra Sen himself, his wife Smt. Charubala Sen and his brother Rajendra Chandra Sen for the benefit of himself and his said wife and his said brother as their benamdar or mere name lender subject to a mortgage in respect of the said land created by a Bengali Deed Of Mortgage executed on 24-07-1940 by said Sri Panna Lal Basu as Mortgagor in favour of one Rajlakshmi Dassi wife of Annada Prasad Mitra since deceased being the Mortgagee and duly registered in Book No. I, Volume No. 72, Pages 129 to 133, Being No.2551 for the year 1940, in the office of District Sub-Registrar at Alipore, 24-Parganas at the relevant time in



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consideration of a sum mentioned therein lent and/or advanced by said Rajlakshmi Dassi to said Sri Panna Lal Basu on terms and conditions inter alia with proviso for redemption thereunder contained.

10. The Sri Pratap Chandra Sen after purchasing the said land situate lying at and being the said Premises No. 97/A, Harish Mukherjee Road, becoming liable to redeem or clear the said mortgage dues as aforesaid, in consideration of having paid off, satisfied and discharged the entirety of the said mortgage debt inclusive of all interest thereon falling due and also all costs due owing and payable, to said Rajlaksmi Dassi being the Mortgagee on that account, said Rajlaksmi Dassi by executing a Bengali Deed of Release on 03-10-1940 which was registered in Book No. I, Volume No..93, Pages 51 to 53, Being No. 3603 for the year 1940, in the office of District Sub-Registrar, 24-Parganas at Alipore, at the relevant time release the said Sri Pratap Chandra Sen being the legal representative of said Sri Panna Lal Basu from all liability and obligation under the said deed of mortgage hereinbefore recited and also the said mortgaged property being the said land situate lying at and being the said Premises No. 97/A, Harish Mukherjee Road.

11. The said Pratap Chandra Sen and his wife said Smt. Charubala Sen jointly having paid 3/4th share and his brother said Rajendra Chandra Sen having paid 1/4th share of the consideration money in purchasing the said land situate lying at and being the said Premises No. 97/A, Harish Mukherjee Road got the same physically divided among themselves in the said ratio subject to execution and registration of a Deed of Partition.

12. In view of said mutual arrangement said Rajendra Chandra Sen got a well demarcated piece or parcel of revenue redeemed land messuage hereditaments and premises having an area measuring 3 Cottahs 15 Chittack 35 Sft. more or less being the north western part or portion of the said entire land measuring 16 Cottahs 6 Sq. ft. more or less which then came to be known and numbered as Premises nos. 95/1A and 97A, Harish Mukherjee Road and said Pratap Chandra Sen having got the remaining part or portion of the said entire land while seized and possessed of the same sold transferred and conveyed three plots of land in aggregate measuring 6 Cottahs more or less to three different persons retaining with him a well demarcated piece or parcel of revenue redeemed land messuage hereditaments and premises having an area measuring 5 Cottahs 12 Chittacks more or less being the demarcated south western part or portion of the said entire land for the benefit of his wife said Smt. Charubala Sen.



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13. Pursuant to said arrangement and on the basis thereof said Pratap Chandra Sen and his brother said Rajendra Chandra Sen effected an amicable partition by executing a Bengali Deed of Partition on 16-02-1942 which was duly registered in Book No. I, Volume No. 13, Pages 7 to 13, Being No. 257 for the year 1942, in the office of the **District Sub-Registrar, 24-Parganas at Alipore**, at the relevant time whereby the said land measuring 5 Cottahs 12 Chittacks more or less being the south western part or portion of the said entire land as fully and particularly described in Schedule 'KHA' thereof and as shown and delineated in the partition plan annexed therewith as part thereof thereon verged with colour 'Red' and separately known and numbered as Premises no. 97A, Harish Mukherjee Road was exclusively allotted to said Pratap Chandra Sen.

14. In the meantime while in peaceful possession and enjoyment of the said land said Sri Pratap Chandra Sen out of the fund of her wife Smt. Charubala Sen and for her benefit had constructed a two storied brick built dwelling house upon the said piece or parcel of well demarcated land measuring 5 Cottahs 12 Chittaks more or less situate lying at and being Premises No. 97A, Harish Mukherjee Road, Police Station - Bhawanipore, District 24-Parganas, and started residing therein with the said Smt. Charubala Sen and other family members peace fully and uninterruptedly.

15. Subsequently by a Bengali Deed of Relinquishment or (Disclaimer) bearing date B.S. 18th Poush, 1356, corresponding to 2nd January, 1950 made between the said Sri Pratap Chandra Sen of the One Part and his Charubala Sen, of the Other Part and registered in Book No. I, Volume No. 11, Pages 57 to 58, being No. 115 for the year 1950, in the office of Sadar Joint Sub-Registrar, Alipore 24- Parganas, the said Pratap Chandra Sen surrendered, released, relinquished, discharged and exonerated ALL THAT the said piece or parcel of well demarcated land measuring 5 Cottahs 12 Chittaks more or less together with the said two storied brick built dwelling house constructed thereon situate lying at Premises No. 97A, Harish Mukherjee Road, Police Station - Bhawanipore, District - 24- Parganas in favour of his wife said Smt. Charubala Sen and inter alia declared that the said piece or parcel of land and the said building constructed thereon as aforesaid was actually and really purchased and constructed by the said Smt. Charubala Sen out of her money and for her own benefit in the benami of her husband said Pratap Chandra Sen and further that the said Pratap Chandra Sen at all material times had no right, title or interest in the said property lying at the aforesaid Premises No. 97A, Harish Mukherjee Road, Kolkata 700 026.



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16. The said Smt. Charubala Sen was seized and possessed of the said piece or parcel of land measuring 5 Cottahs 12 Chittaks more or less together with a two storied brick built building house standing thereon situate lying at and being Premises No. 97A, Harish Mukherjee Road, Police Station - Bhawanipore, comprised in Mouza - Kalighat, Touzi No. 2833 formerly 1298 of Government Khas Mahal relating to Dihi Panchannagram Division - 6, Sub-Division 'E', being Holding No. 243 formerly 28, District - 24 Parganas at the relevant time, hereinafter referred to as the "**Said Property**" and more fully and particularly described in the Schedule hereunder written, having separately recorded and/or mutated her name in respect thereof in the record of the Corporation of Calcutta, at the relevant time, and by residing therein peacefully and uninterruptedly exercising all acts and rights of ownership as a sole and absolute owner thereof without any let, hindrance, claim, question or demand being raised by anybody.

