

01383/6

I-7402/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Additional Registrar of Assurances
Kolkata

1000 + Bd 48100 + Bd 48000 = 108100 007313

Roll No - 23263/10
M.R. 9937063
Also 34% Depreciation

A-1-200469/18

28.9.10

Kolkata
732029 732030
96100

48100
48000

7253

THIS INDENTURE is made on This 28th Day of February.
Two Thousand Six BETWEEN M/S. PREMIER HEALTH HOMES PVT. LTD.,
a Company incorporated under the Companies Act, 1956 having

Certified that the Document is admitted to
Registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

[Signature]

Additional Registrar
of Assurances III Kolkata

26 DEC 2019

A-10989
E-7
10996

10,50,000

166635

NAME...
ADD...
RS...

24 FEB 2006
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K.S. Roy Road, Calcutta

Stamp for Registration of
in Calcutta Registration

24 FEB 2006

Signature

Kumaran yugraj Singh Jain

2550

1461 Registrar of Assurances
Calcutta

For PREMIER HEALTH HOMES PVT. LTD.

Kumaran yugraj Singh Jain
Director

2551

Sunanda Bhattacharya

2552



Prakash Gupta

Sanjay M (APURBA MALLICK)
Sanku
city civil court

1461 Registrar of Assurances
Calcutta



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

007314

its registered office at AD 31, Ground Floor, Salt Lake, Kolkata - 700 064 (previously at 86/4, Topsia Road, South), hereinafter called the VENDOR (which expression shall unless

166635

NAME *S. Chatterjee*
ADD *Advocate*
RS *Calcutta*

24 FEB 2006
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K.S. Roy Road, Calcutta

24 FEB 2006

[Handwritten signature]
[Handwritten signature]



Add Registrar of Assurances
Kolkata



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

007315

excluded by or repugnant to the subject or context hereof be deemed to mean and include its successor or successors in office and/or assigns) of the ONE PART.

18663

NAME
ADD
RS

24 FEB 2006
S. CHATTERJEE
Licensed Stamp Vendor
C. G. Court
2 & 3, K.S. Roy Road, Calcuttal

24 FEB 2006

Handwritten signature

excluded by or reference to the subject of context shall be
deemed to mean and include the successor or successors in
office and/or (assignee) of the ONE PART.



Add. Registrar of Assurances
Kolkata.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

007316

AND

(1) SHRI SUMANTA BHOWMICK, son of Late Sachindra Kumar Bhowmick, residing at 30/2/8, Doctor Lane, Debendra Mansion,

16663

NAME
ADD
RS
Chakraborty
Advocate
C.C. Court, Calcutta

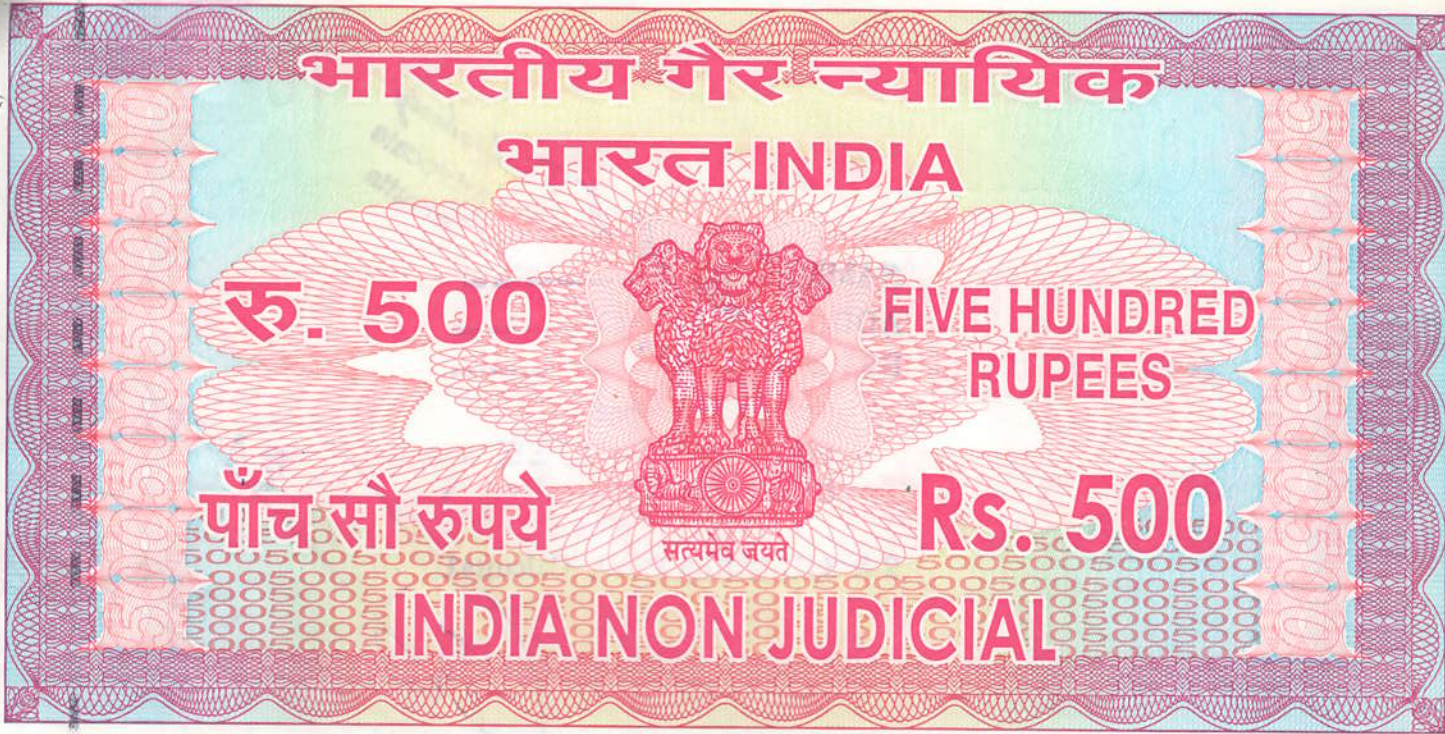
24 FEB 2006
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K.S. Roy Road, Calcutta

