

016336/22

I-15779/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 006881

H 006881

28/09/22
G-12734210

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

District Sub-Register-1B
Alipore, South 24-parganas

28/09/2022

THIS INDENTURE made on this 28th day of September, Two Thousand and Twenty Two (2022), BETWEEN (1) MR. PRADIP SEN alias PROTEEP KUMAR SEN, PAN-ABCPS8000M, Aadhaar Card No. 7099 4111 4401, (Mobile No. 9051481117), son of Late Rajani Kumar Sen, aged 75 years, by nationality Indian, by faith Hindu, by Occupation Retired, (2) MS. NEELANJANA SEN, PAN-AISPS9891B, Aadhaar Card No. 215716394806, (Mobile No. 9831038547), daughter of Late Rajani Kumar Sen, aged about 69 years, by nationality Indian, by faith Hindu, by occupation Retired, both having

IDENTIFIED
SARABINDU SARDAR
SU NEMEI SARDAR
BRILLIANT ROAD
GARIA KOLKATA-700 081

14054

23.12.2021

Date

Sent to Soham Construction
20, Garia Place Kot- 84
Rupees 5000/-



Jes

Sankaran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol.

14054 - 5000/- (Five thousand only)

H 00881

H 00881



+

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
28 SEP 2022

IDENTIFIED BY ME
Sarabindu Sardar
SARABINDU SARDAR
S/O NEMEI SARDAR
BRIJI P. N. ROAD
GARIA, KOLKATA-700 084

permanent residence at Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road, Post Office Lake Gardens, Police Station Lake, Kolkata 700045 and also at **464, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata 700045** (3) **MR. ARNAB SEN**, PAN-AUMPS3121N, Aadhaar Card No. 648907085603, son of Late Saurindranath Sen, aged 57 years, by nationality Indian, by faith Hindu, by occupation Business, having permanent residence at Sunny Manor, Flat No. 103, 1st Floor, 364/18, N. S. C. Bose Road, Post Office Naktala, Police Station Netaji Nagar, Kolkata -700047 and also at **464, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata-700045** [represented by his Constituted Attorney **PRADIP SEN** alias **PROTEEP KUMAR SEN**, PAN-ABCPS8000M, Aadhaar Card No.709941114401, (Mobile No. 9051481117), permanent resident of Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road, Post Office Lake Gardens, Police Station Lake, Kolkata- 700045 and also at **464, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata 700045** [by virtue of Power of Attorney dated 26/08/2021 executed before ADSR, Alipore, South 24 Parganas, in Book No. IV, Volume No. 1605-2021, Page 5560 to 5579, being No. 1605-0-0257 for the Year 2021] and (4) **DR: BASAV SEN**, OCI A1334258, PAN ODNPS4440C son of Late Saurindranath Sen, aged about 55 years by faith Hindu, by Occupation Policy Researcher, Citizen of the United States of America, permanently residing at 1706, Dublin Drive, Silver Spring, MD 20902, U.S.A. and also at **464, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata-700045** [represented by his Constituted Attorney **PRADIP SEN** alias **PROTEEP KUMAR SEN**, PAN-ABCPS8000M, Aadhaar Card No.709941114401, (Mobile No. 9051481117), permanent resident of Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road, P.O. Lake Gardens, P. S. Lake, Kolkata 700045 and also at **464, Lake Gardens, P.O. Lake Gardens, P.S. Lake, Kolkata-700045**, by virtue of Power of Attorney dated 25th May, 2021 executed before the Indian

Embassy, Washington DC, U.S.A.] hereinafter collectively referred to as "the **OWNERS/VENDORS**" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and/or nominees) of the **ONE PART**,

AND

M/S. SOHAM CONSTRUCTION, a proprietorship concern, **PAN-ADTPG4305J** having its office at 20, Garia Place, Police Station Narendrapur formerly Sonarpur, Post Office Garia, Kolkata- 700084, represented by its sole proprietor **MR. SUDIP GHOSH**, **PAN-ADTPG4305J**, **Aadhaar Card No. 492008513553** (Mobile No. 9831109395) son of Sri Pradip Kumar Ghosh, By faith Hindu, By Occupation Business, By Nationality Indian, residing at 20, Garia Place, Police Station Narendrapur formerly Sonarpur, Post Office Garia, Kolkata-700084, West Bengal, India hereinafter referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives, successors-in-interest, successor-in-office, nominees, and/or assigns) of the **OTHER PART**;

