

5812/23

VC. No. 1245/23

P - 5716/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 258335

27-4-23  
 6-10  
 02/1008207

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

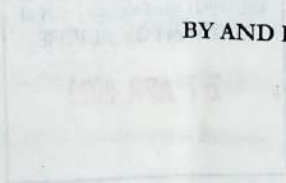
*[Signature]*  
 District Sub-Register-IP  
 Alipore, South 24-parganas

02.05.23

DEED OF CONVEYANCE

This Deed of Conveyance is made and executed at Kolkata on this  
 27<sup>th</sup> day of April, 2023 (Two Thousand and Twenty Three).

BY AND BETWEEN



24654

25 APR 2023

No.....Rs.100/- Date.....

Name : M/S NIRMAN.....

Address : 22 R.N. MUKHERJEE Road Kol-1

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

- Imbar Kanti Sin



3969

- Imbar Kanti Sin



3970

- Saany S.L



3971

- So. Sohan



3972

- Kishore S



3973



DISTRICT SUB REGIS. PART-III  
SOUTH 24 PGS., ALIPORE  
27 APR 2023

Gangaj Das

Shobale Narayan Das

51/3 Pattery Road Kol-15

P.S. Entally

P.O. Tarapur

**Mrs. KRISHNA DUTTA @ KRISNA RAY** (Pan No. ACXPR9762R, Aadhaar No. 7510 2479 5473, Mobile No. 9874647964) wife of Late Jayanta Kumar Ray and daughter of Late Ajit Kumar Dutta, by faith - Hindu, by occupation – Retired, residing at 1/309, Jodhpur Park, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, West Bengal, India, hereinafter in these presents, for the sake of brevity called, referred to and identified as the '**OWNER-VENDOR**' (which term or expression unless excluded by or repugnant to the subject or context shall mean, imply and include her heirs, successors, executors, administrators, legal representatives, nominees and assigns) of the **FIRST PART**. The term and/or expression "Owner-Vendor" and "Owner" shall mean and imply the same.

**A N D**

**(1)M/s NIRMAN** (Pan No. AAGFN6845E) a Partnership firm having its principal place of business at Premises No. 22, R.N. Mukherjee Road, P.O. G.P.O., P.S. Hare Street, Kolkata-700001, West Bengal, India, represented by its existing partners namely **(A) Mr. TUSHAR KANTI SEN**, (Pan No. ALOPS2468M, Aadhaar No. 8881 0936 0495, Ph. No. 9830070386) son of Late Nani Gopal Sen, **(B) Mr. SUNIL KUMAR SEN**, (Pan No. ALGPS2650F, Aadhaar No. 3818 4450 0259, Ph. No. 9831014857) son of Late Nani Gopal Sen, **(C) Mr. DEBASIS SEN**, (Pan No. AKTPS2502A, Aadhaar No. 5121 5506 1549, Ph. No. 9830029599) son of Samarendra Narayan Sen, **(D) Mr. SANDIP SEN**, (Pan No. AKLPS7659A, Aadhaar No. 3140 2843 0095, Ph. No. 9830022095) son of Samarendra Narayan Sen, all by faith – Hindu, all by occupation – Business, all residing at 'Ananda Niketan' P.O. Joka,



DIST. SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
27 APR 2023

58A, Diamond Harbour Road, P.S. Thakurpukur, Kolkata-700104, West Bengal, India all vide General Power of Attorney dated 22<sup>nd</sup> February 2008, registered at and before the Office of Additional Registrar of Assurances – III and duly recorded as Deed No. 1818 for the year 2008, represented by their Constituted Attorney **Mr. TUSHAR KANTI SEN** (Pan No. ALOPS2468M, Aadhaar No. 8881 0936 0495, Ph. No. 9830070386) Son of Late Nani Gopal Sen, residing at Ananda Niketan, P.O. Joka, 58 A Diamond Harbour Road, P.S. Thakurpukur, Kolkata – 700104, West Bengal, India and **(2) Mr. ANIL SHAH**, (PAN – AJCPS0059G, AADHAAR No. 6940 4265 7297, Mobile No. 9331027724) son of Late Maganlal Shah and **(3) Mr. DEVANG SHAH**, (PAN – BPKPS0780M, AADHAAR No. 9063 2527 2727, Mobile No. 8450812345) son of Mr. Anil Shah, both by faith - Hindu, both by occupation - Business, both residing at 7A, Lala Lajpat Roy Sarani (formerly Elgin Road), P.O. & P.S. Bhowanipore, Kolkata – 700020, West Bengal, India, in these presents for the sake of brevity called, referred to and identified as the '**PURCHASERS**' (which term or expression unless excluded by or repugnant to the subject or context shall mean, imply and include their heirs, partners, authorized representatives, successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the **SECOND PART**.

In these presents, for the sake of brevity the Owner of the First Part and the Purchasers of the Second Part herein are collectively called, referred to and identified as **Parties** and individually as **Party**. The term "Said Property" herein shall mean,

imply and include the entire Second Scheduled Property written below at the foot of these presents.

