8104/2021 I 7905/2021

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

A.R.A IV

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL L 488046

Certified that the Document is admitted to Registration ... and the endorsement ... this document are the part of the Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

Prakash Gupta

DEED OF CONVEYANCE

19 AUG 2021

THIS DEED OF CONVEYANCE made on this 19th day of August, Two Thousand Twenty One (2021).

BETWEEN

952. 500/-

No..... Value.....

Date.....10.08.2021.

Sold to....Deepraj Construction Pvt Ltd

Address.....48/1A, Dr. Suresh Sarkar Rd

Kol-14.

Vendor.....

Sealdah Civil Court
ALOKE MUKHERJEE

SEAL OF THE ADDL. REGISTRAR OF ASS.

Jayanta Mondal

(JAYANTA MONDAL)
S/O- NETAI MONDAL
Chyangdana, Deganga
NB - 743423
OCC: SERVICE

12 AUG 2021

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

GRN Details

GRN:	192021220053466472	**Payment Mode:**	Counter Payment
GRN Date:	16/08/2021 17:28:00	**Bank/Gateway:**	State Bank of India
BRN :	90040496	**BRN Date:**	17/08/2021 00:08:00
Payment Status:	Successful	**Payment Ref. No:**	2001491339/1/2021 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	DEEPRAJ CONSTRUCTION PVT LTD
Address:	48/1A, DR. SURESH SARKAR ROAD Kolkata - 700014
Mobile:	9748746394
EMail:	dpclkol@yahoo.com
Depositor Status:	Buyer/Claimants
Query No:	2001491339
Applicant's Name:	Org DEEPRAJ CONSTRUCTION PVT LTD
Identification No:	2001491339/1/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001491339/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	1064493
2	2001491339/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	212899
			Total	**1277392**

IN WORDS: **TWLEVE LAKH SEVENTY SEVEN THOUSAND THREE HUNDRED NINETY TWO ONLY.**

PRAKASH GUPTA (PAN No. AHAPG6646H, Aadhaar No.- 3929 8371 3424, M. No. -8334886823), son of late Narendra Kumar Gupta, by nationality Indian, by faith Hindu, by occupation Business residing at 28/1, Shakespeare Sarani, Ganga Jamuna Building, 2nd floor, Flat No. 21, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata – 700 017, hereinafter referred to as the **VENDOR** (which expression shall unless or excluded by or repugnant to the context shall be deemed to include his heirs, executors, administrators, representatives and/or assigns) of the **FIRST PART**.

AND

M/S. DEEPRAJ CONSTRUCTION PVT. LTD. (PAN No. AACCD5069P), a company incorporated under the Companies Act, 1956 and having its registered office at no. 48/1A, Dr. Suresh Sarkar Road, P.O. Entally, P.S. Beniapukur, Kolkata – 700014, represented by its one of the Director **SMT. JAYATI PAUL (PAN No. AKEPP6359B, Aadhaar No. 3155 3165 1768, M-9836968333)**, wife of Sri Madhab Ch. Paul, by nationality Indian, by faith Hindu, by occupation Business, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata – 700019, and carrying on business at and/or from Premises No. 48/1A, Dr. Suresh Sarkar Road, P. O. Entally, P. S. Beniapukur, Kolkata – 700014 hereinafter referred to as the **PURCHASER** (which expression shall unless or excluded by or repugnant to the context shall be deemed to include its successors-in-office and/or assigns) on the **SECOND PART**.