WHEREAS

1. That by virtue of a Deed of Conveyance executed on 26/09/1963, by One Gita Mukherjee therein referred to as the Owner/Vendor of the First Part, One Mr. Prasanta Kumar Mukherjee therein referred to as the Confirming Party of the Second Part and One Renu Sen along with Mr. Pradip Sen alias Proteep Kumar Sen therein referred to as the Purchasers of the Third Part, and registered with the Office of the Sub-Registrar, Alipore, South 24 Parganas, in **Book No. 1, Volume No. 131, pages from 221 to 229 Being No. 07919 for the Year 1963**, the said Vendors therein with the consent and concurrence with

the said Confirming Party therein for consideration therein mentioned granted, conveyed and transferred assigned and assured unto and in favour of the said Purchasers **All That** piece and parcel of homestead land measuring about **3 Cottahs 11 Chittacks 05 sqft** be the same a little more or less lying situate at Formerly Plot No. 30, 166 Prince Anwar Shah Road, now **464 Lake Gardens, Post Office: Lake Gardens, Police Station: Lake, Kolkata-700045**, West Bengal, India absolutely and forever (referred to as the **said Premises**).

2. That after purchase the said Renu Sen along with Mr. Pradip Sen alias Proteep Kumar Sen mutated their respective names with the records of the Kolkata Municipal Corporation in respect of the "said Land" and further constructed one two Storied Brick Built Building along with one Room on the Roof thereon **as per the sanctioned plan no. 597 dated 24/03/1966** for their residential accommodation upon the said Land (hereinafter referred to as the "**said Premises**").

3. That by virtue of a Deed of Gift dated 27/12/1982, executed by the said Renu Sen therein referred to as the Donor of the One Part and One **Neelanjana Sen** therein referred to as the Donee of the Other Part and registered with the office before Registrar u/s 7(2) of the Assurances of Calcutta, recorded in **Book No. I, Volume No. 328, Pages from 223 to 238, being No.11238 for the year 1982** the said Donor therein gave, bequeathed granted, transferred, conveyed, assured and assigned her half share of the land by way of Gift All that an undivided 1/4th (One Fourth) share or interest in the Premises in favour of the Donee therein absolute and forever.

4. That by virtue of a Deed of Gift dated 02/04/1983, executed by the said Renu Sen therein referred to as the Donor of the One Part and One **Sudeshna Falaschki** therein

referred to as the Donee of the Other Part and registered with the office before Registrar u/s 7(2) of the Assurances of Calcutta, in **Book No. I, Volume No. 133, Pages from 227 to 245, being No. 03362 for the year 1983** the said Donor therein gave, bequeathed granted, transferred, conveyed, assured and assigned her remaining half share of the land by way of Gift All that an undivided 1/4th (One Fourth) share or interest in the Premises in favour of the Donee therein absolute and forever.

5. That thus by virtue of the same Mr. Pradip Sen alias Proteep Kumar Sen along with the said **Neelanjana Sen and Sudeshna Falaschki** jointly became owners of their respective shares against **All That** the piece and parcel of the homestead land measuring about **3 Cottahs 11 Chittacks 05 sqft** one G+1 Storied Brick Built Building lying situate at **464, Lake Gardens, Post Office:- Lake Gardens, Police Station:- Lake, Kolkata:- 700045, Ward No. 93, Assessee No. 21-093-08-0455-1** within the limits of the Kolkata Municipality, West Bengal, India (herein after referred to as the **said premises**) as per the table below:-

Sl. No.	Name	% of Share of Land
1	PRADIP SEN	50.00%
2	NEELANJANA SEN	25.00%
3	SUDESHNA FALASCHKI	25.00%

6. That the said **Sudeshna Falaschki** during her lifetime was issue less died intestate on 23/01/2016, leaving behind her surviving her brother Mr. Pradip Sen alias Proteep Kumar

Sen and her sisters namely Neelanjana Sen and Deepawati Sen who upon her death became the owners of the moiety shares of Sudeshna Falaschki in equal shares of the said premises as per the table below:-

Sl. No.	Name	% of Share of Land
1	PRADIP SEN	58.33%
2	NEELANJANA SEN	33.33%
3	DEEPAWATI SEN	8.34%

