

04629/2021

1-4616/2021

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 813352

Q No. (2). 1232342/2021.

MV = Rs. 25,00,000/-

*Signature*

DEED OF CONVEYANCE

9 AUG 2021

1. Date: 9<sup>th</sup> August, 2021
2. Place: Kolkata
3. Parties:

নং 1110 তার 4/8/2021

মোকাম - জয়নগর এ.ডি. এস. আর. অফিস  
জেলা- দা ২৪ পরগণা

খরিদার A. Mundeel  
মূল্য 50.00 Adv - Alipur Jussor Court  
KAL-20

ডেওর - শ্রী সুদীপ কুমার ডাঃচার্যা  
স্বাক্ষর Su Kumer



Identified by me  
Ajit Das  
Advocate  
Ali Pur Jussor Court  
Kolkata - 700027



- 3.1 **GITA SINHA ROY ALIAS GITA BAGCHI**, (PAN ATZPB2380E) daughter of Late Raj Mohan Sinha Roy and wife of Prakritish Chandra Bagchi, by faith Hindu, by Occupation-House wife, presently residing at 13/11/1, Kankra Para Lane, Post Office-Santragachi, Police Station-Chatterjeehat, Howrah-711104;

(3.1 hereinafter referred to as **VENDOR** which terms and expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, representative and assigns) of the **FIRST PART**;

**AND**

- 3.2 **RISEWELL MERCANTILE PRIVATE LIMITED**, (PAN AADCR5006R) a Company incorporated under the Companies Act, 1956, having its registered office at 24, Hemant Basu Sarani, Mangalam Building, Block A, 5<sup>th</sup>Floor, Room No. 507, Kolkata-700001, represented by its Authorised Signatory, **JHANTU GARU**, (PAN AXTPG9586H) son of Bijoy Krishna Garu, by Faith Hindu, by Occupation- Service, working for gains at 24, Hemant Basu Sarani, Mangalam Building, Block A, 5<sup>th</sup>Floor, Room No. 507, Kolkata - 700001;

(3.2 hereinafter called the **PURCHASER** which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest / office and/or assigns) of the **SECOND PART**;

Vendor and Purchaser individually **Party** and collectively **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

4. **Subject Matter of Conveyance;**
- 4.1 **Said Share in the Property: ALL THAT** the undivided 1/16<sup>th</sup> share or interest in the piece or parcel of revenue paying land hereditaments



8

- 9 (10) 2021

and Premises together with the two storied brick built building messuage tenement dwelling house measuring 2381 square feet more or less standing thereon containing an area of 9 ( Nine) Cottahs 15 (Fifteen) Chittacks 15 (Fifteen) Square Feet be the same a little more or less situate lying at and being Premises No. 52, Jadavpur Central Road under Police Station Jadavpur, Kolkata-700032, Mouza Ibrahimpur, Jurisdiction List No. 36, Khatian No. 67 Dag No. 333 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation Ward No. 96 in the District of 24 Parganas, more fully described in the **2<sup>nd</sup>Schedule** below (hereinafter referred to as the "**Said Share in the Property**") and **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature in the above Property of the Vendor.

## 5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **WHEREAS** by a registered Cobala dated 6<sup>th</sup> October, 1933 corresponding to 20<sup>th</sup>Aswin 1340 B.S. and registered with the office of the Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 73 Pages 178 to 182 Being No. 3967 for the year 1933, one Karimunessa Bibi Karim Halder and Nafar Halder as Vendors therein sold, transferred and conveyed **ALL THAT** piece or parcel of revenue paying land containing an area of 14 (Fourteen)Cottahs 7 (Seven) Chittacks 15 (Fifteen) Square Feet more or less situate at Mouza Ibrahimpur and comprised in Khatian No.67 Dag No.233 under Police Station Sadar Tollygunge, now in the District of 24 Parganas now known numbered distinguished as 52, Jadavpur Central Road, Calcutta-700032 unto and in favour of Sukumar Ghosh

as Purchaser therein for the consideration mentioned therein, free from all encumbrances and/or alienation whatsoever.