17. The said Charubala Sen while seized possessed of and enjoying the said property, to avoid dispute and difference that may arise among her heirs regarding peaceful use and occupation of the said property after her death, as Settlor made and/or executed a Bengali Deed of Family Settlement dated B.S. 4th Falgun 1390 corresponding to 17th February, 1984, duly registered in Book no. I, Volume no. 61(X), Page Nos. 210 to 218, being no. 2243 for the year 1984 in the office of the District Sub- Registrar, Alipore, 24-Parganas at the relevant time and therein she appointed herself as Trustee No. 1, her elder son Nirmal Chandra Sen as the Trustee No. 2, her younger son Sarat Chandra Sen as the Trustee No. 3 and her only daughter Renuka Sen as the Trustee No. 4 and transferred and conveyed the said property described in the Schedule "KA" thereunder written as also in the Schedule hereunder written unto the said Trustees to hold the same upon Trust for the purposes therein mentioned.

18. It was inter alia provided and or mentioned in the said Deed of Family Settlement that after demise of all the Trustees the said trust would come to an end and/or stand extinguished and the entire land comprising the said premises and a specific part or portion of the said building along with southern side passage together with all easement rights appertaining thereto as described in the "KHA" schedule of the said Deed of Family Settlement, being part or portion of Premises No. 97A, Harish Mukherjee Road, Kolkata -700 026, particularly described in the Schedule hereunder written, for the sake of brevity hereinafter referred to as the "**portion having absolute interest**", would devolve upon her grandson Sri Dibyadyuti Sen, the Vendor herein, son of Nirmal Chandra Sen since deceased absolutely with the right to deal with the



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same in any manner whatsoever.

19. It was further inter-alia provided in the said Deed of Family Settlement that the eastern side room and the small room (electric pump room) along with the eastern side bath and privy, on the ground floor, admeasuring about 310 Sq. ft. (carpet area) approximately in the said building at said building at said Premises No. 97A, Harish Mukherjee Road, Kolkata -700 026, particularly descried in the "GA" schedule of the said Deed of Family Settlement, for the sake of brevity hereinafter referred to as the "**portion having life interest**", shall devolve on said Smt. Chitrarekha Sarkar, her husband Ashoke Sarkar, since deceased, and her son/s and daughter/s i.e. her son Sourav Kumar Sarkar and her daughter Subhati Saha nee Sarkar for their natural life as life interest and on their death the said portion would devolve on said Sri Dibyadyuti Sen, the Vendor herein, absolutely being the ultimate beneficiary or the vested remainder having reversionary interest therein.

20. Subsequently the said Trustees named or appointed in the said Deed of Family Settlement dated 17.02.1984 namely said Smt. Charubala Sen (the Trustee no. 1) died on 10.05.1985, the said Nirmal Chandra Sen (the Trustee no. 2) died on 29.11.1993, the said Sarat Chandra Sen (the Trustee no. 3) died on 1.4.2001 and the said Renuka Sen (Trustee no. 4) died on 15.02.2012.

21. On the death of all the Trustees as aforesaid as per provision of the said Deed of Family Settlement dated 17.02.1984 as aforesaid, the said Trust created thereunder got extinguished and/or came to an end and the said **portion having absolute interest** as described in the "KHA" schedule of the said Deed of Family Settlement, being part or portion of Premises No. 97A, Harish Mukherjee Road, Kolkata -700 026, devolved upon the Sri Dibyadyuti Sen, the Vendor herein, absolutely with the right to deal with the same in any manner whatsoever and the said **portion having life interest** particularly descried in the "GA" schedule of the said Deed of Family Settlement, being part or portion of Premises No. 97A, Harish Mukherjee Road, Kolkata -700 026, devolved on said Smt. Chitrarekha Sarkar, her husband Ashoke Sarkar, since deceased, and her son/s and daughter/s i.e. her son Sourav Kumar Sarkar and her daughter Subhati Saha nee Sarkar for their natural life as life interest subject to the said reversionary interest of Sri Dibyadyuti Sen being the ultimate beneficiary thereof.

22. As per terms of said Deed of Family Settlement dated 17.02.1984 the said Sri Dibyadyuti Sen the Vendor herein mutated his name as absolute owner



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along with Smt. Chitrarekha Sarkar, Ashoke Sarkar (deceased), Sourav Kumar Sarkar, and Subhati Saha nee Sarkar as life interest holder and said Sri Dibyadyuti Sen, the Vendor herein, have been paying taxes regularly vide Assesse no. 11-073-10-0071-2 in respect of the said Premises No. 97A, Harish Mukherjee Road, Kolkata -700 026 more fully and particularly mentioned in the Schedule hereunder written.

23. The said Ashoke Sarkar died on 26.12.2016 and his said life interest in respect of the said portion having life interest got extinguished upon his death.

24. The said Smt. Chitrarekha Sarkar, Sourav Kumar Sarkar and Subhati Saha nee Sarkar were residing in their respective own accommodation/ premises elsewhere and as such said Dibyadyuti Sen, the Vendor herein, is/was in physical possession and occupation of the said entire premises together with two storied brick built building house standing thereon situate lying at and being Premises No. 97A, Harish Mukherjee Road, Police Station – Bhawanipore, Kolkata -700 026, District – South 24-Parganas, fully and particularly described in the Schedule hereunder written including the said portion comprising the said eastern side room and the small room (electric pump room) along with the eastern side bath and privy, on the ground floor, admeasuring about 310 Sq. ft. (carpet area) approximately at Premises No. 97A, Harish Mukherjee Road, Kolkata -700 026, as described in the “GA” schedule of the said Deed of Family Settlement in which said Smt. Chitrarekha Sarkar, Sourav Kumar Sarkar and Subhati Saha nee Sarkar had life interest under the said Deed of Family Settlement dated 17.02.1984.

