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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 523064

11.7.22
C- 2079083

IV

District Sub-Register
 Alipore, South 24-P
 12.1 JUL 2022

DEED OF CONVEYANCE

1. Date: 11th July, 2022
2. Place: Kolkata
3. Parties:

12.1 JUL 2022

08 JUL 2022

Sl. No. 159 Rs. 50/-

Name: A Mondal
Advocate

Address: Alipore Judges' Court
Kolkata-27

Vendor: *[Signature]*

SWARN CHANDRA
Alipore Judges' Court, Kol-27

08 JUL 2022



I identify by me
[Signature]
Advocate
Alipore Judges' court
Kolkata-27

District Sub- Registrar-III
Alipore, South 24 Parganas

08 JUL 2022

- 3.1 ARUP SARKAR ALIAS ARUP SIRKAR, (PAN AVQPS9052B) son of Amalesh Chandra Sarkar, by faith Hindu, by Occupation-Business, presently residing at 133/8, G.B Mondal Road Ichapur, Post Office-Ichapur Nababganj, Police Station-Noapara, North 24 Parganas PIN-743144;

(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, 5thFloor, Room No. 507, Kolkata-700001, represented by its Authorised Signatory, JHANTU GARU, (PAN AXTPG9586H) son of Late Bijoy Krishna Garu, by Faith Hindu, by Occupation-Service, working for gains at 24, Hemant Basu Sarani, Mangalam Building, Block A, 5thFloor, 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 1/16th share or interest in the piece or parcel of revenue paying land hereditaments



District Sub-Registrar-III
Alipore, South 24 Parganas

11 JUL 2024

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 and 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. 233 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 2nd 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 6th October, 1933 corresponding to 20th 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 to **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) Cottahs 8 (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 **1st Schedule** written hereunder".
- 5.1.4 While in peaceful possession and occupation of the Said Property, the said Sukumar Ghosh died intestate on 14th 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 successors of the said deceased.

- 5.1.6 The said Sudhir Kumar Ghosh died intestate on 5th 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 17th 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 12th 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 7/8th joint Shares in the Said Property and Smt. Rekha Ghosh became the owner of undivided 1/8th share of the Said Property.
- 5.1.10 By an Indenture of conveyance dated 7th 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 7/8th 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 and 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.233 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 19th 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 Sirkar 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 30th 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 2nd Schedule written here under.
- 5.1.13 Thus the said (1) Arup Sarkar alias Arup Sirkar 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 1st 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.

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

5.1.16 **Transfer of Title:** Thus the Vendor Arup Sirkar alias Arup Sarkar is now conveying her 1/16th 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. 233 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, the Purchaser herein morefully described in the 2nd 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 whatsoever 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 **2nd Schedule** below, being **ALL THAT 1/16th** 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. 233 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. 29,70,000/- (Rupees Twenty Nine Lakhs Seventy Thousand only) (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 1/16th Undivided Share in the Property more fully described in the 2nd 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 1/16th 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.

1stSCHEDULE 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 and 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. 233 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:-

On The North	By Jadavpur Central Road
On The South	By 52/1, Jadavpur Central Road
On The East	By 53, Jadavpur Central Road
On The West	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.

2nd SCHEDULE ABOVE REFERRED TO

(Said Share in the Property)

ALL THAT 1/16th 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. 233 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.

<p style="font-size: 1.2em; font-family: cursive;">Aruno Sarkar</p> <p>(_____)</p> <p>[VENDOR]</p>	<p>RISEWELL MERCANTILE PVT. LTD</p> <p style="font-size: 0.8em; font-family: cursive;">Anand Chandra</p> <p>Directors/Authorised Signatory</p> <p>(_____)</p> <p>[PURCHASER]</p>
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WITNESSES:

SIGNATURE: <u>Aruno Nath Choudhury</u>	SIGNATURE <u>Kundan Kumar Acharya</u>
FATHERS NAME: <u>Ganesh Nath Choudhury</u>	FATHERS NAME <u>Jay Chandra Acharya</u>
ADDRESS: <u>Adarsh Nagar</u> <u>Bela Bahar, Hooghly</u> <u>W.B - 712246</u>	ADDRESS: <u>Kulodari bagpara</u> <u>Kolkata - 700103</u>

Drafted by me
 Anirjit Ghoshal
 Advocate
 Alipora Judicial court
 Kolkata - 700027
 F-189/2007

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs.29,70,000/- (Rupees Twenty Nine Lakhs Seventy Thousand only) towards full and final payment of the Consideration for sale of the Said Share in the Property from the Purchaser described in the 2nd Schedule above,

Asmit Sarkar

[VENDOR]



WITNESSES:

1. *Anand Nath Choudhary*

2. *Kundh Choudhary*

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: *Asup Sarkaz.*



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

SIGNATURE: *Amir Amir*



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

SIGNATURE :



Permitted Account

भारत सरकार
GOVERNMENT OF INDIA

श्रीमान् गरु
Jhannu Garu
पिता : रघु श्री शर्मा
Father : RUDY KRISHNA GARU
वर्ष / Year of Birth : 1970
पुरुष / Male



6579 0923 6170

आधार - साधारण मानुषेण अधिकार

Pranab Kumar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ARUP SARKAR
AMALESH CHANDRA SARKAR
15/05/1978
Permanent Account Number
AVQPS9052B