24 FEB 2006
[Signature]

(1) SHRI SUMANTA BHUSHIK, son of late Ganindra Anand
Bhushik, residing at 30/1/8, Doctor Lane, Behala, West Bengal



Addl Registrar of Assurances
Kolkata.



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

820103

First Floor, P.S. Taltala, Kolkata - 700 014 and (2) SHRI
PRAKASH GUPTA, son of Late Narendra Kumar Gupta, residing
at 28/1, Shakespeare Sarani, Ganga Jamuna Building, 2nd

1666

S. Chatterjee
Advocates
Calcutta

NAME.....
ADD.....
RS.....

24 FEB 2006

S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, H.E. Roy Road, Calcutta

24 FEB 2006

[Signature]
[Signature]

850103

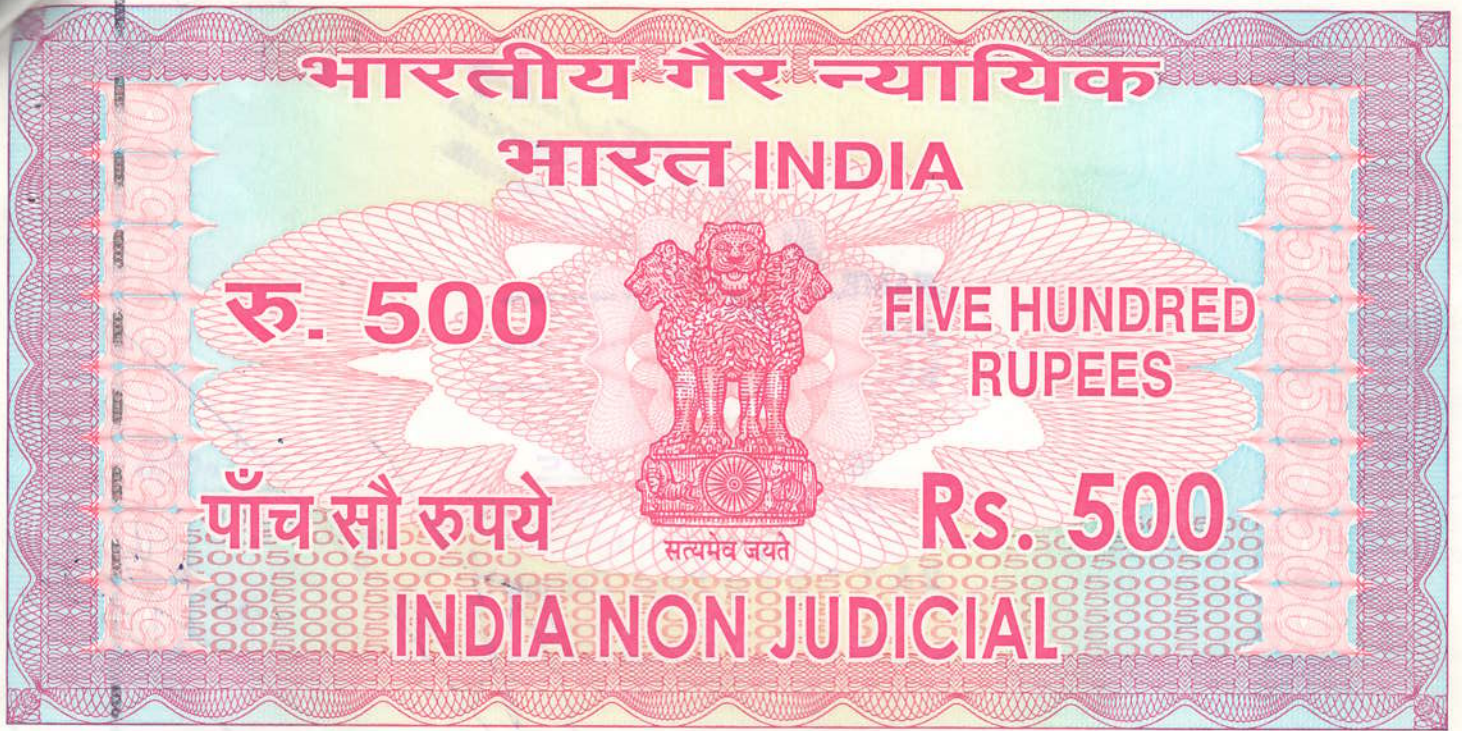
WEST BENGAL

First floor, P.O. Station, Kolkata - 700 011 and (2) SHRI
PRAKASH GUPTA, son of Late Narendra Kumar Gupta, residing
at 28/1, Shakespeare Sarani, Banga Ganung Building, 2nd