AND

SUMANTA BHOWMICK (PAN No. AQXPB8767C, Aadhaar No. 679891441951, M-9831059294), son of late Sachindra Nath Bhowmick, by nationality Indian, by faith - Hindu, by occupation – Business residing at Premises No. 30/2/8, Doctor Lane, Debendra Mansion, 1st Floor, P. O. Entally, P. S. Taltala, Kolkata – 700 014, hereinafter referred to as the **CONFIRMING PARTY** (which expression shall unless or excluded by or repugnant to the

OFFICE OF THE ADDL. REGISTRAR OF
ASSURANCES, JD

12 AUG 2024

context shall be deemed to include his heirs, executors, administrators, representatives and assigns) on the **THIRD PART.**

WHEREAS by and/or under a Deed of Conveyance dated 1st October, 1924 and registered before the Registrar of Assurances, Calcutta recorded in Book No. 1, Volume No. 125, Pages 208 to 230, Being No.5192 for the year 1924 one Frank William Cartar and others as Vendor sold, transferred and alienated a plot of land measuring 5 Cottahs, 4 Chattaks, 39 Sq. ft. comprised within municipal premises No. 79/27, Lower Circular Road, since renamed as Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road, P. O. – Entally, Police Station – Taltala, Kolkata – 700014 to one Sailendra Nath Chandra at a valuable consideration who thereafter constructed a brick built building thereupon more fully and particularly mentioned and described in the Schedule "A" hereunder given for the sake of brevity hereinafter called and referred to as "the said property".

AND WHEREASin the month of April, 1947 the said Sailendra Nath Chandra died intestate leaving his widow Smt. Prativa Chandra and three sons namely Arun Kumar Chandra (known as Arun Kumar Chunder), Barun Kumar Chandra and Tarun Kumar Chandra as his heirs and legal representatives who have jointly inherited the estate left by the said Sailendra Nath Chandra including the said property in their equal 1/4th (25%) undivided share of ownership.

AND WHEREAS while seized and possessed of the said property as joint owners thereof all the aforesaid owners separately entered into registered Agreement for Sale of their respective 1/4th (25%) undivided share of ownership in the said property with one SMT. USHA RANI JAIN and received earnest money and/or part consideration money simultaneously with the execution of said registered Agreements for Sale.

AND WHEREAS pursuant to registered Agreement for Sale dated 25.08.1980 one of the co-sharers BARUN CHANDRA by Virtue of a registered Deed of

OFFICE OF THE APPELLATE REGISTRAR OF ASSUMPTIONS
12 AUG 2025

Conveyance dated 6th April, 1982 sold, conveyed and transferred his undivided 1/4th share in the said property to said USHA RANI JAIN on receipt of the balance consideration money which was duly registered before the Registrar of Assurances at Calcutta recorded in Book No. I, Volume No. 148, Pages 1 to 9, Being No. 3005 for the year 1982 vide Assessee No. 110530200875 1/4th APPD Share.

AND WHEREAS pursuant to registered Agreement for Sale dated 05.09.1980 another co-sharer ARUN KUMAR CHUNDER also sold conveyed and transferred undivided 50% of his ¼th share in the said property i.e. 1/8th share to SMT. USHA RANI JAIN on valuable consideration dated 3rd December, 1982 and the said Deed was registered before the Registrar of Assurances at Calcutta recorded in Book No. I, Volume No. 48, Pages 219 to 225, Being Deed No. 4439 for the year 1983 AND the balance 50% of his ¼th share in the said property i.e. 1/8th share to Sapna Jain, also known as Swapna Jain on 2nd May, 1984 as per invocation of nomination clause assigned by her sister-in-law Smt. Usha Rani Jain which was registered before the Registrar of Assurances at Calcutta recorded in Book No. I, Volume No. 27, Pages 344 to 352, Being No. 4955 for the year 1984 vide Assessee No. 110530200607 1/4th APPD Share.

AND WHEREAS thus by virtue of the two registered Deed of Conveyances, said SMT. USHA RANI JAIN became owner in respect of undivided 3/8th share and said Sapna Jain, also known as Swapna Jain became owner in respect of the undivided 1/8th share in the said property.

AND WHEREAS said USHA RANI JAIN and SWAPNA JAIN while seized and possessed gifted their undivided respective shares as aforesaid in the said property to PREMIER HEALTH HOMES PVT. LTD. by virtue of two registered Deed of Gifts on 30th March, 1992 registered before Registrar of Assurances at Calcutta Being Deed No. 6410 for the year 1992recorded in Book No. I,

SEAL OF THE ADDL. REGISTRAR OF

13 AUG 2020

Volume No. 173, Pages 97 to 104and Deed No. 6409 for the year 1992Book No. I, Volume No. 173, Pages 31 to 39 respectively.