- 5.1.2 The said Sukumar Ghosh while thus seized and possessed of or otherwise well and sufficiently entitled **ALL THAT** piece and parcel of land containing an area of 14 (Fourteen) Cottahs 7 (Seven) Chittacks 15 (Fifteen) Square Feet situate lying at Mouza IbrahimpurKhatian No.67, Dag No.233 under Police Station Sadar Tollygunge now Jadavpur in the District of 24-Parganas now known numbered and distinguished as 52, Jadavpur Central Road, Calcutta - 700 032 constructed and or caused to construct a two storied building thereon or thereat ( hereinafter referred to as "the **Said Land**")
- 5.1.3 The said Sukumar Ghosh thereafter sold transferred and conveyed a portion of the Said Land being land measuring 4 (Four)Cottahs8 (Eight) Chittacks unto and in favour of one Promotha Lal Das since long back and retained the remaining landmeasuring about 9 (Nine) Cottahs 15 (Fifteen) Chittacks and 15 (Fifteen) Square Feet with the said structure being two storied building standing thereat and hereinafter referred to as the "**Said Property** and more fully and particularly described in the **1<sup>st</sup> Schedule** written hereunder".
- 5.1.4 While in peaceful possession and occupation of the Said Property, the said SukumarGhosh died intestate on 14<sup>th</sup> January, 1983 leaving behind him surviving his widow Indira Ghosh and her three sons i.e (1) Sudhir Kumar Ghosh, (2) Subir Kumar Ghosh and (3)Prabir Kumar Ghosh.
- 5.1.5 The said Subir Kumar Ghosh died intestate on 25th August, 1999 Leaving behind him surviving his wife Santana Ghosh, son namely Sumanta Ghosh and mother Indira Ghosh as his only legal heirs, heiress and/or and successors of the said deceased.

- 5.1.6 The said Sudhir Kumar Ghosh died intestate on 5<sup>th</sup> March, 2001 leaving behind him surviving his wife Rekha Ghosh and mother, Indira Ghosh as his only legal heirs and heiress and/or successors.
- 5.1.7 The said Indira Ghosh died intestate on 17<sup>th</sup> January, 2003 leaving behind her surviving her son, Prabir Kumar Ghosh and Sumanta Ghosh, her grandson, son of her predeceased son of Subir Kumar Ghosh.
- 5.1.8 The said Prabir Kumar Ghosh a bachelor died intestate on 12<sup>th</sup> July, 2005 leaving behind him surviving Sri Sumanta Ghosh, son of his predeceased brother, the Subir Kumar Ghosh.
- 5.1.9 As a consequences as aforesaid, the Said Smt Santana Ghosh and Sri Sumanta Ghosh have acquired 7/8<sup>th</sup> joint Shares in the Said Property and Smt. Rekha Ghosh became the owner of undivided 1/8<sup>th</sup> share of the Said Property.
- 5.1.10 By an Indenture of conveyance dated 7<sup>th</sup> day of May, 2007 and registered with the office of the Additional District Sub-Registrar at Alipore, South 24 Parganas and recorded in Book No. I, Volume 196, Page 226 to 239, Being No. 02621 for the year 2007, the said Santana Ghosh and Sumanta Ghosh described as the Vendors therein sold, transferred and conveyed **ALL THAT** the undivided 7/8<sup>th</sup> share or interest of the piece or parcel of revenue paying land hereditaments and Premises together with the two storied brick built building messuage tenement dwelling house and measuring 2381 square feet more or less standing thereon containing an area of 9 ( Nine ) Cottahs 15 (Fifteen) Chittacks 15 (Fifteen) Square Feet be the same a little more or less situate lying at and being Premises No. 52, Jadavpur Central Road, under Police Station Jadavpur, Kolkata - 700 032 Mouza Ibrahimpur, Jurisdiction List No. 36, Khatian No.67, Dag No.333 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation, Ward No.96 in the District of 24 Parganas (South) unto and in favour of **Risewell Mercantile Private Limited**

for the consideration therein, free from all encumbrances and/or alienation whatsoever.