Addl. Registrar of Assurances
Kolkata.

21



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

820104

Floor, Flat No. 21, Kolkata - 700 017, hereinafter called the PURCHASERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and

1666

S. Chatterjee
Advocate
C.M. Civil Court, Calcutta

NAME.....
ADD.....
RS.....

24 FEB 2006
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K.S. Roy Road, Calcutta

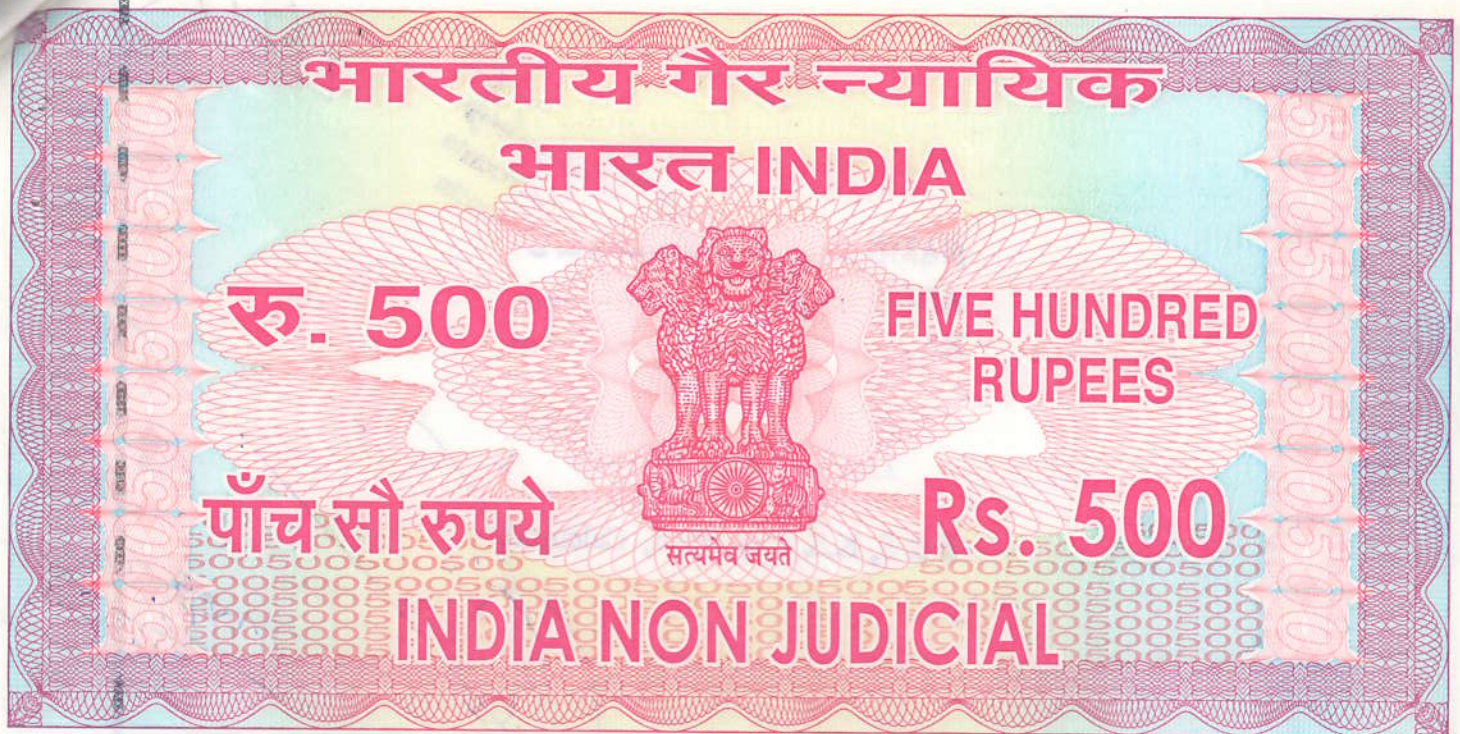
24 FEB 2006

WAB
WAB

floor, flat No. 21, Kolkata - 700 017. Hereinafter called the
PURCHASERS (which term or expression shall unless excluded by
or repugnant to the subject or context be deemed to mean and



Addl. Registrar of Assurances
Kolkata.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

820105

include their heirs, executors, legal representatives, administrators and/or assigns) of the OTHER PART.