7. That the said Deepawati Sen died intestate on 29/10/2017, leaving behind her surviving her sons Arnab Sen and Basav Sen who upon her death became the owners of the shares of Deepawati Sen in equal shares and there upon the said Co-Owners became entitled to shares or undivided interest in the said premises as per the table below:-

Sl. No.	Name	% of Share of Land
1	PRADIP SEN	58.33%
2	NEELANJANA SEN	33.33%
3	ARNAB SEN	4.17%
4	BASAV SEN	4.17%

8. That the said Original Deed bearing No. **Book No. I, Volume No. 133, Pages from 227 to 245, being No. 03362 for the year 1983** has been lost from the custody of Mr. Pradip Sen alias Proteep Kumar Sen and a General Diary reporting the same has been lodged before the lake Police Station bearing "**Lake P.S. G.D. Entry No. 1244 dated 21/09/2022**" and the same was published in a news Paper namely Business Standard and Aajkaal on 24/09/2022.
9. That by a deed of Declaration dated 26/09/2022, by the Parties herein therein referred to as the Declarants and registered in the office of the District Sub-Registrar III, Alipore, South 24 Paraganas and recorded in **Book No. I, Volume No.1603-2020, from Pages from 504960 to 504977 being No.160315378** for the year 2022, the said Parties therein have declared the said loss of the said Original Deed bearing No. **03362 for the year 1983**.
10. The Vendors are now absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** the residential old dilapidated and fully tenanted two Storied Brick Built Building along with one Room on the Roof thereon admeasuring Super Built Up area of 4320 sqft [Ground Floor 2000 sq.ft. + Mezzanine Floor 100 sq.ft. + First Floor 2000 sq.ft. + Roof top Room 100 sq.ft. along with One Garage of 120 sq.ft.] be the the same a little more or less Together With the piece and parcel of land measuring an area of about **3 Cottahs 11 Chittacks 05 sq.ft.** lying situate at **464, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata 700045, Ward No. 93, Assessee No. 21-093-08-0455-1** within the limits of the Kolkata Municipal Corporation, West Bengal, India and more fully and particularly described in the **SCHEDULE** hereunder written.

11. That the Vendors herein agreed to sell and transfer the **said Premises**, more fully and particularly described in the **SCHEDULE** hereunder written, free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts of whatsoever nature to the Purchaser at and for the agreed consideration of **Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakh) only.**

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakh) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser and the **said premises**) the Vendors do and each of them doth hereby grant, transfer, convey, assign and assure unto and in favour of the Purchaser **ALL THAT** the residential old dilapidated and fully tenanted two storied brick built building along with one room on the roof thereon admeasuring super built up area of 4320 sqft [Ground Floor 2000 sq.ft. + Mezzanine Floor 100 sq.ft. + First Floor 2000 sq.ft. + Roof top Room 100 sq.ft. along with one garage of 120 sq.ft.] be the same a little more or less, together with the piece and parcel of land measuring an area of about 3 cottahs 11 chittacks 05 sq.ft. lying situate at 464, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata 700045, Ward No. 93, Assessee No. 21-093-08-0455-1 within the limits of the Kolkata Municipal Corporation, West Bengal, India and more fully and particularly described in the **SCHEDULE** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour red thereon (hereinafter referred to as the "**Said Premises**") **OR HOWSOEVER OTHERWISE** the said premises or any part thereof now is or heretofore was situated, butted, bounded, called,

known, numbered, described and distinguished **TOGETHER WITH** all boundary walls, areas, sewers, drains, ditches, ancient and other lights, paths, passages and all manner of rights, privileges, easements, advantages and appurtenances whatsoever to the "said Premises" or any part thereof belonging to or anywise appertaining or usually held, occupied, enjoyed, reputed or known as part and parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the "said Premises" or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said premises hereby sold, granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be, and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or its predecessors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall

known, numbered, described and distinguished **TOGETHER WITH** all boundary walls, areas, sewers, drains, ditches, ancient and other lights, paths, passages and all manner of rights, privileges, easements, advantages and appurtenances whatsoever to the "said Premises" or any part thereof belonging to or anywise appertaining or usually held, occupied, enjoyed, reputed or known as part and parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the "said Premises" or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said premises hereby sold, granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be, and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or its predecessors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall

and may at all times hereafter peaceably and quietly possess and enjoy the said premises and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for it AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said premises or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Vendors do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:**(Description of the said premises with Structure)**