AND WHEREAS the said Premier Health Homes Pvt. Ltd. thus was holding and possessing 50% undivided share of ownership in the said property and at the request of Sumanta Bhowmick and Prakash Gupta the said Premier Health Homes Pvt. Ltd. as Vendor sold, transferred and alienated its 50% undivided share of ownership in the said property to the said Sumanta Bhowmick and Prakash Gupta by and/or under a Deed of Sale dated **28th February, 2006**at a valuable consideration which was registered before Additional Registrar of Assurances – II, Kolkata recorded in Book No. 1, Volume No. 1902 – 2020, Pages 2166 to 2205, Being No. 190207402 for the year 2019.

AND WHEREAS said Prativa Chandra vide Assessee No. 110530200899 1/4th APPD Share and Tarun Chandra vide Assessee No. 110530200887 1/4th APPD Share in consideration of the covenant contained in two several registered Agreements for Sale executed on 14th March, 1981 with Smt. Usha Rani Jain for sale of their respective undivided 25% share each of ownership in the said property failed and neglected to execute and register necessary Deed of Conveyance in respect of their individual 25% share each of ownership in favour of Usha Rani Jain, thus said Usha Rani Jain in the year 1984 was constrained to file suit for specific performance of contract being Title Suit No. 2172 of 1984 and Title Suit No. 2162 of 1984 against the said Prativa Chandra and Tarun Kumar Chandra.

AND WHEREAS on or about 10th February 1984 the said Prativa Chandra died intestate leaving her three sons namely Tarun Kumar Chandra, Barun Kumar Chandra and Arun Kumar Chunder and three daughters namely Tripti Bose, Ava Majumder and Smt. Durga Roy as her Class – I heirs and legal representatives who have jointly inherited the estate left by the said Prativa Chandra of her said 25% undivided share of ownership in the said property.

19 AUG 2024

AND WHEREAS during the pendency of the two registered Agreement for sale with said Smt. Usha Rani Jain and the aforesaid two suits for specific performance of the contract said Tarun Kumar Chandra, illegally sold, conveyed and transferred his undivided 1/4thshare in the said property by virtue of a registered Deed of Conveyance dated 15th July, 1988 in favour of one Smt. Anita Sarkar wife of Nritya Gopal Sarkar which was duly registered before the Registrar of Assurance at Calcutta in Book No. I, Volume No. 215, Pages 211 to 224, Being No. 7881 for the year 1988.

AND WHEREAS said Tarun Kumar Chandra also claiming as a beneficiary of a purported will published by his mother Smt. Prativa Chandra (since deceased) illegally sold, conveyed and transferred her undivided 1/4th share in the said property by virtue of a registered Deed of Conveyance dated 15th July, 1988 in favour of one Haru Chandra Sarkar (alias Nritya Gopal Sarkar) which was duly registered before the Registrar of Assurance at Calcutta in Book No. I, Volume No. 201, Pages 286 to 301, Being No. 7884 for the year 1988.

AND WHEAREAS said Usha Rani Jain obtained decrees on 26th February, 2002 and 10th April, 2003 respectively for specific performance of the contract in both the aforesaid suits being T. S. 2162 of 1984 and 2172 of 1984 against all recorded defendants whereby Usha Rani Jain acquired the right to get 25% undivided share of ownership of Prativa Chandra and 25% undivided share of ownership of Tarun Chandra in the said property in her favour in terms of the said registered agreements for sale both dated 14th March, 1981.

AND WHEREAS having had the said two decrees said Usha Rani Jain filed two several applications for execution of the said decrees being Title Execution Case No. 111 of 2003 against Prativa Chandra and Title Execution Case No. 104 of 2003 against the said Tarun Kumar Chandra for getting Deed of Conveyances in her favour in respect of 25% undivided share of ownership

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 AUG 2024

of Prativa Chandra and 25% undivided share of ownership of Tarun Chandra in the said property in accordance with law.