At the signature of Government dated the 10th day of October, 1954, in the presence of Sir Fredrick Carter &



168

NAME
ADD
RS.

S. C. Chatterjee
Advocate
C.C. Court
Calcutta

24 FEB 2006

S. C. CHATTERJEE
Licensed Stamp Vendor
C. C. Court.

2 & 3, K.S. Roy Road, Calcutta

24 FEB 2006

[Handwritten signature]

[Handwritten signature]

850105

পশ্চিম বঙ্গের পশ্চিম বঙ্গের পশ্চিম বঙ্গের

include their heirs, executors, legal representatives, admin-
istrators and/or assigns) of the OTHER PART.



ASST Registrar of Assurances
[Handwritten signature]

21



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

820106

WHEREAS :

A) By an Indenture of Conveyance dated the 18th day of October, 1924 made between Sir Frank William Carter &

NAME *S. Chatterjee*
ADD *C. C. Court, Calcutta*
RS

7666

24 FEB 2006
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K.S. Roy Road, Calcutta

24 FEB 2006

[Signature]
[Signature]

307058

WEST BENGAL

WHEREAS

By an indenture of conveyance dated the 18th day of October, 1924 made between Sir Frank William Carter



[Signature]
Addl. Registrar of Assurances
Calcutta.

Others therein mentioned of the First Part the Imperial Bank of India of the Second Part George Henry Fairhuret of the Third Part John Godbar & Others of the Fourth Part and Captain Sailendra Nath Chandra of the Fifth Part and registered before the Registrar of Assurances at Calcutta In Book No. I, Volume No. 125, Pages 208 to 230, Being No. 5192 for the year 1924, the said Captain Sailendra Nath Chandra purchased the premises No. 79/27, Lower Circular Road (presently known as 79/27, Acharya Jagadish Chandra Bose Road) in the entirety and thereafter constructed a brick built building thereupon.

B) The said Captain Sailendra Nath Chandra since his purchase of the aforesaid premises and until his death was well and sufficiently entitled to and absolutely seized and possessed of the said premises more fully mentioned and described in the Schedule hereunder given.

C) The said Captain Sailendra Nath Chandra, who during his lifetime and at the time of his death, was a Hindu governed by the Dayabhaga School of Hindu Law died intestate in or about the 4th April, 1947 seized and possessed of the said premises and leaving behind him surviving his widow Sm. Protiva Chandra (alias Protivamoyee Chandra) since deceased and three sons namely Arun Kumar Chandra, Barun Kumar Chandra and Tarun Kumar Chandra as his sole heirs and legal representatives.



Adl. Registrar of Assurances
Kolkata,

D) On the death of said Captain Sailendra Nath Chandra, his three sons namely Arun Kumar Chandra, Barun Kumar Chandra and Tarun Kumar Chandra jointly inherited the aforesaid property, subject to the life interest of the widow of said Captain Sailendra Nath Chandra namely Protiva Chandra, in the said premises No. 79/27, Lower Circular Road now known as 79/27, Acharya Jagadish Chandra Bose Road as per the then prevailing law of inheritance.

E) After promulgation of the Hindu Succession Act, 1956, the aforesaid life interest of said Protiva Chandra became vested interest and accordingly she became one of the co-sharers in the aforesaid property and accordingly, said Protiva Chandra jointly with her three sons became the joint owners each having undivided 1/4th share therein.

F) While seized and possessed of the aforesaid property as joint owners thereof all the aforesaid owners separately entered into registered Agreement for Sale of their respective shares in the aforesaid property with Smt. Usha Rani Jain and received earnest money and/or part consideration money simultaneously with the execution of said registered Agreement for Sale.

G) Pursuant to the said registered Agreement dated 25.08.1980 one of the co-sharers Barun Kumar Chandra by



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Calcutta.

virtue of a registered Deed of Conveyance dated 6th April, 1982 sold, conveyed and transferred his undivided 1/4th share in the aforesaid property to said Usha Rani Jain on receipt of the balance consideration money and the said Deed was duly registered before the Registrar of Assurance at Calcutta in Book No. I, Volume No. 148, Pages 1 to 9 being Deed No. 3005 for the year 1982.