**WHEREAS:-**

- A) In pursuance and by operation of respective registered Deeds and/or Documents (details whereof will appear from the First Schedule hereunder written) the Owner herein thus became sufficiently and lawfully entitled to the title and ownership of **ALL THAT** piece and parcels of **contiguous land** admeasuring more or less **5 Cottah 19 Sq. Ft.** together with a **dilapidated two storied residential structure** of approximate 45 years standing thereon admeasuring more or less **2225 Sq. Ft. built-up area** on the **ground floor** and more or less **2225 Sq. Ft. built-up area** on the **first floor** both having cemented flooring lying, situated at and identified as **KMC Premises No. 1/309 Gariahat Road (Jodhpur Park)**, Kolkata – 700068, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930404226, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation**, (more fully and particularly mentioned and described in the Second Schedule written below at the foot of these presents and hereinafter collectively referred to as the “Said Property”).
- B) The Owner has lawfully caused her name to be duly mutated in the records of The Kolkata Municipal Corporation with regard to the Said Property.
- C) The Purchasers in their endeavour to purchase one such land and property in the said area approached the Owner in order to purchase the said property being **ALL THAT** piece and parcels of **contiguous land** admeasuring more or less **5 Cottah 19 Sq. Ft.**

together with a dilapidated two storied residential structure of approximate 45 years standing thereon admeasuring more or less 2225 Sq. Ft. built-up area on the ground floor and more or less 2225 Sq. Ft. built-up area on the first floor both having cemented flooring lying, situated at and identified as **KMC Premises No. 1/309 Gariahat Road (Jodhpur Park)**, Kolkata – 700068, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930404226, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation**, more fully and particularly mentioned and described in the Second Schedule, written herein below.

- D) The Purchasers expressed their desire to purchase and the Owner-Vendor herein agreed to sell the Said Property being **ALL THAT** piece and parcels of **contiguous land** admeasuring more or less **5 Cottah 19 Sq. Ft.** together with a **dilapidated two storied residential structure** of approximate 45 years standing thereon admeasuring more or less **2225 Sq. Ft. built-up area** on the **ground floor** and more or less **2225 Sq. Ft. built-up area** on the **first floor** both having cemented flooring lying, situated at and identified as **KMC Premises No. 1/309 Gariahat Road (Jodhpur Park)**, Kolkata – 700068, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930404226, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation** at and for a consolidated consideration of Rs. 6,00,00,000/- (Rupees Six Crores only) absolutely free from all encumbrances, charges, liens, lispentence, attachments, leases, licenses, tenancies, alignments, occupancy rights, uses, debutter, pirotter, trusts, wakf,

acquisition, requisition, claims, demands, litigations, liabilities, execution proceedings, etc.

E) At or before execution of this Deed of Conveyance, the Owner-Vendor herein have assured and represented to the Purchasers as follows:

- i) THAT the Owner is the sole and absolute owner and possessor of the Said Property.
- ii) THAT the Said Property is absolutely free from all encumbrances, litigations, charges, liens, lispendense, attachments, leases, licenses, tenancies, alignments, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, etc., whatsoever or howsoever.
- iii) THAT the Owner herein has authentic and genuine title and ownership over, or and in respect of the Said Property.
- iv) THAT the Said Property have been recorded and/or mutated in the name of the Owner-Vendor herein in the records of The Kolkata Municipal Corporation.
- v) THAT there is no tenant, lessee, licensee, etc. into or upon the Said Property.
- vi) THAT the Owner has paid all municipal rates, taxes and other statutory outgoings in respect of the Said Property upto the date of execution of this Deed of Conveyance.
- vii) THAT there is no legal bar or impediment and/or injunction on the part of the Owner in selling, conveying and/or transferring the Said Property.
- viii) THAT the Said Property is not subject to any notice of acquisition and/or requisition.



- ix) THAT the Owner has not entered into any agreement or understanding and/or arrangement for sale, transfer and/or lease, license nor has created any interest of any third party into or upon the Said Property or any part or portion thereof.
- x) THAT the Owner is in absolute khas possession of the Said Property and on every part of it.
- xi) THAT no person excepting the Owner-Vendor herein has any right of easement or any other right whatsoever or howsoever over and in respect of the Said Property.
- xii) THAT there is no right of way from or through the Said Property.
- xiii) THAT nobody has any right of easement over, or and in respect of the Said Property or any part thereof.
- xiv) THAT no person or entity excepting the Owner has any vested and/or contingent right or interest or title and ownership on the Said Property.
- xv) THAT the two storied structure in the said property was constructed and/or built in accordance with the provisions of law and as per the building plan duly sanctioned by the then Calcutta Municipal Corporation and that the same was constructed and/or built without contravening any provisions of law whatsoever.
- xvi) THAT there are no Court Proceedings or Court Orders or Administrative Orders restraining, preventing and/or injuncting execution of this Deed of Conveyance and/or any sort of transfer of right, title, interest, possession of the Said Property and/or any part of it.
- xvii) THAT There are no Bank proceedings and/or Orders passed in SARFAESI proceedings in respect of the Said Property.
- xviii) THAT in case, any insufficiency and/or defect and/or lacunae and/or clog is found in the devolution of title and ownership of the Owner-Vendor herein in the Said Property, then the Owner-Vendor herein shall under all circumstances notwithstanding anything mentioned anywhere cure, rectify and amend such

defect and/or insufficiency and/or lacunae and/or clog at her own costs and initiative.