AND WHEREAS during pendency of the said two execution cases as aforesaid, said Usha Rani Jain due to various weighty causes and reasons transferred and assigned the benefit under the said decree in favour of one Sumanta Bhowmick, the Confirming Party herein and Prakash Gupta, the Vendor herein by two several Agreements for Assignment both dated 27th February, 2006 and thereby said Sumanta Bhowmick and Prakash Gupta stepped into the shoes of the said Usha Rani Jain and acquired right to get the necessary Deed of Conveyances in respect of the said 25% and 25% total 50% of undivided share of ownership in the said execution cases from the Ld. Court in execution of the said decrees.

AND WHEAREAS on 7th day of April 2006 said Anita Sarkar, along with her minor son and two daughters for Self and as legal heirs and successors of Haru Chandra Sarkar alias Nritya Gopal Sarkar (since deceased) executed a Deed declaring that the aforesaid two deeds Being No. 7881 for the year 1988 and Being No. 7884 for the year 1988 both dated 15th July 1988 were done under mis-conception of law and be treated as void and/or ineffective in the eye of law and/or be treated as cancelled relinquishing their right, title and interest in the said property which was duly registered before the Addl. Registrar of Assurance - II at Calcutta recorded in Book No. I, Volume No. I, Pages 1 to 11, Being No. 4785 for the year 2006.

AND WHEREAS one Biresh Chandra Chakraborty, claiming that said Tarun Kumar Chandra had allowed and permitted him to use occupy and possess some portion in the said property since long, is occupying and is in possession of one room on ground floor and front portion on first floor in the said property being Premises No. 79/27, A.J.C. Bose Road, Calcutta for his residential purpose and since then the said occupier was and has spent the

OFFICE OF THE ADDL. REGISTRAR OF ASSURANCES-IV

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 AUG 2021

necessary cost, charges and outgoings from his own for maintaining the said property as it was necessary for preserving and protecting the said immovable property.

AND WHEREAS by and/or under a Deed of Conveyance dated **16th May, 2008** and registered before the Additional Registrar of Assurances – II, Kolkata recorded in Book No. 1, Volume No. 1902 – 2020, Pages 2206 to 2238, Being No. 190207403 for the year 2019 the said 25% undivided share of ownership of Tarun Kumar Chandra in the said property was also sold and transferred at a valuable consideration in favour of the said assignees of the decree namely Sumanta Bhowmick and Prakash Gupta the confirming party and vendor herein absolute and forever.

AND WHEREAS by and/or under another Deed of Conveyance dated **3rd September, 2008** and registered before the Additional Registrar of Assurances – II, Kolkata in Book No. 1, Volume No. 1902 – 2020, pages 2239 to 2270, being Deed no. 190207404 for the year 2019 the said 25% undivided share of ownership of the said Prativa Chandra, since deceased in the said property was transferred and sold at a valuable consideration in favour of the said assignees of the decree namely Sumanta Bhowmick and Prakash Gupta the confirming party and Vendor herein absolute and forever.

AND WHEREAS in the manner as aforesaid the said Sumanta Bhowmick and Prakash Gupta are now the absolute owner of the said property comprised within municipal Premises No. 79/27, A.J.C. Bose Road, P.O.- Entally, Police Station – Taltala, Kolkata- 700014 in their equal 50% undivided share of ownership each.

AND WHEREAS M/S. DEEPRAJ CONSTRUCTION PVT. LTD., the purchaser herein, being ready and willing to purchase the 50% undivided share of ownership of Prakash Gupta, the Vendor herein at a valuable consideration of Rs.1,45,00,000/- (Rupees one crore forty five lakhs only) in

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 AUG 2021

the said property free from all encumbrances, charges, liens, attachments morefully and particularly detailed in the Schedule 'B' hereunder written hereinafter referred to as the "**SAID UNDIVIDED HALF SHARE**" subject to getting the vacant possession thereof from the said occupier Biresh Chandra Chakraborty and entered into an Agreement for Sale with Prakash Gupta on 1st day of October 2019.