25. By executing a of Deed of Relinquishment on 8th day of October, 2021 which was duly registered in Book no. I, Volume no. 1605-2021, Pages from 112900 to 112929, Being no. 160502712, for the year 2021, in the office of Additional Sub-Registrar, Alipore, South 24-Parganas said Smt. Chitrarekha Sarkar, Sourav Kumar Sarkar, and Subhati Saha nee Sarkar being the only sister, nephew and niece respectively of said Sri Dibyadyuti Sen, the Vendor herein, out of their respective love, respect and regards as the case may be for the Vendor and for other good causes relinquished surrendered released discharged and exonerate the said **portion having life interest** at Premises No. 97A, Harish Mukherjee Road, Kolkata -700 026, described in the “GA” schedule of the said Deed of Family Settlement as also in the Second Schedule of said Deed of Relinquishment dated 8th day of October, 2021 and their life interest limited to their natural life and/or whatsoever interest they had therein under the said Deed of Family Settlement dated 17.02.1984, unto and to said Sri



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Dibyadyuti Sen, the Vendor herein, being the vested remainder having reversionary interest therein and/or the ultimate beneficiary thereof, absolutely.

26. The said Sri Dibyadyuti Sen, the Vendor herein, while seized and possessed of the **Said Property** situate lying at and being the said Premises No. 97A, Harish Mukherjee Road, Police Station - Bhawanipore, Post Office - Kalighat, Kolkata - 700 026, together with all easement rights appertaining thereto, more fully and particularly described in the Schedule hereunder written, offered to sell to any intending purchaser / purchasers, and on knowing the said fact the Purchasers hereto approached the Vendor and expressed their willingness to purchase the **Said Property** fully and particularly described in the Schedule hereunder written.

27. The Vendor, after giving due consideration to the said proposal of the Purchasers, has agreed to sell the said land messuage hereditaments and premises containing an area of 5 (five) Cottahs 12 (twelve) Chittacks be the same a little more or less together with the said two storied brick built building standing thereon situate lying at and being the said Premises No. 97A, Harish Mukherjee Road, Police Station - Bhawanipore, Post Office - Kalighat, Kolkata - 700 026, within the limits of the Kolkata Municipal Corporation, District South 24-Parganas together with easements and other rights appurtenant thereto, hereinbefore collectively referred to as the "**Said Property**" and more fully and particularly described in the Schedule hereunder written, and the Purchasers have agreed to purchase the same at and for the consideration of **Rs. 3,75,00,000/- (Rupees three crore seventy five lakh only)** free all encumbrances liens, charges, lis pendens, attachments, trusts whatsoever.

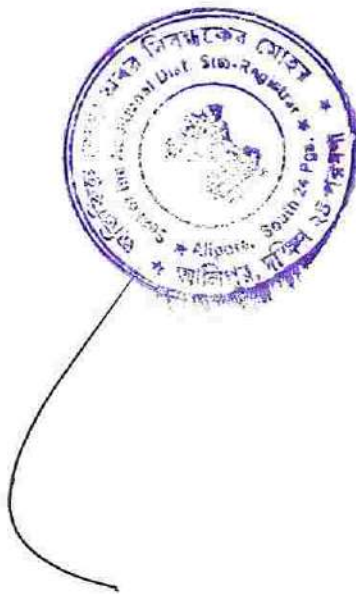
28. Out of the said consideration of **Rs. 3,75,00,000/- (Rupees three crore seventy five lakh only)** the Purchaser No. 1 namely M/S Calssic Developers has contributed a sum of **Rs. 3,00,00,000/- (Rupees three crore only)** being the 4/5th share thereof and the Purchaser No. 2 namely M/s. Rupayan Projects Private Limited has contributed a sum of **Rs. 75,00,000/- (Rupees seventy five lakh only)** being the 1/5th share thereof and it has been agreed in between them that they shall be the owners of the said property described in the Schedule hereunder written hereby sold transferred and conveyed as per their respective contribution made as aforesaid i.e. said Purchaser No. 1 namely M/S Calssic Developers shall become the owner of undivided 4/5th share (undivided built-up area of 2400 Sft. being the undivided 4/5th share of total built up area of 3000 Sft. together with undivided land measuring 3312 Sft.



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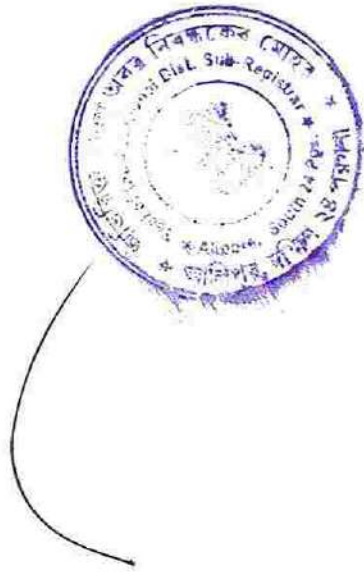
being the undivided 4/5th share of entire land measuring 4140 Sft. more or less) and the Purchaser No. 2 namely M/s. Rupayan Projects Private Limited shall become the owner of undivided 1/5th share (undivided built-up area of 600 Sft. being the undivided 1/5th share of total built up area of 3000 Sft. together with undivided land measuring 828 Sft. being the undivided 1/5th share of entire land measuring 4140 Sft. more or less), of the said property described in the Schedule hereunder written hereby sold transferred and conveyed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said mutual agreement and in consideration of the said sum of **Rs. 3,75,00,000/- (rupees three crore seventy five lakh only)** of the lawful money well and truly paid by the Purchasers (in the ration 4:1 respectively) to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the Said Property being land messuage hereditaments and premises fully and particularly described in the **SCHEDULE** hereunder written and every part thereof hereby sold, transferred and conveyed as also the Purchasers) the Vendor doth by these presents grant, sell, convey, transfer, assure and assign free from all sorts of encumbrances, liens, trusts, gifts, charges, lis pendens, claims, demands, outstanding rates, taxes, revenue, debutter, annuity and attachments whatsoever unto the said Purchaser No. 1 **ALL THAT** undivided 4/5th share and unto the said Purchaser No. 2 **ALL THAT** undivided 1/5th share of **ALL THAT** said land messuage hereditaments and premises containing an area of 5 (five) Cottahs 12 (twelve) Chittacks be the same a little more or less as shown and delineated in the map or plan annexed herewith as part hereof thereon bordered "**RED**" together with a two storied brick built building thereon as shown in the maps or plans annexed herewith as part hereof, situate lying at and being the Premises No. 97A, Harish Mukherjee Road, within Police Station - Bhawanipore, Post Office - Kalighat, Kolkata - 700 026, Ward No. 073, within the limits of the Kolkata Municipal Corporation, District South 24-Parganas, together with easements and other rights appurtenant thereto, hereinafter referred to as the "**Said Property**" and more fully and particularly described in the **SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the **Said Property** being land messuage hereditaments and premises as described in the **SCHEDULE** hereunder written now is or are at any time heretofore was or were situated butted bounded called known numbered described and distinguished **TOGETHER WITH** all and singular the out-houses, edifices, buildings, walls, yards, compounds, drains, sewers, ways, paths, passages, areas, common fences, water, water courses,