H) Said Smt. Usha Rani Jain by invoking the nomination clause assigned and/or nominated her 50% right in respect of the registered Agreement entered into by and between herself and Arun Kumar Chandra i.e. 1/8th share in favour of her sister in law Sapna Jain and accordingly, said Arun Kumar Chandra by a registered Deed of Conveyance dated 02.05.1984 sold, conveyed and transferred 1/8th share out of his share in the entire property to Sapna Jain on valuable consideration and the said Deed was registered before the Registrar of Assurance at Calcutta in Book No. I, Volume No. 27, Pages 344 to 352 being Deed No. 4955 for the year 1984.

I) By another registered Deed of Conveyance dated 03.12.1982 said Arun Kumar Chandra sold conveyed and transferred undivided 1/8th share in the entire property to Smt. Usha Rani Jain on valuable consideration and the said Deed was registered before the Registrar of Assurances at Calcutta in Book No. I, Volume No. 48, Pages 219 to 225 Being No. 4439 for the year 1983.



160 Registrar of Assurances
Calcutta

J) Thus by virtue of said three registered Deed of Conveyance, said Smt. Usha Rani Jain became the absolute owner in respect of undivided 3/8th share and said Sapna Jain became the undivided 1/8th share in respect of the aforesaid property.

K) While seized and possessed of the said undivided 3/8th share in respect of the aforesaid property, said Usha Rani Jain by virtue of a registered Deed of Gift dated 30th March, 1992 which was registered before the Registrar of Assurance in Book No. I, Volume No. 173, pages 31 to 39, Being No. 6409 for the year 1992 gifted her undivided 3/8th share in favour of the present Vendor herein.

L) By another registered Deed of Gift dated 30th March, 1992 Sapna Jain gifted her also undivided 1/8th share in respect of the aforesaid property in favour of the present Vendor and the same was duly registered before the Registrar of Assurance at Calcutta in Book No. I, Volume No. 173, Pages 97 to 104 being Deed No. 6410 for the year 1992.

M) Thus by virtue of said two registered Deed of Gifts, the present Vendor became the absolute Owner in respect of undivided 1/2 share in the aforesaid property being premises No. 79/27, Lower Circular Road now known as 79/27, Acharya Jagadish Chandra Bose Road, Kolkata - 700 014 (as fully described in the Schedule hereunder written) hereinaft-



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Kolkata.

er referred to as the "said undivided 1/2 share in the said property" and seized and possessed of the same and is otherwise well and sufficiently entitled to deal with the same.

N) The present Vendor having decided to sell the aforesaid property (as fully described in the Schedule hereunder written), the Purchaser agreed to purchase ALL THAT undivided 1/2 share in respect of the aforesaid property at or for a total consideration of Rs.10,00,000/= (Rupees ten lakhs only) free from all encumbrances, charges, liens, attachments, whatsoever subject to the existing tenancies in the said property.

NOW THIS INDENTURE WITNESSETH that pursuant to the said arrangement and in consideration of sum of Rs.10,00,000/= (Rupees ten lakhs only) paid by the Purchaser to the Vendor at or before execution of these presents which the Vendor doth hereby acknowledge to have received the same and/or every part thereof as per the Memo given below, the Vendor doth hereby grant, sell, convey, transfer, assign and assure whatsoever and conclude release, discharge and assign unto and in favour of the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns ALL THAT the undivided 1/2 share in the aforesaid property being premises No. 79/27, Lower Circular Road now known as 79/27, Acharya Jagadish Chandra Bose Road, Kolkata - 700014 TOGETHER WITH dilapidated brick built building (as fully described in the First Schedule hereunder written)



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hereinafter referred to as the "said undivided 1/2 share in the said property" in complete tenanted condition (more fully described in the Second Schedule hereunder written) TOGETHER WITH all other easement and / or amenities and /or facilities attached thereto free from all encumbrances, charges, liens, attachments whatsoever in respect of the said property TOGETHER WITH all rights and benefits in respect of the said property including all easement, quasi easement, rights, privileges or HOWSOEVER OTHERWISE the said property thereof now are or is or at any point of time hereto before wherever was situated butted and bounded, reputed called known numbered described or distinguished together with all and singular those yards, ways, compound, paths, passages, water, water courses, sewerage, drain, trees, plants, advantages and ancient and other rights, lights, liberties, easement, profits, privileges, advantages, appendages and appurtenances whatsoever to the said property belonging to or any way appertaining whatsoever to the said premises No. 79/27, Lower Circular Road now known as 79/27, Acharya Jagadish Chandra Bose Road, Kolkata - 700 014 or any way appertaining thereto or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed therewith or known as part and parcel thereof or be appertaining thereto AND ALSO the reversion or reversions remainder or remainders and the rents issues and profits thereof and every part thereof with ALL DEEDS, documents,



ADCL Registrar of Assurances
Kolkata.