ALL THAT the residential old dilapidated and fully tenanted two Storied Brick Built Building along with one Room on the Roof thereon admeasuring Super Built Up area of 4320 sqft [Ground Floor 2000 sq.ft. + Mezzanine Floor 100 sq.ft. + First Floor 2000 sq.ft. + Roof top Room 100 sq.ft. along with One Garage of 120 sq.ft.] be the the same a little more or less Together With the piece and parcel of land measuring an area of about 3 Cottahs 11 Chittacks 05 sq.ft. lying situate at 464, Lake Gardens, Post Office Lake Gardens, Police Station Lake, Kolkata 700045, Ward No. 93, Assessee No. 21-093-08-0455-1 within the limits of the Kolkata Municipal Corporation, West Bengal, India and the same shown and delineated in the map or plan annexed hereto and bordered in colour RED thereon and butted and bounded as follows:

ON THE NORTH : By 20 feet wide KMC Road;

ON THE EAST : By 20 feet wide KMC Road;

ON THE SOUTH : By premises 166/31 (Mailing: C463) Lake Gardens and

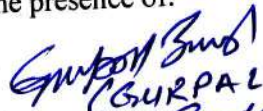
ON THE WEST : By premises 166/29 (Mailing: C465) Lake Gardens;

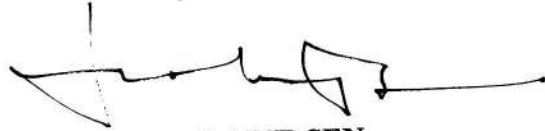
IN WITNESS WHEREOF the Vendors and Purchaser have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

By the **VENDORS** at Kolkata

In the presence of:

1. 
(GURPAL SINGH)
166/30 Lake Gardens
P.S. Lake Kot-45




MR. PRADIP SEN

(alias PROTEEP KUMAR SEN)

For self and as Constituted Attorney of

MR. ARNAB SEN AND DR. BASAV SEN

2. 
37/2/1, Salampur Road
Dhakuria, Kol-31




MS. NEELANJANA SEN,

VENDORS

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata

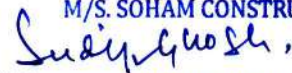
In the presence


53, Milan Park Garia
Kot- 700084.

M/S. SOHAM CONSTRUCTION


Proprietor
PURCHASER

M/S. SOHAM CONSTRUCTION



SUDIP GHOSH
Sole Proprietor

Drafted by me


Prem Kumar Singh
Advocate,
WB-1309/2004

Responsalis Advocates and Solicitors
5th Floor, 2 No. Garstin Place,
Kolkata- 700 001

RECEIVED of and from the within-named
Purchaser the within-mentioned sum of
Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakh)
only being the full consideration money as per Memo
below: -

MEMO OF CONSIDERATION

Name	Status	Share (%)	TDS	TDS Amount	Amount (Rs.)	Total (Rs.)
Pradip Sen	Resident	58.33	1%	67,080.00	66,40,870.00	67,07,950.00
Neelanjana Sen	Resident	33.33	1%	38,330.00	37,94,620.00	38,32,950.00
Arnab Sen	Resident	4.17	1%	4,796.00	4,74,754.00	4,79,550.00
Basav Sen	Non- Resident	4.17	20.80%	99,746.00	3,79,804.00	4,79,550.00
		Total		2,09,952.00	1,12,90,048.00	1,15,00,000.00

[Demand draft No. 255864 in favour of Pradip Sen, Demand Draft No. 255863 in favour of Neelanjana Sen, Demand Draft No. 255862 in favour of Arnab Sen and Demand Draft No. 255861 in favour of Basav Sen all are issued from Karur Vysya Bank Limited dated 27/09/2022]

(RUPEES ONE CRORE FIFTEEN LAKH ONLY)

WITNESSES:

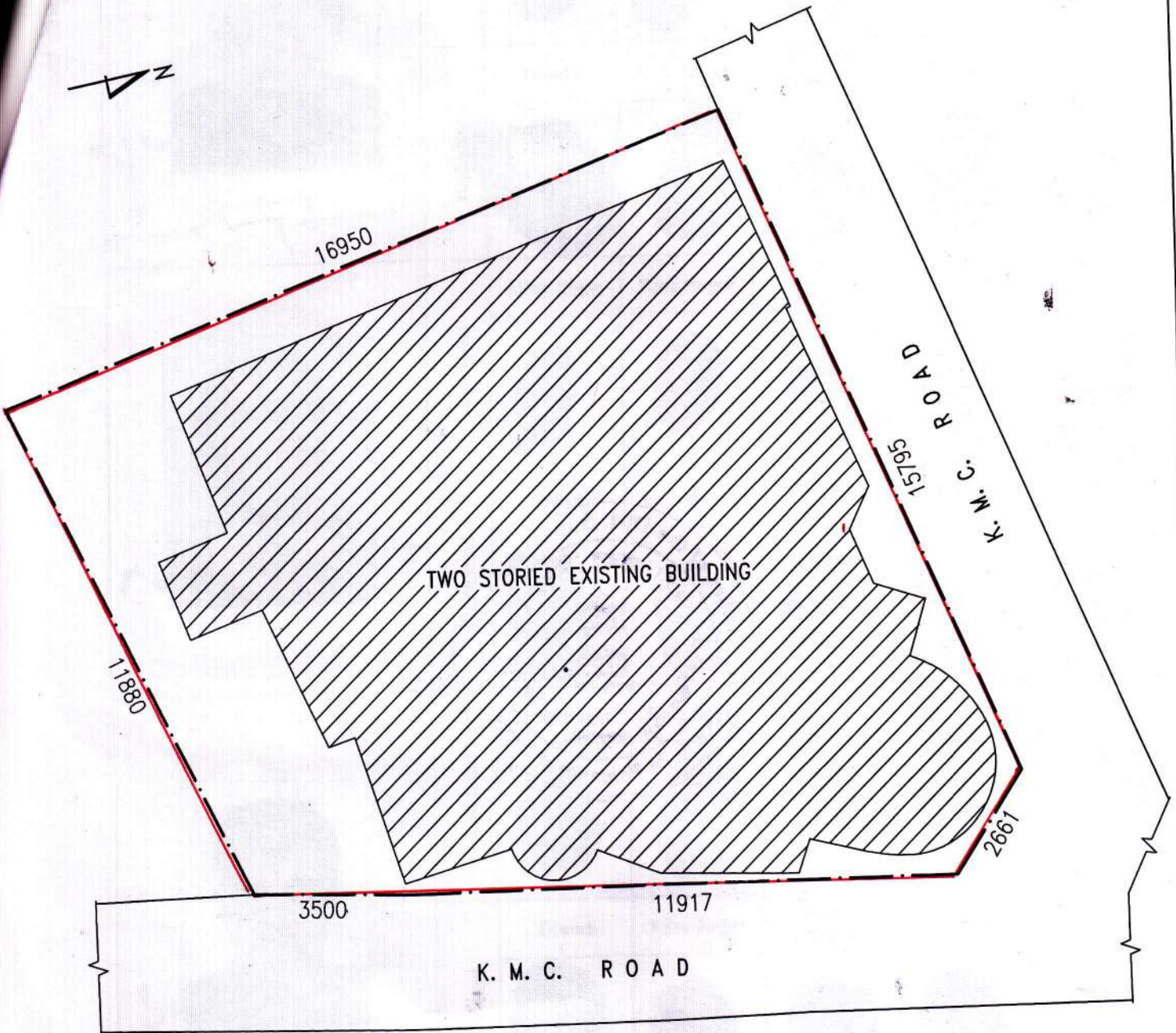
1. *Gurpreet Singh*
(GURPREET SINGH)
166/30 Lake Garden
P.S. Lake K-45
2. *Vinod Kumar Bhatta*
37/2/1, Salimpur Road
Dhankowdy, Kol-31
3. *Sarabinder Sardar*

[Signature]
MR. PRADIP SEN
(alias PROTEEP KUMAR SEN)
For self and as Constituted Attorney of
MR. ARNAB SEN AND DR. BASAV SEN

[Signature]
MS. NEELANJANA SEN,
VENDORS

the residential two storied Brick Built Building upon the land measuring an area of 11 Chittacks 05 sqft lying situate at 464, Lake Gardens, Post Office Lake Gardens, Kolkata 700045, Ward No. 93, Assessee No. 21-093-08-0455-1, Kolkata Corporation, West Bengal, India.