Signature



Arup Sarkar



ভারত সরকার
Unique Identification Authority of India

ভারত সরকার

Unique Identification Authority of India

ডালিকাক্তির আই ডি / Enrollment No.: 1111/19019/01145

To

অরুণ সরকার
ARUP SARKAR
133/5 G B MONDAL ROAD
KANTHADHAR
Ichapur Nawabganj
Ichapur Nawabganj
Ichapur North 24 Parganas
West Bengal 743144

08/09/2013
44564567



MN445645673FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5679 9839 3659

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Unique Identification Authority of India



অরুণ সরকার
ARUP SARKAR
পিতা : অমলেশ চন্দ্র সরকার
Father : AMALESH CHANDRA SARKAR
অনুভবিত / DOB : 15/05/1978
পুরুষ / Male



5679 9839 3659

আধার - সাধারণ মানুষের অধিকার

Arup Sarkar.



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

ভারত সরকার / Enrollment No.: 2189/71763/02126

To

অজিত মন্ডল

Avijit Mondal

C/O Mrinmoy Kumar Mondal

1/1 N.S.Road Jaynagar Majilpur

Jaynagar Majilpur (m)

Joynagar Majilpur

South 24 Parganas South 24 Parganas

West Bengal 743337

9475749605

16/10/2013

148054841



ME480548412FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6920 5560 8973

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



অজিত মন্ডল

Avijit Mondal

জন্মতারিখ / DOB : 25/02/1983

পুরুষ / Male



6920 5560 8973

আমার আধার, আমার পরিচয়

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RISEWELL MERCANTILE PRIVATE
LIMITED

29/01/2007
Permanent Account Number

AADCR5006R

10022007

RISEWELL MERCANTILE PVT. LTD

Alimuddin Khan

Director/Authorised Signatory

Major Information of the Deed

Deed No :	I-1603-10506/2022	Date of Registration	11/07/2022
Query No / Year	1603-2002079083/2022	Office where deed is registered	
Query Date	09/07/2022 2:53:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debanjana Sarkar Allpore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278559714, 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. 29,70,000/-	Rs. 29,70,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,18,870/- (Article:23)	Rs. 29,746/- (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:- 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	29,00,000/-	29,00,000/-	Property is on Road
Grand Total :				1.0267Dec	29,00,000 /-	29,00,000 /-	

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.	70,000/-	70,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 79 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 88 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>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</p>					
Total :		149 sq ft	70,000 /-	70,000 /-	



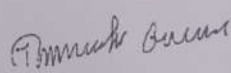
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARUP SARKAR, (Alias: Mr ARUP SIRKAR) Son of Mr Amalesh Sirkar Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Office			
	11/07/2022		LTI 11/07/2022	11/07/2022
G.B. Mondal Road, 133/8, City:- Not Specified, P.O:- Ichchapur, P.S:-Noapara, District:-North24-Parganas, West Bengal, India, PIN:- 743144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx2B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	RISEWELL MERCANTILE PRIVATE LIMITED 24, Hemanta Basu Sarani, City:- Not Specified, P.O:- R N Mukherjee, 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
	Mr JHANTU GARU (Presentant) Son of Late Bijoy Krishna Garu Date of Execution - 11/07/2022 , Admitted by: Self, Date of Admission: 11/07/2022, Place of Admission of Execution: Office			
	Jul 11 2022 1:19PM		LTI 11/07/2022	11/07/2022
24, Hemanta Basu Sarani, City:- Not Specified, P.O:- R N Mukherjee, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, 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
Mr AVIJIT MONDAL son of Mr Mrinmoy Mondal Allpore Judges Court, City:- , P.O:- Allpore, P.S:-Allpore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	11/07/2022	11/07/2022	11/07/2022

Identifier Of Mr ARUP SARKAR, Mr JHANTU GARU

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARUP SARKAR	RISEWELL MERCANTILE PRIVATE LIMITED-1.02667 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARUP SARKAR	RISEWELL MERCANTILE PRIVATE LIMITED-149.00000000 Sq Ft

On 11-07-2022

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

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

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

Presented for registration at 13:14 hrs on 11-07-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS 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 29,70,000/-

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

Execution is admitted on 11/07/2022 by Mr ARUP SARKAR, Alias Mr ARUP SIRKAR, Son of Mr Amalesh Sirkar, G.B. Mondal Road, 133/8, P.O: Ichchapur, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business

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 11-07-2022 by Mr JHANTU GARU, Authorised Signatory, RISEWELL MERCANTILE PRIVATE LIMITED (Private Limited Company), 24, Hemanta Basu Sarani, City:- Not Specified, P.O:- R N Mukherjee, 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 29,746/- (A(1) = Rs 29,700/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 29,714/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2022 11:14AM with Govt. Ref. No: 192022230070168991 on 11-07-2022, Amount Rs: 29,714/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 83029731 on 11-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,18,820/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 1,18,820/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 523064, Amount: Rs.50/-, Date of Purchase: 08/07/2022, Vendor name: S Chandra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2022 11:14AM with Govt. Ref. No: 192022230070168991 on 11-07-2022, Amount Rs: 1,18,820/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 83029731 on 11-07-2022, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 375604 to 375631

being No 160310506 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.07.11 18:57:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/11 06:57:23 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)