5.1.11 The said Rekha Ghosh, now deceased the owner of remaining  $1/8^{\text{th}}$  Share in the Said Property died on 25.02.2014 leaving behind a registered Will dated 19<sup>th</sup> Day of December, 2002 which was registered with Additional District-Sub-Registrar at Bidhannagar, Salt Lake and recorded in Book No. IV, Volume No.5, Page 10 to 16, being No.00178 for the year 2002 wherein the Said Rekha Ghosh bequeathed her Share in the Said Property unto and in favour of (1) Arup Sirkar alias Arup Sarkar and (2) Gita Sinha Roy alias Gita Bagchi in equal share and appointed (1) Arup Sarkar alias Arup Sairkar and (2) Gita Sinha Roy alias Gita Bagchi as the joint executor and executrix of the Said Will and take probate of the Said Will either jointly or severally.

5.1.12 It is pertinent to mention here that in the Said Will, the said Rekha Ghosh, since deceased, described her share as  $1/4^{\text{th}}$  share in the Said Property. But actually, by a decree dated 30<sup>th</sup> Day of July, 2010 in Title Suit No.139 of 2007, it has been adjudged as  $1/8^{\text{th}}$  share. As such in this deed  $1/16^{\text{th}}$  share, half of the share of Rekha Ghosh is transferred in this deed and hereinafter referred to as the "**Said Share in the Property**" and more fully and particularly described in the 2<sup>nd</sup> Schedule written here under.

5.1.13 Thus the said (1) Arup Sirkar alias Arup Sarkar and (2) Gita Sinha Roy (nee Bagchi) are entitled to  $1/16^{\text{th}}$  Share each in respect of the Said Property.

5.1.14 The Said Gita Bagchi (Nee Sinha Roy), wife of Prakritish Chandra Bagchi as executrix applied for probate before the Ld. District Delegate at Alipore in respect of Last Will and Testament dated 19.12.2002 of Rekha Ghosh, since deceased, being Act 39 Case No.162 of 2014(P) and the same was objected by Sumanta Ghosh before the Ld. District Delegate in the Said Case and the case was subsequently transferred



to 1<sup>st</sup> Additional District Judge at Alipore and renumbered as O.S No.9/2015 (**Said Case**). The said Sumanta Ghosh filed a consent petition that he has no objection to grant of probate of the said Will.

5.1.14 After hearing of the said case the Probate of the Last Registered Will of Rekha Ghosh was granted by the 1<sup>st</sup> Additional District Judge at Alipore being case No. O.S No.9 of 2015 and by virtue of Said Will and Probate (1) Arup Sirkar alias Arup sarkar and (2) Gita Sinha Roy (*nee* Bagchi), are the joint owners of the respective share of the said Rekha Ghosh, since deceased.

5.1.15 **Transfer of Title:** Thus the Vendor Gita Sinha Roy (*nee* Bagchi) is now conveying her 1/16<sup>th</sup> undivided share of the Said Property i.e. 448 (Four Hundred Forty Eight) Square Feet more or less out of 9 (Nine) Cottahs 15 (Fifteen) Chittaks 15 (Fifteen) Square Feet approximately together with Ground+One storied Building measuring about 149 (One Hundred Forty Nine) Square feet more or less out of 2381 (Two Thousand Three Hundred Eighty One) Square Feet lying and situate at being Premises No. 52, Jadavpur Central Road under Police Station Jadavpur, Kolkata-700032, Mouza Ibrahimpur, Jurisdiction List No. 36, Khatian No. 67 Dag No. 333 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation Ward No. 96 in the District of 24 Parganas unto and in favour of Risewell Mercantile Private Limited morefully described in the **2<sup>nd</sup> Schedule** below (hereinafter referred to as the "**Said Share in the Property**") and is now executing this Conveyance to complete the transfer of title of the Said Property in favour of the Purchaser.

5.2 **Representations and Warranties of Vendor Regarding Encumbrances:** The Vendor have made the following representations and given the following warranties to the Purchaser regarding encumbrances:

5.2.1 **No Acquisition/Requisition:** The Said Share in the Property has neither been acquisitioned or requisitioned under any law nor notified

for any acquisition, requisition or scheme of any Authority, Government or any Statutory Body whatsoever and further the Vendor have not received any notice or intimation in this regard.

- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Act of Vendor:** The Vendor have not, at any time, done or executed or suffered or been party or privy to any act, deed, matter and have not entered into any agreement for sale or thing whereby the Said Share in the Property or any part thereof can or may be impeached, encumbered or affected in title in any manner whatsoever.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Share in the Property absolutely to the Purchaser.
- 5.2.5 **Certificate Case:** No Certificate Case is pending for realization of any Government revenue from the Vendor in respect of the Said Share in the Property.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever has or has claimed to have any right of preemption over and/or in respect of the Said Share in the Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge any bank and/or any financial institution is presently subsisting in respect of the Said Share in the Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Share in the Property is now free from all encumbrances, charges, liens, claims, demands, mortgages, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions,

requisitions, attachments, vesting, alignment, easements, liabilities and lis-pendens whatsoever or howsoever therein made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor' predecessors-in-title and the title of the Vendor to the Said Share in the Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Share in the Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

## 6. Basic Understanding:

6.1 **Sale of Said Share in the Property:** The basic understanding between the Parties is that the Vendor will sell the Said Share in the Property to the Purchaser free from all encumbrances and liabilities of any and every nature whatsoever with good, bankable and marketable title and together with khas, vacant, peaceful and physical possession and the Purchaser is purchasing the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).

## 7. Transfer

7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchaser the Said Share in the Property more fully described in the **2<sup>nd</sup> Schedule** below, being **ALL THAT 1/16<sup>th</sup>** Undivided Share in the bastu land measuring about an area little 448 (Four Hundred Forty Eight) Square Feet more or less out of 9 (Nine) Cottahs 15 (Fifteen) Chittaks 15 (Fifteen) Square Feet approximately Ground+One storied Building measuring about 149 (One Hundred Forty Nine) Square feet more or less out of 2381 (Two Thousand Three Hundred Eighty One) Square Feet lying and situate at being Premises No. 52, Jadavpur Central Road under Police Station Jadavpur, Kolkata-700032, Mouza

Ibrahimpur, Jurisdiction List No. 36, Khatian No. 67 Dag No. 333 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation Ward No. 96 in the District of 24 Parganas, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature in the above Property of the Vendor herein.

**7.2 Consideration:** The aforesaid transfer is being made against total consideration of a sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs) (Total Consideration)** which has been paid by the Purchaser to the Vendor the receipt of which the Vendor by the separate Receipt And Memo of Consideration hereunder written, admits and acknowledges and of and from the payment of the same forever discharges and acquits the Purchaser the 1/16<sup>th</sup> Undivided Share in the Property more fully described in the **2<sup>nd</sup> Schedule (Said Share in the Property)**.

**8. Terms of Transfer:**

**8.1 Salient Terms:** The transfer being affected by this Conveyance is:

**8.1.1 Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

**8.1.2 Absolute:** absolute, irreversible and perpetual.

**8.1.3 Free from Encumbrances:** the 1/16<sup>th</sup> undivided share in the Property free from all encumbrances, charges, liens, claims, demands, mortgages, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vesting, alignment, easements, liabilities and lis-pendens whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor' predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor have in the Said Share in the Property and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use and enjoyment of the Said Share in the Property.
- 8.2 **Transfer of Property Act:** The transfer being effected by this Conveyance is subject to all obligations and duties of Vendor and vendee as provided in the Transfer of Property Act, 1882.
- 8.3 **Indemnification:** The Transfer being affected by this Conveyance is subject to the Indemnification by the Vendor about the Correctness of the Vendor Title and authority to sale as also the representation and the conveyance being accepted by the Purchaser on such express indemnification by the vendor, which if found defective or untrue at any time, the Vendor shall at its own cost expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 8.4 **No Objection to Mutation:** The Vendor declare that the Purchaser shall be fully entitled to mutate the Purchaser' names before the Kolkata Municipal Corporation and /or in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Share in the Property in the name of the Purchaser and in this regard the Vendor shall sign all documents and papers as required by the Purchaser.
- 8.5 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under it, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or

their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Share in the Property.