in Coloured RED



Nalini...
SIGNATURE OF OWNERS

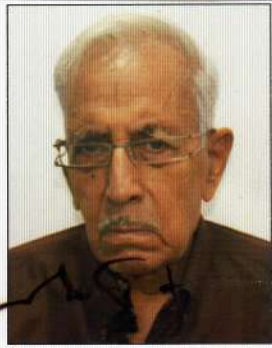


18 SEP 2025

M/S. SOHAM CONSTRUCTION

Sudip Ghosh
SUDIP GHOSH
Sole Proprietor

SIGNATURE OF PURCHASER

SPECIMEN FORM FOR TEN FINGERPRINTS

	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0630/01345/29213

To
Sarabindu Sardar
31NO
BRIDI PRANABANANDA ROAD
GARIA
Srirampur
South Twenty Four Parganas West Bengal - 700084
8582895280

Signature Not Verified
Digitally signed by AS
UNIQUE IDENTIFICATION
AUTHORITY of INDIA 05
Date: 2021.11.21 04:24:48
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

4804 3542 6707

VID : 9131 4972 3868 4491

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Sarabindu Sardar
Date of Birth/DOB: 01/06/1998
Male/ MALE

Issue Date: 02/11/2012

4804 3542 6707

VID : 9131 4972 3868 4491

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
31NO, BRIDI PRANABANANDA ROAD, GARIA,
Srirampur, South Twenty Four Parganas,
West Bengal - 700084

Download Date: 21/11/2021



4804 3542 6707

VID : 9131 4972 3868 4491

1947 | help@uidai.gov.in | www.uidai.gov.in

Sarabindu Sardar

Major Information of the Deed

Deed No :	I-1603-15779/2022	Date of Registration	28/09/2022
Query No / Year	1603-2002734710/2022	Office where deed is registered	
Query Date	12/09/2022 4:26:40 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Prem Kumar Singh 35C Canal Side Road, Garia, Kolkata-700084, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700084, Mobile No. : 6291501525, 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. 1,15,00,000/-	Rs. 1,64,94,742/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,24,757/- (Article:23)	Rs. 1,64,993/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






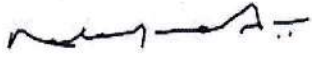
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 464, , Ward No: 093 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 11 Chatak 5 Sq Ft	1,05,00,000/-	1,47,67,158/-	Width of Approach Road: 20 Ft., Encumbered by Tenant, ,Last Reference Deed No :1605-I -07919-1963
Grand Total :				6.0958Dec	105,00,000 /-	147,67,158 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4320 Sq Ft.	10,00,000/-	17,27,584/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 2100 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 56 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 2220 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 56 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		4320 sq ft	10,00,000 /-	17,27,584 /-	



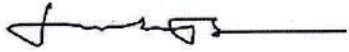
ler Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	<p>Mr PRADIP SEN, (Alias: Mr PROTEEP KUMAR SEN) Son of Late Rajani Kumar Sen Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office</p>	 28/09/2022	 LTI 28/09/2022	 28/09/2022
Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road,, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx0M, Aadhaar No: 70xxxxxxxx4401, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				
2	<p>Ms NEELANJANA SEN Daughter of Late Rajani Kumar Sen Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office</p>	 28/09/2022	 LTI 28/09/2022	 28/09/2022
Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road,, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIxxxxxx1B, Aadhaar No: 21xxxxxxxx4806, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				
3	<p>Mr ARNAB SEN Son of Late Saurindranath Sen Sunny Mannor, Flat No. 103, 1st Floor, 364/18, N. S. C. Bose Road,, City:- Not Specified, P.O:- Naktala, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx1N, Aadhaar No: 64xxxxxxxx5603, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>			
4	<p>Dr BASAV SEN Son of Late Saurindranath Sen 1706, Dublin Drive, Silver Spring, MD 20902, U.S.A., City:- , P.O:- SILVER SPRING, United States, PIN:- 20902 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United States, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>			