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advantages of ancient or other lights, rights, liberties, privileges, benefits, advantages, easements, commodities, appendages and appurtenances whatsoever attached to the **Said Property** being the said land messuage hereditaments and premises or otherwise in anywise appertaining thereto or usually held, enjoyed or rented or occupied therewith or reputed to belong or be appurtenant thereto or known as part parcel or member thereof **AND** the reversion or reversions, remainder or remainders, rents, issues and profits thereof **AND** all the estate right, title, claim, interest, property demand whatsoever both at law and in equity of the said Vendor into upon and out of the **Said Property** being the said land messuage hereditaments and premises and every part thereof **AND ALSO** all deeds, pattahs, documents, muniments of title writings evidence of title whatsoever relating to or concerning the same or any part thereof which now are or may hereafter shall or be in the custody power control or possession of the Vendor or any person or persons claiming through from or under the Vendor or from whom the Vendor may procure the same without any suit or action **TO HAVE AND TO HOLD** the **Said Property** being land messuage hereditaments and premises hereby sold, transferred, conveyed, assigned, assured or expressed or intended so to be unto and to the use of the Purchasers (the Purchaser No. 1 having undivided 4/5th share and the Purchaser No. 2 having undivided 1/5th share in the **Said Property** as per their respective contribution in the total consideration money) absolutely and forever free from all encumbrances, liens, charges or defects in any way whatsoever and the Vendor doth hereby declares covenants and agrees with the Purchasers **THAT NOTWITHSTANDING** any act deed matter or thing whatsoever by the Vendor, his heirs, executors, administrators, legal representatives made, done, committed, executed or knowingly suffered to the contrary the Vendor has indefeasible and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent to the **Said Property** being the said land messuage hereditaments and premises fully described in the **SCHEDULE** hereunder written granted conveyed transferred assigned assured and expressed or intended so to be **AND THAT** the Vendor has good right, full power and absolute authority to sell, grant, transfer, convey, assign and assure the same unto and to the use of the Purchasers in the manner as aforesaid **AND THAT** the Purchasers shall and may at all times hereafter be the absolute owners of the **Said Property** with all rights of ownership and possession and may peaceably and quietly enter upon hold enjoy and possess the **Said Property** being the land messuage hereditaments and premises as described in the **SCHEDULE** hereunder written hereby sold, transferred and conveyed or intended or expressed so to be and have their names mutated as owners in all records, deeds, pattahs, muniments and



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evidences of all title and deposits, rates, taxes, cesses, impositions etc. whatsoever **AND ALSO** receive and enjoy all rents, issues and profits thereof without any lawful eviction interruption claim demand whatsoever from or by the Vendor or any person or other persons or any other persons whatsoever lawfully or equitably claiming through or under or in trust for the Vendor or any of his predecessor – in – title **AND THAT** free and clear, freely and clearly and absolutely acquitted and exonerated and forever discharged or otherwise by and at the cost and expenses of the Vendor will be sufficiently and effectually saved defended and kept harmless and indemnified of from and against all and all manner of former and other claims charges liens debts attachments lis pendens and encumbrances whatsoever created made done occasioned or suffered by the Vendor and all person or persons lawfully and equitably claiming any estate or interest in the **Said Property** or any part thereof through from under or in trust for the Vendor **AND THAT** the Vendor shall be wholly responsible for all costs charges expenses and consequences arising out of any mis-representation on their part and/or in case if any defect is found in respect of his title in the **Said Property** or part or portion thereof, for all times hereafter **AND THAT** the Vendor and all other person or persons having or equitably claiming any estate right, title, interest, claim or demand whatsoever of into upon or in respect of the **Said Property** being the said land messuage hereditaments and premises described in the **SCHEDULE** hereunder written from through under or in trust for him shall and will from time to time or at all times hereafter at the request and at the cost and expenses of the said Purchasers their respective Partners for the time being, successors, successors-in-office, Directors, administrators, authorized representatives and assigns, as the case may be, prepare make out sign, seal and execute and perfect or cause to be made done or executed or perfected all such further and other acts, deeds, matters and things whatsoever for further better and more perfectly conveying, assuring or confirming the **Said Property** being the said land messuage hereditaments and premises unto and to the use of the said Purchasers their respective Partners for the time being, successors-in-office, Directors, administrators, authorized representatives and assigns, as the case may be, as shall or may be reasonably required;

AND THAT by virtue of this Deed of Sale as aforesaid the Purchasers will be at liberty to get their names duly mutated with The Kolkata Municipal Corporation and/or at any other lawful place and the Vendor doth hereby grants his consent to this respect and shall be bound to submit any petition of consent or otherwise if so, required by any authority in course of any proceedings including building or mutation proceedings or whatsoever it may be in respect of the **Said**



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Property;

AND THAT the Purchasers shall have the right to sell, mortgage or alienate and/or to deal with in any manner whatsoever the **Said Property** described in the **SCHEDULE** hereunder written purchased by them by these presents as per their requirement and/or discretion.

THE SCHEDULE ABOVE REFERRED TO:-

(Description of Property hereby sold transferred and conveyed)

ALL THAT piece or parcel of land meausage hereditaments and premises containing and area of **5 (five) Cottahs 12 (twelve) Chittacks** be the same a little more or less as shown and delineated in the map or plan of the premises annexed herewith as part hereof thereon bordered "**RED**" together with an old dilapidated two storied residential building thereon, constructed prior to **1950**, admeasuring total **Built up area** of **3000** Square feet (Ground floor 1845 Sq. ft. more or less, First floor 1155 Sq. ft. more or less) as shown in the map or plan of each floor annexed herewith as part hereof, having **cement** flooring, situate lying at and being the Premises No. 97A, Harish Mukherjee Road, Post Office - Kalighat, Police Station Bhawanipore, Kolkata - 700 026, Ward No. 073, within the limits of The Kolkata Municipal Corporation, in Mouza - Kalighat, Touzi No. 2833 formerly 1298 of Government Khas Mahal relating to Dihi Panchannagram Division - 6, Sub-Division 'E', being part or portion of Holding No. 243 formerly 28, formerly comprising Calcutta Corporation Premises Nos. 95/1, 97, 99 and 101, Harish Mukherjee Road and Premises Nos. 24 and 26, Rupchand Mukherjee Lane, District South 24-Parganas, together with easements and other rights appurtenant thereto which has been assessed by The Kolkata Municipal Corporation under Assessee No. 11-073-10-0071-2 and butted and bounded as follows: -