- 8.6 **Possession:** That khas, vacant and peaceful possession of the Said Share in the Property has already been lying with the Purchaser.
- 8.7 **Holding Possession:** The Vendor hereby covenant that the Purchaser shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Share in the Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.8 **Title Documents:** The Vendor confirm that in consideration of the Purchaser having paid the entirety of the Consideration to the Vendor, the Vendor have simultaneously with the execution of this Conveyance, delivered to the Purchaser all original documents of title and other documents relating to the Said Share in the Property that were in the custody of the Vendor and the Purchaser shall be entitled to unfettered ownership and custody thereof at all times hereinafter.

**1<sup>st</sup>SCHEDULE ABOVE REFERRED TO**  
**(Said Property)**

**ALL THAT** the piece or parcel of revenue paying land hereditaments and Premises together with the two storied brick built building messuage tenement dwelling house measuring 2381 square feet more or less standing thereon containing an area of 9 (Nine) Cottahs 15 (Fifteen) Chittacks 15 (Fifteen) Square Feet be the same a little more or less situate lying at and being Premises No. 52, Jadavpur Central Road under Police Station

Jadavpur, Kolkata-700032, Mouza Ibrahimpur, Jurisdiction List No. 36, Khatian No. 67 Dag No. 333 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation Ward No. 96 in the District of 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature in the above Property of the Vendor and the same is butted and bounded as follows:-

<b>On The North</b>	By Jadavpur Central Road
<b>On The South</b>	By 52/1, Jadavpur Central Road
<b>On The East</b>	By 53, Jadavpur Central Road
<b>On The West</b>	By 51, Jadavpur Central Road

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor.

**2<sup>nd</sup> SCHEDULE ABOVE REFERRED TO**

**(Said Share in the Property)**

**ALL THAT 1/16<sup>th</sup>** Undivided Share in the bastu land measuring about an area little 448 (Four Hundred Forty Eight) Square Feet more or less out of 9 (Nine) Cottahs 15 (Fifteen) Chittaks 15 (Fifteen) Square Feet approximately 88 years old Ground+One storied Building measuring about 149 (One Hundred Forty Nine) Square feet more or less out of 2381 (Two Thousand Three Hundred Eighty One) Square Feet lying and situate at being Premises No. 52, Jadavpur Central Road under Police Station Jadavpur, Kolkata-700032, Mouza Ibrahimpur, Jurisdiction List No. 36, Khatian No. 67 Dag No. 333 Sub-Registration Office Alipore within the limits of Kolkata Municipal Corporation Ward No. 96 in the District of 24 Parganas.

9. Execution and Delivery

9.1 In Witness Whereof the Parties have executed and delivered this Conveyance on the date mentioned above.

RISEWELL MERCANTILE PVT. LTD

*Pranab Kumar Ghosh*

Director/Authorised Signatory

*Gita Bagchi*

\_\_\_\_\_

\_\_\_\_\_

[VENDOR]

[PURCHASER]

WITNESSES:

SIGNATURE. : <i>Pranab Kumar Ghosh</i> <i>Pranab Kumar Ghosh</i>	SIGNATURE. : <i>[Signature]</i>
FATHERS NAME : <i>Lata Gour Lata Ghosh</i>	FATHERS NAME : <i>Han Pasabhus</i>
ADDRESS. : <i>1/B roads mullick</i> <i>Kol-6</i>	ADDRESS. : <i>Santhala, Sodepur.</i> <i>24 (A) - 70012</i>
_____	_____
_____	_____

*Drafted by me*

*Adv. [Signature]*

*Advocate*

*Alifasa Tiedani court*  
*Kolkata - 700027*

*F - - 189/2007*



RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs.25,00,000/- (Rupees Twenty-Five Lakhs only) by draft being No.506444 dated 07.08.2021 drawn on ICICI Bank towards full and final payment of the Consideration for sale of the Said Share in the Property from the Purchaser described in the 2<sup>nd</sup> Schedule above,

Gula Bagchi

\_\_\_\_\_  
[VENDOR]

**WITNESSES:**

1. Banubhadr Kumar Ghosh
2. Arun J



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

GRN Details

GRN: 192021220046572131 Payment Mode: Online Payment  
GRN Date: 08/08/2021 10:20:18 Bank/Gateway: ICICI Bank  
BRN : 65709791 BRN Date: 08/08/2021 10:08:03  
Payment Status: Successful Payment Ref. No: 2001232342/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: RISEWELL MERCANTILE PRIVATE LIMITED  
Address: 24 HEMANT BASU SARANI KOLKATA  
Mobile: 9830977823  
Depositor Status: Buyer/Claimants  
Query No: 2001232342  
Applicant's Name: Mr Avijit Mondal  
Identification No: 2001232342/5/2021  
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001232342/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	100020
2	2001232342/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	25014
			Total	125034

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND THIRTY FOUR ONLY.