- xix) THAT there are no other claimant to the title of the Said Property and the Owner-Vendor shall keep the Purchasers continually indemnified and harmless against all litigations and/or claims with regard to the title, ownership and possession of the Said Property and every part of it.
  - xx) THAT there are no Money Suit, Money Suit Execution Case, Title Suit, Title Execution and/or Criminal Proceedings, Attachment Proceedings against the Owner-Vendor herein and/or involving the Said Property.
  - xxi) THAT the Owner-Vendor herein has never given the Said Property as a Collateral in any Transaction and has never been any guarantor to any debt.
  - xxii) THAT the Owner-Vendor states that the housing society namely The Bengal Secretariat Co-Operative Land Mortgage Bank & Housing Society Limited, who sold off the Said Property to one Narayan Chandra Dutta by operation of a registered Indenture of Conveyance dated 27<sup>th</sup> May 1966, is now defunct and accordingly the conditions laid down in the said Indenture of Conveyance dated 27<sup>th</sup> May 1966 is non-effective.
- F) The Purchasers herein, absolutely relying on the representations, indemnifications and warranties with regard to the Owner's title and possession of the Said Property and believing such to be true has agreed to part with the entire consideration amount of Rs. 6,00,00,000/- (Rupees Six Crores only) and purchase the Said Property which if would have been found to be otherwise the Purchasers would not have parted with the consideration amount and entered into this transaction.
- G) The Purchasers have discussed and agreed amongst them to collectively purchase the Said Property and thereafter own and possess the Said Property in the ratio of

50:25:25, i.e. 50% of the undivided and undemarcated portion will be exclusively owned and possessed by the Purchaser No. 1, 25% of the undivided and undemarcated portion will be exclusively owned and possessed by the Purchaser No. 2 and the balance 25% of the undivided and undemarcated portion will be exclusively owned and possessed by the Purchaser No. 3 and accordingly hereby pays the entire consideration amount to the Owner at the same ratio, i.e. 50% of the Consideration amount being paid by Purchaser No. 1, 25% of the consideration amount being paid by the Purchaser No. 2 and the balance 25% of the consideration amount being paid by the Purchaser No. 3.

- H)** The Purchasers have agreed to purchase and acquire upon payment of the amount of consideration, as stated hereinabove, completely relying on the aforesaid representations and assurances of the Owner but for the aforesaid representations the Purchasers would not have otherwise agreed to acquire the said property nor would have parted with the amount of consideration.
- I)** The Owner-Vendor indemnifies the Purchasers and pledges to hold them harmless against the aforesaid representations, indemnifications and warranties including but not limited to The Bengal Secretariat Co-Operative Land Mortgage Bank & Housing Society Limited getting defunct and accordingly the conditions laid down in the said Indenture of Conveyance dated 27<sup>th</sup> May 1966 becoming non-effective and states, affirms and declares that if in any discrepancy arises with regard to the aforesaid representations, indemnifications and warranties and it is found that any of the aforesaid representations, indemnifications and warranties are incorrect, she or her

legal heirs, representatives, successors and assigns shall forthwith return the total consideration amount of Rs. 6,00,00,000/- (Rupees Six Crores only) to the Purchasers and the Purchasers shall rescind and/or cancel this Deed of Conveyance upon receipt of the total consideration amount and shall transfer the title and/or ownership of the Said Property back to the Owner or her legal heirs, representatives, successors and assigns as the case may be.

**NOW THIS INDENTURE WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:

- I) THAT in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. 6,00,00,000/- (Rupees Six Crores only), being the full and final price or consideration money of the said property truly paid by the Purchasers to the Owner-Vendor, the receipt whereof the Owner-Vendor doth hereby as well as by the receipt of the said hereunder written admit and acknowledge hereunder and of and from the same and every part thereof do hereby acquit, release, discharge and forever exonerate the Purchasers the Said Property more fully and particularly mentioned and described in the **Second Schedule** written below at the foot of these presents hereby granted, sold, transferred and conveyed, the Owner do hereby indefeasibly convey, grant, sell, transfer, assign and assure unto and in favour of the Purchasers **ALL THAT** piece and parcels of **contiguous land** admeasuring more or less **5 Cottah 19 Sq. Ft.** together with a **dilapidated two storied residential structure** of approximate 45 years standing thereon admeasuring more or less **2225 Sq. Ft. built-up area** on the **ground floor** and more or less **2225 Sq. Ft. built-up area** on the **first floor** both