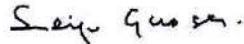
er Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SOHAM CONSTRUCTION 20, Garia Place,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ADxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADIP SEN, (Alias Name: Mr PROTEEP KUMAR SEN) Son of Late Rajani Kumar Sen Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office			
		Sep 28 2022 5:07PM	LTI 28/09/2022	28/09/2022
Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road,, City:- Not Specified, P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: ABxxxxxx0M, Aadhaar No: 70xxxxxxxx4401 Status : Attorney, Attorney of : Mr ARNAB SEN, Dr BASAV SEN				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUDIP GHOSH (Presentant) Son of Mr Pradip Kumar Ghosh Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office			
		Sep 28 2022 5:06PM	LTI 28/09/2022	28/09/2022
20, GARIA PLACE,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SOHAM CONSTRUCTION (as Sole Proprietorship)				

Identifier Details :

Name	Photo	Finger Print	Signature
SARABINDU SARDAR Son of Mr NEMAI SARDAR RIJI P.N ROAD,, City:- Not Specified, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
	28/09/2022	28/09/2022	28/09/2022
Identifier Of Mr PRADIP SEN, Ms NEELANJANA SEN, Mr PRADIP SEN, Mr SUDIP GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP SEN	SOHAM CONSTRUCTION-3.5557 Dec
2	Ms NEELANJANA SEN	SOHAM CONSTRUCTION-2.03174 Dec
3	Mr ARNAB SEN	SOHAM CONSTRUCTION-0.254196 Dec
4	Dr BASAV SEN	SOHAM CONSTRUCTION-0.254196 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP SEN	SOHAM CONSTRUCTION-2519.85600000 Sq Ft
2	Ms NEELANJANA SEN	SOHAM CONSTRUCTION-1439.85600000 Sq Ft
3	Mr ARNAB SEN	SOHAM CONSTRUCTION-180.14400000 Sq Ft
4	Dr BASAV SEN	SOHAM CONSTRUCTION-180.14400000 Sq Ft

Endorsement For Deed Number : I - 160315779 / 2022

28-09-2022

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 16:21 hrs on 28-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUDIP GHOSH .,

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 1,64,94,742/-

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

Execution is admitted on 28/09/2022 by 1. Mr PRADIP SEN, Alias Mr PROTEEP KUMAR SEN, Son of Late Rajani Kumar Sen, Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road,, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person, 2. Ms NEELANJANA SEN, Daughter of Late Rajani Kumar Sen, Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road,, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person

Indetified by Mr SARABINDU SARDAR, , , Son of Mr NEMAI SARDAR, BRIJI P.N ROAD,, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

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

Execution is admitted on 28-09-2022 by Mr SUDIP GHOSH, Sole Proprietorship, SOHAM CONSTRUCTION (Sole Proprietorship), 20, Garia Place,, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SARABINDU SARDAR, , , Son of Mr NEMAI SARDAR, BRIJI P.N ROAD,, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Executed by Attorney

Execution by Mr PRADIP SEN, , Mr PROTEEP KUMAR SEN , Son of Late Rajani Kumar Sen, Flat No. 3E, Surya Jodhpur Garden, 424/1, Prince Anwar Shah Road,, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by profession Retired Person as constituted attorney for 1. Mr ARNAB SEN Sunny Mannor, Flat No. 103, 1st Floor, 364/18, N. S. C. Bose Road,, P.O: Naktala, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. Dr BASAV SEN 1706, Dublin Drive, Silver Spring, MD 20902, U.S.A., P.O: SILVER SPRING, United States, PIN - 20902 is admitted by him

Indetified by Mr SARABINDU SARDAR, , , Son of Mr NEMAI SARDAR, BRIJI P.N ROAD,, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,64,993.00/- (A(1) = Rs 1,64,947.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,64,961/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 12:13PM with Govt. Ref. No: 192022230130710438 on 28-09-2022, Amount Rs: 1,64,961/-, Bank: SBI EPay (SBlePay), Ref. No. 3168086640818 on 28-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,24,757/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 8,19,757/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14054, Amount: Rs.5,000.00/-, Date of Purchase: 23/12/2021, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 12:13PM with Govt. Ref. No: 192022230130710438 on 28-09-2022, Amount Rs: 8,19,757/-, Bank: SBI EPay (SBlePay), Ref. No. 3168086640818 on 28-09-2022, 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 506504 to 506527
being No 160315779 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.09.28 19:42:13 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/09/28 07:42:13 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
28 SEP 2022