4

आयकर विभाग  
INCOME TAX DEPARTMENT  
GITA BAGCHI

RAJMOHAN SHINHA ROY

14/04/1963

27/04/2015

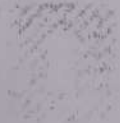
A7ZP02380E

*Gita Bagchi*

Signature



भारत सरकार  
GOVT. OF INDIA



19052015

Account for Dues of Income  
*Gita Bagchi*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

RISEWELL MERCANTILE PRIVATE  
LIMITED



29/01/2007  
Permanent Account Number

AADCR5006R

10012007

RISEWELL MERCANTILE PRIVATE LIMITED

*(Handwritten signature)*

Director/Authorised signatory

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

JHANTU GARU  
BIJOY KRISHNA GARU  
28/08/1970  
Permanent Account Number  
AKTPG9586H

*Handwritten signature*

श्री. एम. मेरुगुप्ति पी. एल.  
*Handwritten signature*  
Director/Authorised Signatory



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

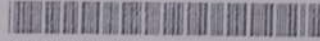
Unique Identification Authority of India

Government of India

চালিকাভুক্তির আই ডি / Enrollment No. : 2010/30332/37965

12/03/2015

To  
Gita Bagchi  
শীতা বাগ্চী  
W/O. Prakritish Chandra Bagchi  
13/11/1  
KANKRA PARA LANE  
Haora (M Corp)  
Santragachi, Howrah  
West Bengal - 711104  
9331213741



KH524545346FT

52454534



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2268 8019 6181**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

শীতা বাগ্চী

Gita Bagchi

পতি : প্রকৃতিশ চন্দ্র বাগ্চী

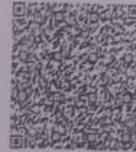
Husband : Prakritish Chandra Bagchi



জন্মতারিখ / DOB: 14/04/1963

লিঙ্গ / Female



**2268 8019 6181**



আধার - সাধারণ মানুষের অধিকার

Attested for Deed of Conveyance  
Gita Bagchi

**IDENTITY CARD**  
**ALIPORE BAR ASSOCIATION**  
(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)  
KOLKATA - 700 027  
PHONE : CIVIL : 2479-9335/7330. CRIMINAL : 2479-1477

Card No. : I/C/867  
Name **AVIJIT MONDAL** Advocate  
Father's/Husband's name **Mrinmoy kumar mondal**  
Address **Majilpur Circus Math, P.O- Joynagar Majilpur,  
P.S- Joynagar, South 24pgs.**  
Ph. No. **94757 49605**  
W.B. Bar Council Enrolment No. **E/189/2607**

*Subansu Bar*  
SECRETARY

*Avijit Mondal*



भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 0650/10184/05423

To  
Jhantu Garu  
S/O Bijoy Krishna Garu  
160F BAKUL BAGAN ROAD  
Bhawanipore  
Bhawanipore  
Circus Avenue Kolkata  
West Bengal 700025  
9748224030

17/10/2012  
123072791



ME230727910FH



आपका आधार क्रमांक / Your Aadhaar No. :

**6579 0923 6170**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Jhantu Garu  
Father : BIJOY KRISHNA GARU  
DOB : 28/08/1970  
Male



6579 0923 6170











मेरा आधार, मेरी पहचान

*Amrita Saha*













# Specimen Form For Ten Fingerprints



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SIGNATURE : *Gula Bagchi*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SIGNATURE : *Wineet Guler*



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

SIGNATURE :