having cemented flooring lying, situated at and identified as **KMC Premises No. 1/309 Gariahat Road (Jodhpur Park)**, Kolkata – 700068, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930404226, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation**, (more fully and particularly mentioned and described in the Second Schedule hereunder written and hereinafter collectively referred to as the Said Property) absolutely and forever, free from all encumbrances, litigations, charges, liens, lispendense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings etc., whatsoever or moreover absolutely free from all encumbrances and charges **TOGETHER WITH** all benefits and advantages of ancient and others lights, yards, courtyards, areas, sewers, drains, ways, water, courses, ditches, fences, paths and all manner of former and others rights, liberties, easements, privileges, walls, fences, advantages, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held, used, occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the reversion or reversions, remainder or remainders of the Said Property and of any and every part thereof **AND** all the legal incidence thereof **AND** all the estate, right, title, interest, inheritance, possession, use, trust, claims and demands whatsoever both at law and in equity of the Owner into or upon and in respect of the Said Property or any and

every part thereof herein comprised and hereby sold, granted, transferred and conveyed **TOGETHER WITH** all deeds, pattahs, muniments and evidences of title which in any wise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody, power, possession or control of the Owner or any person or persons from whom the Owner can or may procure the same without any action or suit at law or in equity and **TO HAVE AND TO HOLD** the Said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances, litigations, charges, liens, lispense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings etc. whatsoever or howsoever.

**II) THE OWNER DOTH HEREBY COVENANT WITH THE PURCHASERS**

**as follows:**

- a) That the Owner is the sole, absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the Said Property and every part thereof absolutely free from all encumbrances, litigations, charges, liens, lispense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, etc. whatsoever or howsoever.

- b) That the Owner has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed, matter or thing hereby or by reason whereof the Said Property hereby granted, sold, conveyed, transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Owner may or can be prevented from granting, selling, conveying, assigning and assuring the Said Property or any part thereof in the manner as aforesaid.
- c) AND THAT NOTWITHSTANDING any act, deed or thing by the Owner done executed or knowingly suffered to the contrary the Owner at the time of execution of these presents is the sole, absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the Said Property hereby granted, sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat, encumber or make void the same.
- d) AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Owner now has in herself good right, full and absolute power to grant, sell, convey, transfer, assure and assign the Said Property hereby granted, sold, conveyed, transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid.
- e) AND THAT the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold, possess and enjoy the

same without any lawful eviction, interruption, claim or demand whatsoever from or by the Owner or any person or persons lawfully or equitably claiming from under or in trust for the Owner.

- f) AND THAT the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted, exonerated, released and discharged or otherwise by and at the costs and expenses of the Owner well and sufficiently saved, defended and kept harmless and indemnified of from and against all and all manner of former or others estates, encumbrances, litigations, charges, liens, lispense, attachments, leases, licenses, tenancies, alignment, occupancy rights, uses, debutter, pirotter, trusts, wakf, acquisition, requisition, claims, demands, liabilities, execution proceedings, demands, mortgages, liabilities, execution prohibitions, restrictions, whatsoever suffered or made or liabilities created in respect of the Said Property by the Owner or by any person or persons lawfully and equitably claiming from under or in trust for the Owner as aforesaid or otherwise.
- g) AND THAT all rates, taxes and other impositions and/or statutory outgoings including corporation tax and revenue payable in respect of the Said Property upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Owner and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchasers.
- h) AND THAT the Owner never held and does not hold any excess vacant land within the meaning of The Urban Lands (Ceiling & Regulation) Act, 1976 and the



said property or any part or portion thereof has not been affected or vested under the Urban Land Ceiling & Regulation) Act, 1976 AND THAT no certificate proceedings and/or notice of attachment is subsisting under the SARFAESI Act, 2002, Income Tax Act, 1961 AND THAT no notice, which is or may be subsisting has been served on the Owner for the acquisition of the Said Property or any part thereof under the Lands Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Owner has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the Said Property or any part thereof AND THAT no suit and/or proceeding is pending before any Court of Law affecting the Said Property or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Owner claiming any right, title, interest or estate whatsoever into or upon or over the Said Property or any part thereof from through under or in trust for the Owner shall and will from time to time and at all times hereafter at the request and costs of the Purchasers make, do, acknowledge and execute all such further and lawful acts, deeds, matters and things whatsoever for further better and more perfectly and effectually granting and assuring the Said Property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

- i) AND THIS DEED FURTHER WITNESSETH that the Owner has put the Purchasers in complete, peaceful and vacant possession of the Said Property and

that the Purchasers shall be entitled to hold, possess and enjoy the same as the sole, absolute and lawful owner thereof absolutely and forever.

j) **AND THIS DEED FURTHER WITNESSETH** that the Owner execute these presents and affirm that they indefeasibly convey, grant, sell, transfer, assign and assure the title of the Second Schedule Property unto and in favour of the Purchasers herein.

**III) AND THIS DEED FURTHER WITNESSETH** and it is hereby agreed and declared that the amount of consideration which has been paid by the Purchasers to the Owner in terms of this Deed of Conveyance is a valid and lawful discharge of the obligation of the Purchasers to make payment of the amount of consideration and in no event the Owner shall be entitled to have any other claim against the Purchasers on any account, whatsoever or howsoever.