writing, vouchers or other evidence title relating to the said property or any part thereof and all estate right, title and interest use inheritance property, benefit, claims and demand whatsoever both at law and in equity of the Vendor into and upon or out of the said property and every part thereof TO HAVE AND TO HOLD the said property as fully described in the Schedule hereinafter written hereby sold, conveyed, transferred, assigned, assured, expressed or intended so to be TOGETHER WITH the title, deeds, writings, muniments and other evidences of title UNTO and to the use and benefit of the Purchasers free from all encumbrances, charges, liens, attachments, claims and demands whatsoever (subject to the existing tenants therein) in respect of the undivided 1/2 share in the said property AND THAT notwithstanding any act deed matter or thing done whatsoever by the Vendor or any person lawfully or equitably claiming by, from or through under or in trust for themselves made, done, committed or intentionally suffered to the contrary, the Vendor now is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the undivided 1/2 share of the said property being Premises No. 79/27, Lower Circular Road now known as 79/27, Acharya Jagadish Chandra Bose Road, Kolkata - 700 014 TOGETHER WITH dilapidated brick built building situated thereon hereby sold, conveyed, assigned, assured and expressed so to be and every part thereof being perfect and indivisible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter, defeat encumber



Adcl. Registrar of Assurances
Calcutta.

or make void the same AND THAT NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid the Vendor now have in themselves good right, full power and lawful and absolute authority to sell, convey, transfer, assign and assure the said property hereby sold conveyed transferred assigned and assured and expressed so to be UNTO and for the use of the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns absolutely in the manner as aforesaid free from all encumbrances, charges, liens, attachments whatsoever AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or its predecessor in interest and well and sufficiently saved defended and kept harmless and indemnified of, from and against all and all manner or forms and other estate, right title interest lien charges and encumbrances whatsoever with an undertaking to indemnify the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns against any claim of any nature in respect of the said property or any portion thereof by any person or persons claiming through the Vendor AND THAT the Vendor has liquidated the Municipal Tax in respect of their apportioned share in respect of the aforesaid property and the balance Municipal Tax shall be paid by the Purchaser AND THAT the Vendor or any person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or part thereof from under or in trust for the Vendor or from or under or any of



Addl. Registrar of Assurances-
Calcutta.

its ancestors in title at the request and at the cost of the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns from time to time shall do and execute or cause to be done and executed such acts, deeds, things and matters whatsoever for further better and more perfectly assuring the said property and every part thereof UNTO and to the use of the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns according to the true intents and meaning of this deed as shall or may be reasonably required AND FURTHERMORE THAT the Vendor and its successor-in-office and administrators shall at all times hereinafter indemnify and keep indemnified the Purchasers their heirs, executors, administrators and/or assigns against loss, damages, costs charges and expenses, if any, suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(PROPERTY)

ALL THAT undivided 1/2 share in respect of piece and parcel of land measuring about 5 Cottahs, 4 Chittacks and 39 Sq.ft. together with dilapidated brick built building measuring about 500 sq.ft. situated thereon being premises No. 79/27, Acharya Jagadish Chandra Bose Road, P.S. Taltolla, Kolkata - 700 014, Ward No. 53 under the Kolkata Municipal Corporation and butted and bounded as follows :-



Adl. Registrar of Assurances
Kolkata.

- ON THE NORTH : By premises No. 80, Acharya Jagadish Chandra Bose Road;
- ON THE SOUTH : By Acharya Jagadish Chandra Bose Road;
- ON THE EAST : By premises No. 79/28, Acharya Jagadish Chandra Bose Road;
- ON THE WEST : By premises No. 79/26/1B, Acharya Jagadish Chandra Bose Road.

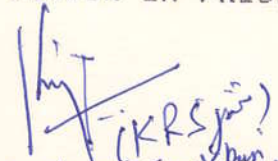
THE SECOND SCHEDULE ABOVE REFERRED TO:

(TENANTS)

Sl. No.	Name	Rent
1.	Sarbajit Ranjan Bose & Debi Bose	.. Rs.175/= p.m.
2.	Biswambar Saha	.. Rs.225/= p.m.

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

SIGNED SEALED AND DELIVERED BY
THE VENDOR IN PRESENCE OF :

1. 
A-3/153, Janak Puri
New Delhi - 110058
2. Ushe Rani Jain--
A-3/153 Janak Puri
New Delhi - 58

For PREMIER HEALTH HOMES PVT. LTD.

Kunwar yugraj Singh Jain
Director

(VENDOR)



1861 Registrar of Assurances
Kolkata.

SIGNED SEALED AND DELIVERED BY
THE PURCHASERS IN PRESENCE OF :

1. Jhummur Bhowmick.
30/2/8 Doctor Lane
Kolkata - 14

Sumanta Bhowmick,

Prakash. Gupte

2. Ananta Keenavallu
84/1 Beltala Road
Cet - 26

(PURCHASERS)



Addl. Registrar of Assurances-
Kolkata.