### Major Information of the Deed

Deed No :	I-1901-04616/2021	Date of Registration	09/08/2021
Query No / Year	1901-2001232342/2021	Office where deed is registered	
Query Date	26/07/2021 6:42:06 AM		1901-2001232342/2021
Applicant Name, Address & Other Details	Avijit Mondal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL - 700027, Mobile No. : 9475749605, 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. 25,00,000/-	Rs. 25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,00,070/- (Article:23)	Rs. 25,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: JADAVPUR CENTRAL ROAD, , Premises No: 52, , Ward No: 096 Pin Code : 700032

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	448 Sq Ft	24,00,000/-	24,00,000/-	Property is on Road
Grand Total :				1.0267Dec	24,00,000 /-	24,00,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	149 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 79 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 88 Years, Roof Type Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 70 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 88 Years, Roof Type Pucca, Extent of Completion: Complete					
Total :		149 sq ft	1,00,000 /-	1,00,000 /-	




**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Gita Sinha Roy, (Alias: Mr Gita Bagchi)</b> Daughter of Late Raj Mohan Sinha Roy Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
		09/08/2021	LTI 09/08/2021	09/08/2021
13/11/1, Kankra Para Lane, City:- Howrah, , P.O:- Santragachi, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>RISEWELL MERCANTILE PRIVATE LIMITED</b> 24, Hemant Basu Sarani, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr JHANTU GARU (Presentant)</b> Son of Mr BIJOY KRISHNA GARU Date of Execution - 09/08/2021, , Admitted by: Self, Date of Admission: 09/08/2021, Place of Admission of Execution: Office			
		Aug 9 2021 4:43PM	LTI 09/08/2021	09/08/2021
24, Hemant Basu Sarani, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx6H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of RISEWELL MERCANTILE PRIVATE LIMITED (as Authorised Signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Avijit Mondal</b> Son of Mr. Minmoy Mondal Alipore Judges Court, City:-, P.O.- Alipore, P.S.-Alipore, District-South 24- Parganas, West Bengal, India, PIN:- 700027			
	09/08/2021	09/08/2021	09/08/2021

Identifier Of Mrs Gita Sinha Roy, Mr JHANTU GARU

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Gita Sinha Roy	RISEWELL MERCANTILE PRIVATE LIMITED-1.02667 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Gita Sinha Roy	RISEWELL MERCANTILE PRIVATE LIMITED-149.00000000 Sq Ft

On 09-08-2021

**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 of Indian Stamp Act 1899.

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

Presented for registration at 16:00 hrs on 09-08-2021, at the Office of the A.R.A. - I KOLKATA by Mr JHANTU GARU

**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 25,00,000/-

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

Execution is admitted on 09/08/2021 by Mrs Gita Sinha Roy, Alias Mr Gita Bagchi, Daughter of Late Raj Mohan Sinha Roy, 13/11/1, Kankra Para Lane, P.O: Santragachi, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession House wife

Identified by Mr Avijit Mondal, , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, 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 09-08-2021 by Mr JHANTU GARU, Authorised Signatory, RISEWELL MERCANTILE PRIVATE LIMITED, 24, Hemant Basu Sarani, City:- Kolkata, , P.O:- R N Mukherjee Road, P.S:-Hare Street, District Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Avijit Mondal, , Son of Mr Mrinmoy Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, 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 25,098/- ( A(1) = Rs 25,000/- ,E = Rs 14/- , Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 25,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 08/08/2021 10:22AM with Govt. Ref. No: 192021220046572131 on 08-08-2021, Amount Rs: 25,014/- Bank: ICICI Bank ( ICIC0000006), Ref. No. 65709791 on 08-08-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,00,020/- and Stamp Duty paid by Stamp Rs 1,00,020/- by online = Rs 1,00,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1110, Amount: Rs.50/-, Date of Purchase: 04/08/2021, Vendor name: S K Bhattacharya

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Online on 08/08/2021 10:22AM with Govt. Ref. No: 192021220046572131 on 08-08-2021, Amount Rs: 1,00,020/- Bank: ICICI Bank ( ICIC0000006), Ref. No. 65709791 on 08-08-2021, Head of Account 0030-02-103-003-02



Debasis Patra

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2021, Page from 266402 to 266433

being No 190104616 for the year 2021.



Digitally signed by DEBASIS PATRA  
Date: 2021.08.14 13:41:11 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 2021/08/14 01:41:11 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)