**IV) AND FURTHERMORE THAT** the Owner and her heirs, executors, administrators, legal representative, successors, nominees and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers, its partners, authorized representatives, executors, administrators, legal representatives, successors-in-office, nominees, legal heirs, successors and assigns against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Owner or any breach of the rights hereunder contained.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**(Devolution of Title and Details of Deeds and/or Documents)**

- A. The Bengal Secretariat Co-operative Land Mortgage Bank & housing Society Limited, by operation of a registered **Indenture of Conveyance dated 27<sup>th</sup> May 1966** sold, transferred, conveyed, assigned and assured unto one Narayan Chandra Dutta **ALL THAT** piece and parcel of bastu land admeasuring more or less 5 Cottahs 19 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 which was registered at and before the **Office of The Sub-Registrar at Alipore** and was duly recorded in **Book No. I, Volume No. 77, Pages 254 to 273, being Deed No. 4257** for the year 1966.
- B. The said Narayan Chandra Dutta by operation of the said Indenture of Conveyance dated 27<sup>th</sup> May 1966 became the sole and absolute owner of the said property being **ALL THAT** piece and parcel of bastu land admeasuring more or less 5 Cottahs 19 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District –

erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 and thereafter mutated his name in the records of the then Calcutta Corporation as owner of the said property and accordingly the said property was assessed by the Corporation and was numbered as 1/309 Gariahat Road, Kolkata - 700068 and the Owner started paying tax thereon vide Assessee No. 210930404226.

- C. Subsequently, the said Narayan Chandra Dutta by operation of a registered **Indenture of Conveyance dated 06<sup>th</sup> September 1967** sold, transferred, conveyed, assigned and assured unto one Latika Dutta a portion of the said property being **ALL THAT** piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District - erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 which was registered at and before the **Office of The Registrar of Assurances at Calcutta** and was duly recorded in **Book No. I, Volume No. 156, Pages 31 to 37, being Deed No. 4762** for the year 1967.
- D. The said Latika Dutta by operation of the said Indenture of Conveyance dated 06<sup>th</sup> September 1967 became the sole and absolute owner of the property being **ALL THAT** piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by

the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068.

- E. The said Latika Dutta while being seized and possessed of the property being ALL THAT piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068 died intestate on **11<sup>th</sup> November 1992** leaving behind her only daughter Krishna Dutta @ Krisna Ray as her only legal heir, since her husband Ajit Kumar Dutta pre-deceased her and died intestate on **07<sup>th</sup> January 1978**, who inherited the property as per the relevant portion of The Hindu Succession Act, 1956.
- F. By operation of such inheritance, the said Krishna Dutta @ Krisna Ray became the sole and absolute owner of the property being ALL THAT piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered

as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068.

- G. The said Narayan Chandra Dutta also by operation of another registered **Indenture of Conveyance dated 06<sup>th</sup> September 1967** sold, transferred, conveyed, assigned and assured unto Krishna Dutta @ Krisna Ray a portion of the said property being **ALL THAT** piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 which was registered at and before the **Office of The Registrar of Assurances at Calcutta** and was duly recorded in **Book No. I, Volume No. 147, Pages 194 to 200, being Deed No. 4761** for the year 1967.
- H. The said Krishna Dutta @ Krisna Ray by operation of the said Indenture of Conveyance dated 06<sup>th</sup> September 1967 became the sole and absolute owner of the property being **ALL THAT** piece and parcel of bastu land admeasuring more or less 2 Cottahs 8 Chittacks 8 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme

(Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068.

- I. Accordingly, the said Krishna Dutta @ Krisna Ray by operation of the aforesaid inheritance together with the aforesaid Indenture of Conveyance dated 06<sup>th</sup> September 1967 became the sole and absolute owner of the said property being ALL THAT piece and parcel of bastu land admeasuring more or less 5 Cottahs 19 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309 Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata - 700068 and thereafter mutated her name in the records of the then Calcutta Corporation as owner of the said property and started paying tax thereon vide Assessee No. 210930404226.
- J. The said Krishna Dutta @ Krisna Ray after becoming the sole and absolute owner of the said property being ALL THAT piece and parcel of bastu land admeasuring more or less 5 Cottahs 19 Sq. Ft. lying and situated at erstwhile Premises No. 1 Gariahat Road described by the Housing Society as Plot No. 309 of the Tollygunge Scheme (Jodhpur Club Lands) and now known and numbered as K.M.C. Premises No. 1/309

Gariahat Road, within the limits of the erstwhile Calcutta Corporation and now Kolkata Municipal Corporation, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Kolkata – 700068 constructed a two storied residential building thereon in accordance with the relevant Laws of the land with the ground floor and the first floor each admeasuring more or less 2225 Sq. Ft. built-up area.

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
(The Said Property)

**ALL THAT** piece and parcels of **contiguous land** admeasuring more or less **5 Cottah 19 Sq. Ft.** together with a **dilapidated two storied residential structure** of approximate 45 years standing thereon admeasuring more or less **2225 Sq. Ft. built-up area** on the **ground floor** and more or less **2225 Sq. Ft. built-up area** on the **first floor** both having cemented flooring lying, situated at and identified as **KMC Premises No. 1/309 Gariahat Road (Jodhpur Park)**, Kolkata – 700068, P.S. erstwhile Tollygunge then Jadavpur and now Lake, District – erstwhile 24 Parganas and now 24 Parganas (South), Assessee No. 210930404226, within the limits of **Ward No. 093 of The Kolkata Municipal Corporation**, which is butted and bounded as follows :-

On the North : 45 Ft. wide KMC Road.