MEMO OF CONSIDERATION

Received a sum of Rs.10,00,000/= (Rupees ten lakhs only) being the full consideration money as per memo given below :

a) By Pay Order No. 031341 dated 16.12.2005
drawn on Hongkong and Shanghai Banking
Corporation Limited, Kolkata. Rs. 5,00,000/=

b) By Pay Order No. 010620 dated 31.01.2006
drawn on Bank of India, Sealdah Branch,
Kolkata. Rs. 5,00,000/=

Total Rs.10,00,000/=

(Rupees ten lakhs only)

Witnesses:

1.



2. Usha Rani Jain-

For PREMIER HEALTH HOMES PVT. LTD.

Kunwar Yugraj Singh Jain
Director

(VENDOR)



Addl Registrar of Assurances
Kolkata.

SPECIMEN FORM FOR TEN FINGERPRINTS



For PREMIER HEALTH HOMES PVT. LTD.

Kumaran yugraj singh Jain
Director



Sumanta Bhattacharya



Prakash Gupta



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

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

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

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



Adl. Registrar of Assurances
Calcutta.

Serial No. _____
Volume No. _____
Page No. _____
Being No. _____
on the date _____

FILE : D:\WS7\JAN.06\AJCBROAD

DATED THIS DAY OF 2006

BETWEEN

M/S. PREMERE HEALTH HOMES PVT.
LTD.

.. VENDOR

AND

SHRI SUMANTA BHOWMICK & ANR.

.. PURCHASERS



ADDL Registrar of Assurances
Kolkata.

SALE DEED

Re: Premises No. 79/27, Acharya
Jagadish Chandra Bose Road,
Kolkata - 700 014.

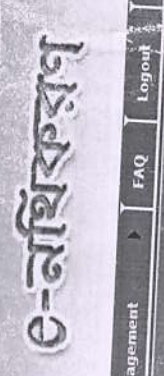


N. W. CHAKRABORTY
ADVOCATE
84/1, BELTALA ROAD
KOLKATA - 700 026.

ADDL Registrar of Assurances
Kolkata.

Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal



Receiving of Stamp Duty and Fees

Query Details

Query No / Year: 19021000200469/2019
 Serial No / Year: 1902001383/2006
 Transaction: [0101] Sale, Sale Document
 Name of Presentant: Mr Kunwar Yugraj Singh Jain
 Date of Execution: 28-02-2006
 Remarks: Cannot Generate Deed No as Enclosures is not submitted.
 Transaction Id: 0001789453

Query Date: 28-02-2006
 Deed No / Year: Not Generated
 Presentation At: Office
 Date of Presentation: 28-02-2006

Details		Market Value		Due (Rs.)	
Stamp Duty	Registration Fees	Payable (Rs.)	Paid (Rs.)	Remission (Rs.)	Articles
9,93,726	1,09,321	1,00,100	0	8,93,626	23
360	50	10,996	0	98,325	A(1), E
				310	SUC, RFF

Total Stamp Duty Payable Receiving of Stamp Duty By *
 Stamp Draft SABR Treasury Challan Cash SABR Treasury Challan

Total Registration & Other Fees Payable Receiving of Registration & Other Fees By *
 Draft Cash SABR Treasury Challan

Total Cash Receive 98,635/-

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-008126638-2

Payment Mode Counter Payment

GRN Date: 01/10/2019 18:11:40

Bank : BANK OF INDIA

BRN : 192019200081266382

BRN Date: 03/10/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19021000200469/6/2019

[Query No./Query Year]

Name : SUMANTA BHOWMICK

Contact No. :

Mobile No. : +91 9831059294

E-mail :

Address : 3028 DOCTOR LANE KOLKATA 700014

Applicant Name : Mr Kunwar Yugraj Singh Jain

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19021000200469/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	893626
2	19021000200469/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	98325

Total

991951

In Words : Rupees Nine Lakh Ninety One Thousand Nine Hundred Fifty One only

Major Information of the Deed

Deed No :	I-1902-07402/2019	Date of Registration	26/12/2019
Query No / Year	1902-1000200469/2019	Office where deed is registered	
Query Date	28/02/2006	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Kunwar Yugraj Singh Jain A D- 31, Ground Floor, Salt Lake ,Thana : North Bidhannagar, District : North 24- Parganas, WEST BENGAL, PIN - 700064, Mobile No. : 9831059294, Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 99,37,063/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,93,726/- (Article:23)	Rs. 1,09,321/- (Article:A(1), E)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: A. J. C. Bose Road, Road Zone : (Sealdah Station -- Moulali More) , , Premises No: 79/27, , Ward No: 053 Pin Code : 700014