ON THE NORTH : By Premises No. 95/ 1A, Harish Mukherjee Road;
ON THE EAST : By 34/1 Rupchand Mukherjee Lane;
ON THE SOUTH : By Premises No. 97B, Harish Mukherjee Road;
ON THE WEST : By Harish Mukherjee Road;

OR HOWSOEVER OTHERWISE the said land messuage hereditaments and premises now are or is or heretofore were or was situated called known numbered reputed described distinguished butted and bounded.



Handwritten signature or mark.

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IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands on the day month and year first above written.

SIGNED AND DELIVERED by the **VENDOR** in the presence of:

1. Bappa Ghorami
S/o - Drimanza Ghorami
Vill+PO- Nagardala
PS- Jibamala
Dist- South 24 Parganas
Pin- 743376

2. Abhinav Sen

S/o :- Dibyadyuti Sen.
97A, Haish Mukherjee Road,
KOL- 700026

SIGNED AND DELIVERED by the **PURCHASERS** in the presence of:

1. Bappa Ghorami
S/o - Drimanza Ghorami
Vill+PO- Nagardala
PS- Jibamala
Dist. South 24 Parganas
Pin- 743376

2. Abhinav Sen

S/o Dibyadyuti Sen.
97A, Haish Mukherjee Road
KOL- 700026

Drafted and prepared by me.

Gouranga Sarkar,

(GOURANGA SARKAR)

ADVOCATE

Enrollment No. WB/904/1992

Alipore Judges' Court,

Res. 30, Lansdowne Place,

Kolkata - 700 029.

Dibyadyuti Sen
VENDOR
CLASSIC DEVELOPERS
W
S/O
Partner
CLASSIC DEVELOPERS
Pranab S. Shah
Partner
Rupayan Projects Private Limited
Pranab S. Shah
Director Director

PURCHASERS

Computer typed & printed by:

Bappa Ghorami
(BAPPA GHORAMI)
2/3B, C.N.C. Street,
Kolkata - 700025.



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RECEIVED from the within named **PURCHASERS** the within mentioned sum of **Rs. 3,75,00,000/- (Rupees three crore seventy five lakh only)** by the within named **VENDOR** towards the within mentioned agreed consideration as par the Memo below.

MEMO OF CONSIDERATION:

RECEIVED from the within named **PURCHASERS** the within named sum of **Rs. 3,75,00,000/- (Rupees three crore seventy five lakh only)** towards the agreed consideration by the within named **VENDOR** as par the Memo below.

MEMO OF CONSIDERATION:

Date	Cheque/ Rtg / Neft.no.	Bank Details	Amount (Rs.)
20/8/2021	000143925643	HDFC Bank Ltd H.M. Road Branch	5,00,000.00
28/8/2021	002375123637	HDFC Bank Ltd India Exchange Place Br.	20,00,000.00
24/9/2021	Bank Transfer	-DO-	80,00,000.00
7/10/2021	KARBH21280474213	Karnataka Bank Ltd Bhawanipore Branch	10,00,000.00
7/10/2021	000001	HDFC Bank Ltd India Exchange Place Br.	25,00,000.00
16/10/2021	KARBH21289438484	Karnataka Bank Ltd	10,00,000.00
17/10/2021	IDIBH21290468206	Indian Bank Bhawanipore Branch	5,00,000.00
18/10/2021	000002	HDFC Bank Ltd India Exchange Place Br.	91,00,000.00
18/10/2021	000145696824	HDFC Bank Ltd H.M. Road Branch	1,00,000.00
18/10/2021	IDIBH21291479855	Indian Bank Bhawanipore Branch	5,00,000.00
20/10/2021	IDIBH21293286325	-DO-	4,00,000.00
30/10/2021	668903	-DO-	34,25,000.00
30/10/2021	000003	HDFC Bank Ltd India Exchange Place Br.	81,00,000.00

By way of adjustment with Tax deducted at Source @1% - 3,75,000.00

TOTAL

RS.3,75,000.00

(RUPEES THREE CRORE SEVENTY FIVE LAKH) ONLY

WITNESS:-

1. Bappa Ghonami

2. Abhishek Sen

Abhishek Sen
VENDOR



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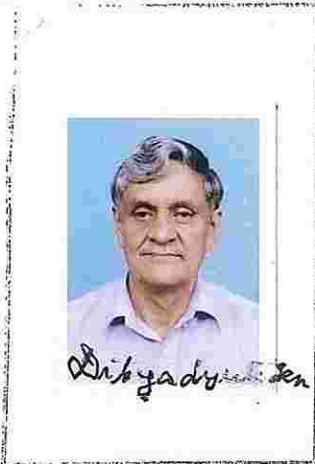
Thumb

1st finger

middle finger

ring finger

small finger



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... DIBYADYUTI SEN

Signature..... Dibyadyuti Sen

Thumb

1st finger

middle finger

ring finger

small finger



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... BRIJESH SURESH SHAH

Signature..... Brijesh S. Shah

Thumb

1st finger

middle finger

ring finger

small finger



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					












Name..... YOGESH VINOD KUMAR BADIYANI

Signature..... Yogesh V. Badiyani



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Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name..... SABYASACHI DEY

Signature..... Sabyasachi Dey

Thumb 1st finger middle finger ring finger small finger

<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....

Thumb 1st finger middle finger ring finger small finger

<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name.....

Signature.....