On the South : Premises No. 330 Gariahat Road.

On the East : Premises No. 310 Gariahat Road.

On the West : Premises No. 308 Gariahat Road.



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

Signed and Delivered

In the presence of

Witnesses:

1. *Sumina Ray*  
164/78 Lake  
Gardens  
Kolkata -  
700045

*Sumina Ray*

SIGNATURE OF THE OWNER

For NIRMAN

*Indra Kanti Sen*

Partner  
for self and as Constituted attorney of  
1. SRI SUNIL KUMAR SEN  
2. SRI LEB SISH SEN  
3. SRI SANDIP SEN

2. *Gobinda Saha*  
S/O Anindam Saha  
55/T Pollocky Road Kol-15

*(Anil Saha)*  
(Anil Saha)

*Sayak Chatterjee*

SIGNATURE OF THE PURCHASERS

Drafted by me:-

*Sayak Chatterjee*

Advocate

High Court, Calcutta

Kolkata - 700001

F/1839/1921/2013

**MEMO OF CONSIDERATION**

Received from the within named Purchaser No.1 the within mentioned sum of Rs. 3,01,00,000/- (Rupees Three Crores One Lakh only) being part of total consideration amount as per memo below :-

Date	Cheque/Draft No.	Bank	Amount
25.04.2023	RTGS	State Bank of India	Rs. 50,00,000.00/-
27.04.2023	Chq No-879432	S. B. I	Rs. 24,79,000.00/-
	TDS		Rs. 3,01,000.00/-
			<b>Rs. 3,01,00,000/-</b>
			<b>(Rupees Three Crores One Lakh only)</b>

**SIGNATURE OF THE OWNER**

Received from the within named Purchaser No.2 and 3 the within mentioned sum of Rs. 2,99,00,000/- (Rupees Two Crores Ninety Nine Lakhs only) being part of total consideration amount as per memo below :-

Date	Cheque/Draft No.	Bank	Amount
25.04.2023	082749	IDBI Bank	Rs. 65,00,000/-
26.04.2023	RTGS	IDBI Bank	Rs. 2,31,01,000/-
	TDS		Rs. 2,99,000/-
			<b>Rs. 2,99,00,000/-</b>
			<b>(Rupees Two Crores Ninety Nine Lakhs only)</b>

WITNESSES :