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 4 Chatak 39 Sq Ft	9,00,000/-	90,37,063/-	Property is on Road
Grand Total :				8.7519Dec	9,00,000 /-	90,37,063 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	9,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Messrs Premier Health Homes Pvt. Ltd. A D-31, Ground Floor Salt Lake, P.O:- Bidhannagar, P.S:- North Bidhannagar, Kolkata, District:-North 24- Parganas, West Bengal, India, PIN - 700064 , ,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sumanta Bhowmick Son of Late Sachindra Kumar Bhowmick Executed by: Self, Date of Execution: 28/02/2006 , Admitted by: Self, Date of Admission: 28/02/2006 ,Place : Office			
Son of Late Sachindra Kumar Bhowmick Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AQXPB8767C, Aadhaar No: 67xxxxxxxx1951, Status :Individual, Executed by: Self, Date of Execution: 28/02/2006 , Admitted by: Self, Date of Admission: 28/02/2006 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Prakash Gupta Son of Late Nirendra Kumar Gupta Executed by: Self, Date of Execution: 28/02/2006 , Admitted by: Self, Date of Admission: 28/02/2006 ,Place : Office			
Son of Late Nirendra Kumar Gupta Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AHAPG6646H, Aadhaar No: 39xxxxxxxx3424, Status :Individual, Executed by: Self, Date of Execution: 28/02/2006 , Admitted by: Self, Date of Admission: 28/02/2006 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kunwar Yugraj Singh Jain (Presentant) Son of Mr Not Mentioned Date of Execution - 28/02/2006, , Admitted by: Self, Date of Admission: 28/02/2006, Place of Admission of Execution: Office			
A D- 31, Ground Floor, Salt Lake, P.O:- Bidhannagar, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : Messrs Premier Health Homes Pvt. Ltd. (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Apurba Mallick Son of Mr Not Mentioned City Civil Court Cal, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr Sumanta Bhowmick, Mr Prakash Gupta, Mr Kunwar Yugraj Singh Jain			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Messrs Premier Health Homes Pvt. Ltd.	Mr Sumanta Bhowmick-4.37594 Dec, Mr Prakash Gupta-4.37594 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Messrs Premier Health Homes Pvt. Ltd.	Mr Sumanta Bhowmick-250.00000000 Sq Ft, Mr Prakash Gupta-250.00000000 Sq Ft

Endorsement For Deed Number : I - 190207402 / 2019

On 28-02-2006

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

Presented for registration at 12:20 hrs on 28-02-2006, at the Office of the A.R.A. - II KOLKATA by Mr Kunwar Yugraj Singh Jain ..

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

Execution is admitted on 28/02/2006 by 1. Mr Sumanta Bhowmick, Son of Late Sachindra Kumar Bhowmick, , 30/2/8, Doctor Lane, Debendra Mansion, 1st Floor, P.O: Taltala, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others, 2. Mr Prakash Gupta, Son of Late Nirendra Kumar Gupta, , 28/1, Shakespeare Sarani, Ganga Jamuna Building, Flat No: 21, 2nd Floor, P.O: Shakespeare Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others

Indetified by Mr Apurba Mallick, , , Son of Mr Not Mentioned, City Civil Court Cal, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-02-2006 by Mr Kunwar Yugraj Singh Jain, Director, Messrs Premier Health Homes Pvt. Ltd., A D-31, Ground Floor Salt Lake, P.O:- Bidhannagar, P.S:- North Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr Apurba Mallick, , , Son of Mr Not Mentioned, City Civil Court Cal, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,09,321/- (A(1) = Rs 1,09,307/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 10,996/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,93,726/- and Stamp Duty paid by Draft Rs 96,100/-, by Stamp Rs 4,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 166635, Amount: Rs.4,000/-, Date of Purchase: 24/02/2006, Treasury/Vendor name: 166635

Description of Draft

- 1. Draft(other) No: 732029, Date: 25/02/2006, Amount: Rs.48,100/-, Bank: ,
- 2. Draft(other) No: 732030, Date: 25/02/2006, Amount: Rs.48,000/-, Bank: ,

Pranay Kumar Chatterjee
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 29-09-2010

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 99,37,063/-

Tarak Baran Mukherjee
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 26-12-2019

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,09,321/- (A(1) = Rs 1,09,307/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 98,325/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2019 12:00AM with Govt. Ref. No: 192019200081266382 on 01-10-2019, Amount Rs: 98,325/-, Bank: BANK Of INDIA (BKID0004000), Ref. No. 192019200081266382 on 03-10-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,93,726/- and Stamp Duty paid by by online = Rs: 8,93,626/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2019 12:00AM with Govt. Ref. No: 192019200081266382 on 01-10-2019, Amount Rs: 8,93,626/-, 23 Bank: BANK Of INDIA (BKID0004000), Ref. No. 192019200081266382 on 03-10-2019, Head of Account 0030-02-103-003-02

Tushar Kanti Mandal
Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2020, Page from 2166 to 2205

being No 190207402 for the year 2019.



Tushar Kanti Mandal

Digitally signed by TUSHAR KANTI
MANDAL

Date: 2020.01.02 15:04:12 +05:30

Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 2020/01/02 03:04:12 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)