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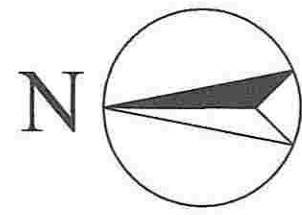
South 24 Parganas
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**GROUND FLOOR DEED PLAN FOR PREMISES No. - 97 A, HARISH MUKHERJEE ROAD,
WARD No. - 73, BOROUGH - IX, KOLKATA - 700026, P. S. - BHOWANIPORE.**

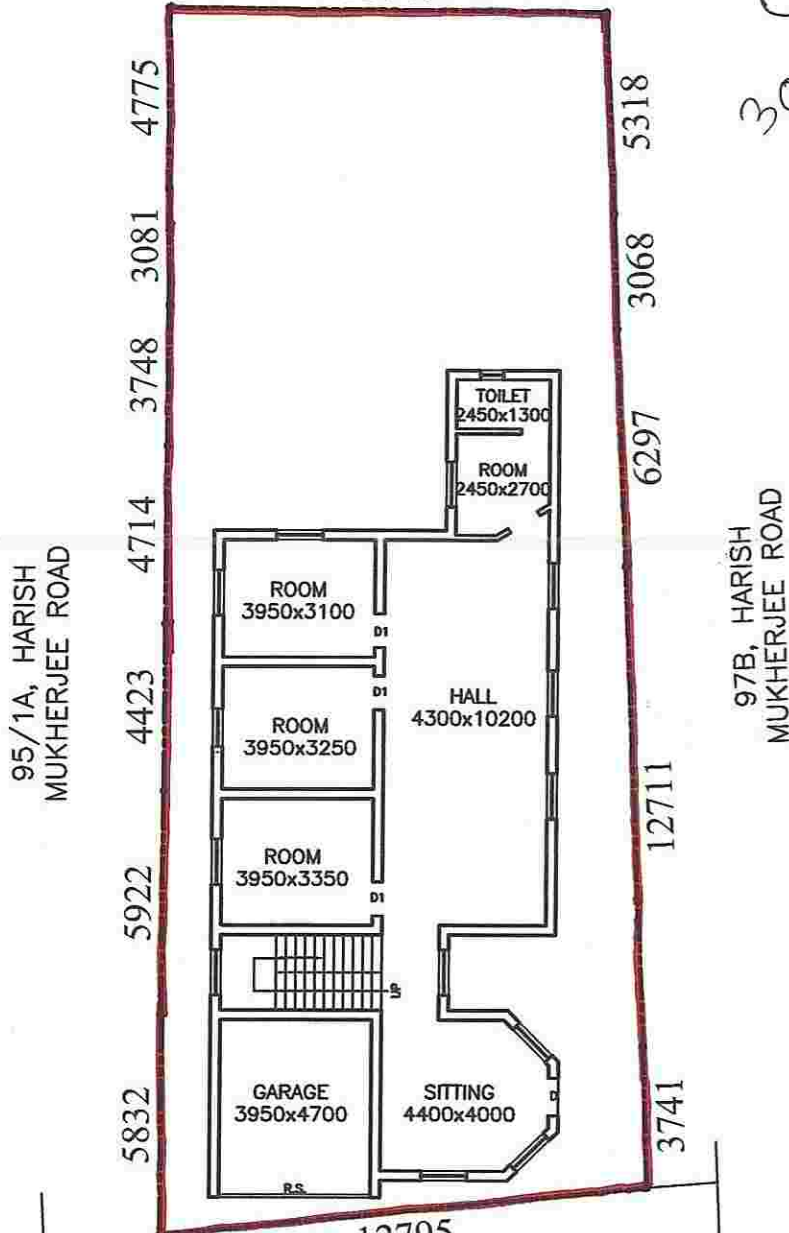
LAND AREA = 05 K - 12 CH - 00 SFT = 384.615 SQM., BORDERED RED.
EXISTING STRUCTURE BUILT-UP AREA AT GROUND FLOOR = 1845 SFT
SCALE = 1:200

Salgova

30.10.2021



34/1, RUPCHAND
MUKHERJEE LANE
11446



CLASSIC DEVELOPERS
Partner
CLASSIC DEVELOPERS

Rupayan S. Sen.
Partner
Rupayan Projects Private Limited
Director
Director

SIGNATURE OF PURCHASERS

Nibyadyuti Sen
SIGNATURE OF VENDORS

12795
18.293 M (60'-0") WIDE
HARISH MUKHERJEE ROAD
[K.M.C. ROAD]

EXISTING GROUND FLOOR PLAN

Dipankar Bhowmick
DIPANKAR BHOWMICK
L.B.S.-841/1
259, PRANTICK PALLY
KOLKATA-700042
SIGNATURE OF L.B.S.

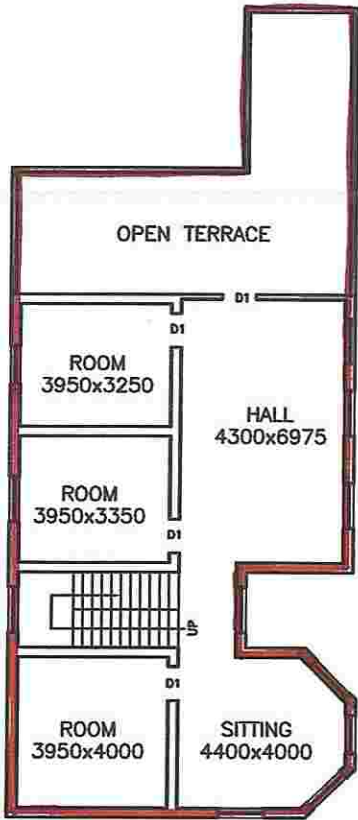
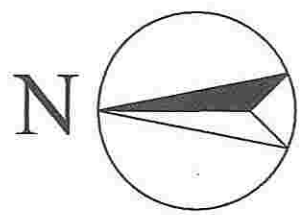


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**FIRST FLOOR DEED PLAN FOR PREMISES No. - 97 A, HARISH MUKHERJEE ROAD,
WARD No. - 73, BOROUGH - IX, KOLKATA - 700026, P. S. - BHOWANIPORE.**

EXISTING STRUCTURE BUILT-UP AREA AT FIRST FLOOR = 1155 SFT
SCALE = 1:200

30.10.2021



EXISTING FIRST FLOOR PLAN

CLASSIC DEVELOPERS

CLASSIC DEVELOPERS
Brijesh S. Shaha Partner

Partner
Rupayan Projects Private Limited
Director

SIGNATURE OF PURCHASERS

Bibhadyuti Sen
SIGNATURE OF VENDORS

Dipankar Bhowmick
DIPANKAR BHOWMICK
L.B.S.-841/I
259, PRANTICK PALLY
KOLKATA-700042

SIGNATURE OF L.B.S.