1. *Jurina Roy*

*Jurina Roy*

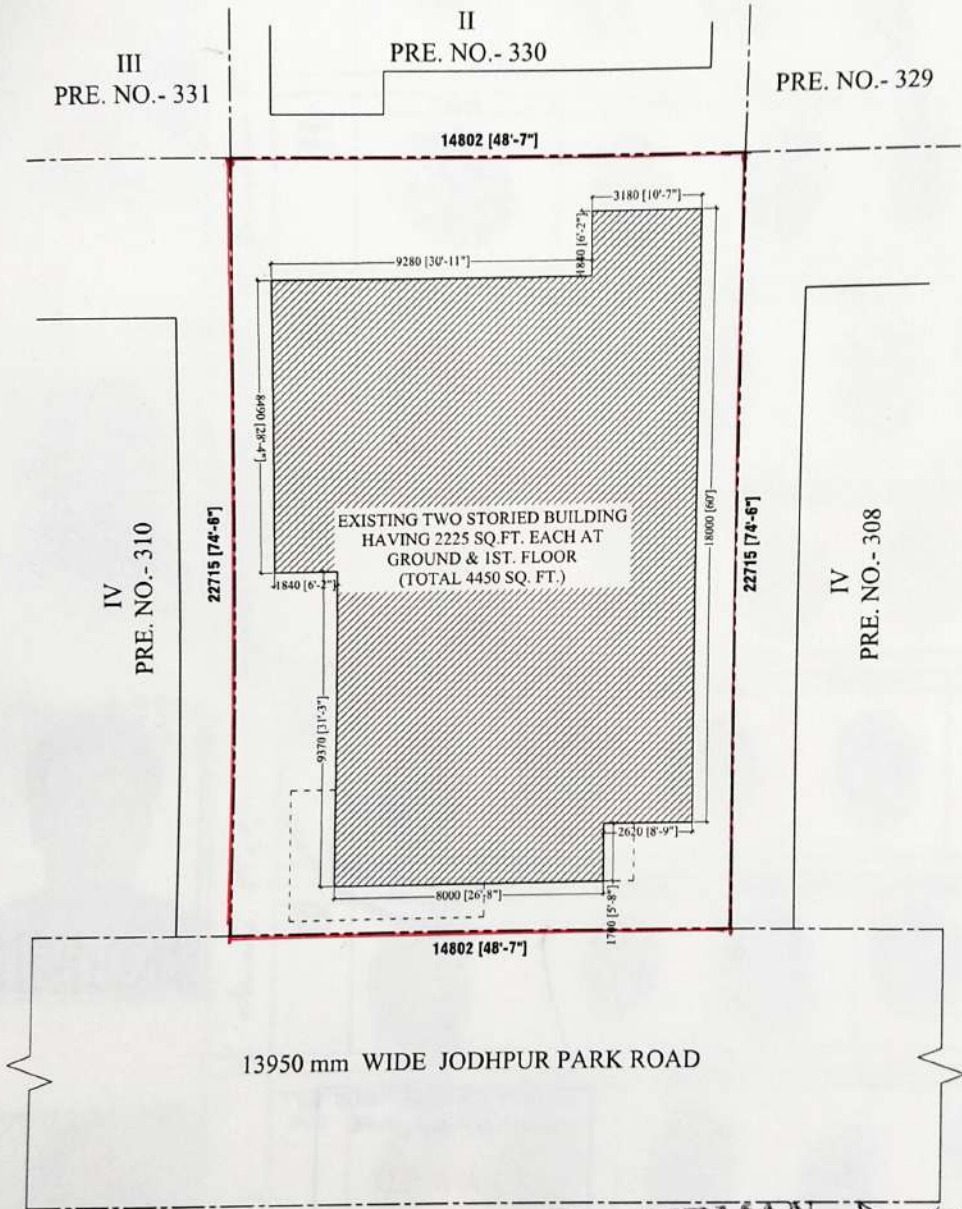
**SIGNATURE OF THE OWNER**

2. *Gokind Saha*

**PLAN OF PREMISES No. 1/309, GARIAHAT ROAD, WARD - 093 UNDER KOLKATA MUNICIPAL CORPORATION, BOROUGH - X, P.S.- LAKE, KOLKATA - 700 068**

AREA OF THE LAND : 05 K.- 00 Ch.- 19 Sq.ft. MORE OR LESS i.e. 336.213 Sq.m. MORE OR LESS  
 PROPERTY LINE SHOWN IN RED BORDER

EXISTING BUILT UP AREAS:  
 GROUND FLOOR: 2225 SQ. FT. & FIRST FLOOR : 2225 SQ. FT., TOTAL = 4450 SQ. FT. MORE OR LESS



For NIRMAN

*Jankar Kanti*

Partner

*Jankar Kanti*  
 for sell and as Constituted attorney  
 1. SRI SUNIL KUMAR SEN  
 2. SRI DEB SISH SEN  
 3. SRI SANDIP SEN

*(Anil Shah)*

*Sanyal*

*Krishna Ray*  
 SIGNATURE OF THE VENDOR

SIGNATURE OF THE PURCHASER

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Turhan Karli lu*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Asim Shah*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Sarany Singh*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Kinlu Ray*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

# SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Sanjay Das*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

ভারত সরকার  
Government of India

সঞ্জয় দাস  
Sanjay Das  
পিতা : নারায়ণ দাস  
Father: Narayan Das  
জন্মতারিখ / DOB: 23/11/1986  
পুরুষ / Male

8316 9016 0266

আমার আধার, আমার পরিচয়

ভারতীয় পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
51/গ্রাম, পট্টারী রোড, ট্যাংরা,  
ট্যাংরা, কোলকাতা, ট্যাংরা, পশ্চিম  
বঙ্গ, 700015

Address:  
51/S, POTTERY ROAD, Tangra,  
Tangra, Kolkata, Tangra, West  
Bengal, 700015

8316 9016 0266

1947

www.uidai.gov.in

Sanjay Das

## Major Information of the Deed

Deed No :	I-1603-05716/2023	Date of Registration	02/05/2023
Deed No / Year	1603-2001008204/2023	Office where deed is registered	
Deed Date	21/04/2023 1:20:13 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYABRATA BASU RAY HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9674339486, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 6,00,00,000/-	Rs. 6,00,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,00,020/- (Article:23)	Rs. 6,00,046/- (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:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/309, , Ward No: 093 Pin Code : 700068

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 19 Sq Ft	5,69,95,000/-	5,69,95,000/-	Width of Approach Road: 45 Ft.,
<b>Grand Total :</b>				<b>8.2935Dec</b>	<b>569,95,000 /-</b>	<b>569,95,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4450 Sq Ft.	30,05,000/-	30,05,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 2225 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2225 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 45 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>4450 sq ft</b>	<b>30,05,000 /-</b>	<b>30,05,000 /-</b>	

**Details :****Name,Address,Photo,Finger print and Signature****Mrs Krisna Ray, (Alias: Krishna Dutta)**

Wife of Late Jayanta Kumar Ray 1/309, Jodhpur Park, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx2R, Aadhaar No: 75xxxxxxxx5473, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023  
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2023  
 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMAN</b> 22, R.N. Mukherjee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	<b>Mr Anil Shah</b> Son of Late Maganlal Shah 7A, Lala Lajpat Roy Sarani Formerly Elgin Road, City:- Not Specified, P.O:- Phowanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx9G, Aadhaar No: 69xxxxxxxx7297, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence
3	<b>Mr Devang Shah</b> Son of Mr Anil Shah 7A, Lala Lajpat Roy Sarani Formerly Elgin Road, City:- Not Specified, P.O:- Bhowanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx0M, Aadhaar No: 90xxxxxxxx2727, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence

**Agent by Authenticated Power Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Tushar Kanti Sen,</b> Son of Late Nani Gopal Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALOPS2468M, Aadhaar No: 88xxxxxxxx0495 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Mr Sunil Kumar Sen, Mr Debasis Sen, Mr Sandip Sen

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Tushar Kanti Sen (Presentant)</b> Son of Late Nani Gopal Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8M, Aadhaar No: 88xxxxxxxx0495 Status : Representative, Representative of : NIRMAN (as Partner)



**Mr Sunil Kumar Sen**

Son of Late Nani Gopal Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0F, Aadhaar No: 38xxxxxxx0259 Status : Representative, Representative of : NIRMAN (as Partner)

**3 Mr Debasis Sen**

Son of Samarendra Narayan Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx2A, Aadhaar No: 51xxxxxxx1549 Status : Representative, Representative of : NIRMAN (as Partner)

**4 Mr Sandip Sen**

Son of Samarendra Narayan Sen Ananda Niketan, 58A, Diamond Harbour Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9A, Aadhaar No: 31xxxxxxx0095 Status : Representative, Representative of : NIRMAN (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sanjay Das</b> Son of Late Narayan Das 51/S, Pottery Road, City:- Not Specified, P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015			
Identifier Of Mrs Krisna Ray, Mr Anil Shah, Mr Devang Shah, Mr Tushar Kanti Sen, Mr Sunil Kumar Sen, Mr Debasis Sen, Mr Sandip Sen, Mr Tushar Kanti Sen			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Krisna Ray	NIRMAN-4.14677 Dec,Mr Anil Shah-2.07339 Dec,Mr Devang Shah-2.07339 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Krisna Ray	NIRMAN-2225.00000000 Sq Ft,Mr Anil Shah-1112.50000000 Sq Ft,Mr Devang Shah-1112.50000000 Sq Ft

-2023

Rate of Market Value(WB PUVI rules of 2001)

and that the market value of this property which is the subject matter of the deed has been assessed at Rs 10,000/-



Debashish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 27-04-2023

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

Presented for registration at 18:00 hrs on 27-04-2023, at the Private residence by Mr Tushar Kanti Sen .

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

Execution is admitted on 27/04/2023 by 1. Mrs Krishna Ray, Alias Krishna Dutta, Wife of Late Jayanta Kumar Ray, 1/309, Jodhpur Park, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 2. Mr Anil Shah, Son of Late Maganlal Shah, 7A, Lala Lajpat Roy Sarani Formerly Elgin Road, P.O: Phowanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mr Devang Shah, Son of Mr Anil Shah, 7A, Lala Lajpat Roy Sarani Formerly Elgin Road, P.O: Bhowanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Identified by Mr Sanjay Das, , , Son of Late Narayan Das, 51/S, Pottery Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others

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

Execution is admitted on 27-04-2023 by Mr Tushar Kanti Sen, Partner, NIRMAL, 22, R.N. Mukherjee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Sanjay Das, , , Son of Late Narayan Das, 51/S, Pottery Road, P.O: Tangra, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others

**Admitted by Authenticated power**

Execution is admitted by Mr Tushar Kanti Sen, , Son of Late Nani Gopal Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business as agent for Mr Sunil Kumar Sen, Son of Late Nani Gopal Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business;

Partner, NIRMAL, 22, R.N. Mukherjee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Mr Debasis Sen, Son of Samarendra Narayan Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business;

Partner, NIRMAL, 22, R.N. Mukherjee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Mr Sandip Sen, Son of Samarendra Narayan Sen, Ananda Niketan, 58A, Diamond Harbour Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business;

Partner, NIRMAL, 22, R.N. Mukherjee Road, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

power no 1818 for 2008 authenticated by ARA III KOLKATA  
id by Mr Sanjay Das, , Son of Late Narayan Das, 51/S, Pottery Road, P.O: Tangra, Thana: Entaly, , South 24-  
ias, WEST BENGAL, India, PIN - 700015, by caste Hindu, by profession Others



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 26-04-2023**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,00,046.00/- ( A(1) = Rs 6,00,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 6,00,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/04/2023 2:42PM with Govt. Ref. No: 192023240029735628 on 26-04-2023, Amount Rs: 6,00,014/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 8315049439827 on 26-04-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 30,00,020/- and Stamp Duty paid by by online = Rs 29,99,920/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 26/04/2023 2:42PM with Govt. Ref. No: 192023240029735628 on 26-04-2023, Amount Rs: 29,99,920/-,  
Bank: SBI EPay ( SBIEPay), Ref. No. 8315049439827 on 26-04-2023, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 02-05-2023**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,00,046.00/- ( A(1) = Rs 6,00,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-

**nt of Stamp Duty**

and that required Stamp Duty payable for this document is Rs. 30,00,020/- and Stamp Duty paid by Stamp Rs  
J/-  
ription of Stamp  
amp: Type: Impressed, Serial no 24654, Amount: Rs.100.00/-, Date of Purchase: 25/04/2023, Vendor name:  
hankar Das



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 170821 to 170856

being No 160305716 for the year 2023.



*Dhar*

Digitally signed by Deb...sish Dhar  
Date: 2023.05.08 10:57:56 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/08 10:57:56 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)