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

GRN Details

GRN: 192021220104139861 Payment Mode: Online Payment
GRN Date: 29/10/2021 21:10:27 Bank/Gateway: HDFC Bank
BRN : 1607710174 BRN Date: 29/10/2021 21:10:35
Payment Status: Successful Payment Ref. No: 3002023539/15/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: CLASSIC DEVELOPERS
Address: 129, RADHA BAZAR STREET KOLKATA-700001
Mobile: 9330177540
Depositor Status: Buyer/Claimants
Query No: 3002023539
Applicant's Name: Mr Surajit Kundu
Address: A.D.S.R. ALIPORE
Office Name: A.D.S.R. ALIPORE
Identification No: 3002023539/15/2021
Remarks: Sale, Sale Document Payment No 15

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002023539/15/2021	Property Registration- Stamp duty	0030-02-103-003-02	1767000
2	3002023539/15/2021	Property Registration- Registration Fees	0030-03-104-001-16	337800
			Total	2104800

IN WORDS: TWENTY ONE LAKH FOUR THOUSAND EIGHT HUNDRED ONLY.

104883



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

GRN Details

GRN: 192021220095783191 Payment Mode: Online Payment
GRN Date: 08/10/2021 15:56:04 Bank/Gateway: Bank of Baroda
BRN : 1257519430 BRN Date: 08/10/2021 15:10:11
Payment Status: Successful Payment Ref. No: 3002023539/5/2021
[Query No * Query Year]



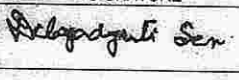
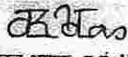
Depositor Details

Depositor's Name: VEER KUMAR L PARDASANI KISHORE V PARDASANI DEEP PARDASANI
Address: 59A KANSARI PARA ROAD KOLKATA
Mobile: 9830014925
Depositor Status: Buyer/Claimants
Query No: 3002023539
Applicant's Name: Mr Surajit Kundu
Identification No: 3002023539/5/2021
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002023539/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	307020
2	3002023539/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	78014
			Total	385034

IN WORDS: THREE LAKH EIGHTY FIVE THOUSAND THIRTY FOUR ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AJDPS3632C	
	नाम /NAME DIBYADYUTI SEN	
	पिता का नाम /FATHER'S NAME NIRMAL CHANDRA SEN	
	जन्म तिथि /DATE OF BIRTH 15-10-1941	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.बं.-II COMMISSIONER OF INCOME-TAX, W.B. - II

Dibyadyuti Sen

भारतीय विधान

INCOME TAX DEPARTMENT

GOVT. OF INDIA

YOGESH VINOD KUMAR BADIYANI

VINOD KUMAR RAMJIBHAI BADIYANI

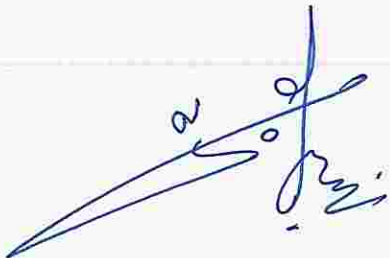
13/03/1977

Permanent Account Number

AAQPB8605A



Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SABYASACHI DEY

BIKASH KUMAR DEY

16/01/1977

Perfiānehi Account Number

AGLPD1876C

Sabyasachi Dey

Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/लीटानु :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: 3, सेक्टर 11, सीडीबीएलए,
नवी मुंबई-400 614

Sabyasachi Dey

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUPAYAN PROJECTS PRIVATE
LIMITED



09/06/2008

Permanent Account Number

AAECR0073R

11092010

इस कार्ड के खोने / गाने पर कृपया सूचित करें / लौटाएं -

आयकर सैन सेवा इकाई, एन एस डी एस
तीसरी मंजिल, सप्लायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
3rd Floor, Saplire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tminfo@nsdl.com

Salgare DJ

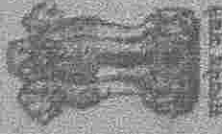


Brijesh . S. Shukla



Parag S. Shah

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

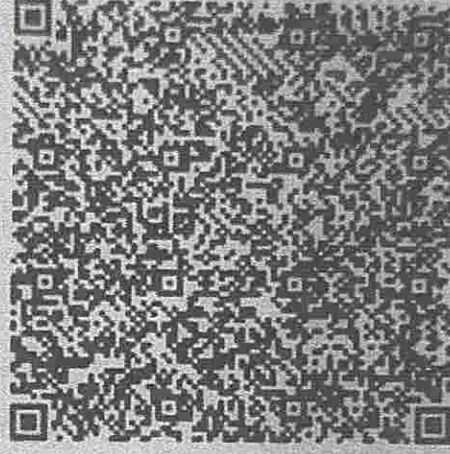
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFC7792P

ATM/Name
CLASSIC DEVELOPERS

Payee - S. Shakti.

निगमन / गठन की तारीख
Date of Incorporation/ Formation
21/08/2021



28082021

B

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AMHPS8542C



नाम /NAME

BRIJESH SURESH SHAH

पिता का नाम /FATHER'S NAME

SURESH VRAJLAL SHAH

जन्म तिथि /DATE OF BIRTH

12-08-1974

हस्ताक्षर /SIGNATURE

Brijesh. S. Shah.

Brijesh S. Shah

आयकर आयुक्त, प.वं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

Brijesh. S. Shah.

Major Information of the Deed

Deed No :	I-1605-02971/2021	Date of Registration	30/10/2021
Query No / Year	1605-3002023539/2021	Office where deed is registered	
Query Date	04/10/2021 2:45:57 PM	1605-3002023539/2021	
Applicant Name, Address & Other Details	Surajit Kundu Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9331008400, Status :Others		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,75,00,000/-	Rs. 4,15,80,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,79,020/- (Article:23)	Rs. 4,15,814/- (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:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harish Mukherjee Road, , Premises No: 97A, , Ward No: 073 Pin Code : 700026

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	5 Katha 12 Chatak	3,74,00,000/-	4,03,65,001/-	Property is on Road
Grand Total :				9.4875Dec	374,00,000 /-	403,65,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	1,00,000/-	12,15,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1845 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1155 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	1,00,000 /-	12,15,000 /-	



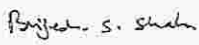
Seller Details :






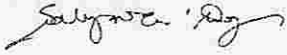
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIBYADYUTI SEN Son of Late NIRMAL CHANDRA SEN Executed by: Self, Date of Execution: 30/10/2021 , Admitted by: Self, Date of Admission: 30/10/2021 ,Place : Office			
	30/10/2021	LTI 30/10/2021	30/10/2021	
97A, HARISH MUKHERJEE ROAD, City:- Kolkata, P.O:- KALIGHAT, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx2C, Aadhaar No: 83xxxxxxxx7303, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021 , Admitted by: Self, Date of Admission: 30/10/2021 ,Place : Office				

Buyer Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	CLASSIC DEVELOPERS 129, RADHA BAZAR STREET, 1ST FLOOR, ROOM NO-1, City:- Kolkata, P.O:- KALUTOLA, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			
2	RUPAYAN PROJECTS PRIVATE LIMITED 2/3B, CHANDRA NATH CHATTERJEE STREET, City:- Kolkata, P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx3R,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 BRIJESH SURESH SHAH Son of Late SURESH VRAJLAL SHAH Date of Execution - 30/10/2021, , Admitted by: Self, Date of Admission: 30/10/2021, Place of Admission of Execution: Office			
	Oct 30 2021 4:22PM	LTI 30/10/2021	30/10/2021	
7B, ELGIN ROAD, 9TH FLOOR, City:- Kolkata, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2C, Aadhaar No: 72xxxxxxxx7958 Status : Representative, Representative of : CLASSIC DEVELOPERS (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr YOGESH VINOD KUMAR BADIYANI Son of Mr VINOD KUMAR BADIYANI Date of Execution - 30/10/2021, , Admitted by: Self, Date of Admission: 30/10/2021, Place of Admission of Execution: Office	 <small>Oct 30 2021 4:21PM</small>	 <small>LTI 30/10/2021</small>	 <small>30/10/2021</small>
13, RAMMOY ROAD, DEBALOY, Flat No: 1B, 1ST FLOOR, City:- Kolkata, P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx5A, Aadhaar No: 83xxxxxxxx6060 Status : Representative, Representative of : CLASSIC DEVELOPERS (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr SABYASACHI DEY (Presentant) Son of Late BIKASH KUMAR DE Date of Execution - 30/10/2021, , Admitted by: Self, Date of Admission: 30/10/2021, Place of Admission of Execution: Office	 <small>Oct 30 2021 4:21PM</small>	 <small>LTI 30/10/2021</small>	 <small>30/10/2021</small>
15/A, CHUNAPUKUR LANE, City:- Kolkata, P.O:- SAKHARITOLA, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AGxxxxxx6C, Aadhaar No: 79xxxxxxxx5773 Status : Representative, Representative of : RUPAYAN PROJECTS PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHASH CHANDRA CHAKRABORTI Son of Late P C CHAKRABORTI Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>30/10/2021</small>	 <small>30/10/2021</small>	 <small>30/10/2021</small>

Identifier Of Mr DIBYADYUTI SEN, Mr BRIJESH SURESH SHAH, Mr YOGESH VINOD KUMAR BADIYANI, Mr SABYASACHI DEY

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr DIBYADYUTI SEN	CLASSIC DEVELOPERS-4.74375 Dec,RUPAYAN PROJECTS PRIVATE LIMITED-4.74375 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr DIBYADYUTI SEN	CLASSIC DEVELOPERS-1500.00000000 Sq Ft,RUPAYAN PROJECTS PRIVATE LIMITED-1500.00000000 Sq Ft

On 04-10-2021

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 4,15,80,001/-



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 30-10-2021

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.

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

Presented for registration at 13:50 hrs on 30-10-2021, at the Office of the A.D.S.R. ALIPORE by Mr SABYASACHI DEY .

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

Execution is admitted on 30/10/2021 by Mr DIBYADYUTI SEN, Son of Late NIRMAL CHANDRA SEN, 97A, HARISH MUKHERJEE ROAD, P.O: KALIGHAT, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Retired Person

Indetified by Mr SUBHASH CHANDRA CHAKRABORTI, , , Son of Late P C CHAKRABORTI, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-10-2021 by Mr BRIJESH SURESH SHAH, PARTNER, CLASSIC DEVELOPERS (Partnership Firm), 129, RADHA BAZAR STREET, 1ST FLOOR, ROOM NO-1, City:- Kolkata, P.O:- KALUTOLA, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SUBHASH CHANDRA CHAKRABORTI, , , Son of Late P C CHAKRABORTI, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 30-10-2021 by Mr YOGESH VINOD KUMAR BADIYANI, PARTNER, CLASSIC DEVELOPERS (Partnership Firm), 129, RADHA BAZAR STREET, 1ST FLOOR, ROOM NO-1, City:- Kolkata, P.O:- KALUTOLA, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SUBHASH CHANDRA CHAKRABORTI, , , Son of Late P C CHAKRABORTI, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 30-10-2021 by Mr SABYASACHI DEY, Director, RUPAYAN PROJECTS PRIVATE LIMITED (Private Limited Company), 2/3B, CHANDRA NATH CHATTERJEE STREET, City:- Kolkata, P.O:- BHOWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

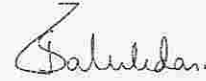
Indetified by Mr SUBHASH CHANDRA CHAKRABORTI, , , Son of Late P C CHAKRABORTI, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,15,814/- (A(1) = Rs 4,15,800/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,15,814/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2021 3:59PM with Govt. Ref. No: 192021220095783191 on 08-10-2021, Amount Rs: 78,014/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1257519430 on 08-10-2021, Head of Account 0030-03-104-001-16
Online on 29/10/2021 9:11PM with Govt. Ref. No: 192021220104139861 on 29-10-2021, Amount Rs: 3,37,800/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607710174 on 29-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,79,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 20,74,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 48042, Amount: Rs.5,000/-, Date of Purchase: 29/10/2021, Vendor name: T K PURAKAYASTHA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/10/2021 3:59PM with Govt. Ref. No: 192021220095783191 on 08-10-2021, Amount Rs: 3,07,020/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1257519430 on 08-10-2021, Head of Account 0030-02-103-003-02
Online on 29/10/2021 9:11PM with Govt. Ref. No: 192021220104139861 on 29-10-2021, Amount Rs: 17,67,000/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1607710174 on 29-10-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 129015 to 129054
being No 160502971 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.11.18 12:48:04 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/11/18 12:48:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)