AND WHEREAS at the request of the Owners said occupier Biresh Chandra Chakraborty has agreed to handover and deliver up peaceful, vacant possession his occupied portion in the said property as sought provided the said occupier is paid a total sum of Rs. 35,00,000/- towards the refund of the cost of maintenance of the said property spent by the said occupier during the last several years time.

AND WHEREAS at the request of the said Prakash Gupta the purchaser agreed to make payment of the said sum of Rs.35,00,000/-(Rupees thirty five lakhs only) to the occupier in order to get the said property vacated by the said occupier as an advance and/or part consideration amount out of the total sale consideration of Rs. 1,45,00,000/- (Rupees one crore forty five lakhs only) on behalf of the vendor and the Vendor has agreed to give credit of the said sum of Rs.35,00,000/-(Rupees thirty five lakhs) only in this Deed of Conveyance.

AND WHEREAS on the basis of the aforesaid understanding by and/or under an Deed of Surrender dated 10th day of August, 2021 entered into by and between the said Biresh Chandra Chakraborty, Owners and M/s. Deepraj Construction Pvt. Ltd. the purchaser herein made payment of Rs. 35,00,000/- (Rupees thirty five lakhs) only to the said occupier Biresh Chandra Chakraborty for and/or on behalf of the vendor as well as the confirming party herein for peaceful vacant khas possession of the occupied portion at said Premises No. 79/27, A.J.C. Bose Raod, P.O.Entally, P.S. Taltala, Kolkata –

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 AUG 2021

700014upon surrendering his right of occupancy in respect of occupied portion in question absolutely and forever and thereby said property become free from all encumbrances, lien, lispendence, attachment or any defect in title and the vendor and the confirming party herein being the joint owners of the said property have marketable title thereon free from all encumbrances.

AND WHEREAS M/S.DEEPRAJ CONSTRUCTION PVT. LTD. the purchaser have paid Rs. 15,00,000/-(Rupees fifteen lakhs) only on execution of the sale agreement dated 1st day of October 2019 and also Rs. 35,00,000/- (Rupees thirty five lakhs only) to the occupier on the date of execution of the Deed of Surrender dated 10th of August 2021 as an advance and/or part consideration amount and shall have obligation to make payment of the balance sum of Rs. 95,00,000/- (Rupees ninety five lakhs) only on or before execution and registration of this Deed of Conveyance.

AND WHEREAS pursuant to the said Agreement for Sale dated 1st October 2019 and in performance of the obligation as mentioned in the said Deed of Surrender dated 10thday of August, 2021 the vendor is now executing and registering his undivided 50% share of ownership in the said property as described in the schedule "B" hereunder written unto and in favour of the purchaser upon confirmation by the confirming party herein at total valuable consideration of Rs. 1,45,00,000/- (Rupees one crore forty five lakhs only).

NOW THIS INDENTURE WITNESSES that in pursuant to the said Agreement for Sale dated 1st October 2019 and in performance of the obligation as mentioned in the said Deed of Surrender dated 10thday of August, 2021 and in consideration of the total sum of **Rs.1,45,00,000/- (Rupees one crore forty five lakhs only)** paid by the purchaser to the vendor and the occupier simultaneously with the execution of these presents (the receipt whereof the vendor hereby admits and acknowledges as per the memo of consideration as mentioned hereinafter) the vendor as beneficial

19 AUG 2021

owner doth hereby and hereunder grant, convey, sell, transfer, assign and assure unto and to the use of the purchaser free from of encumbrances upon the confirmation by the confirming party **ALL THAT** the 50% undivided share of ownership in the said property dwelling house with compound and appurtenances belonging thereto and commonly called and known as municipal Premises No. 79/27, Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road, (previously known as Lower Circular Road) Police Station – Taltala, KMC Ward No. 53, Kolkata – 700014 together with 50% undivided share of ownership in the plot of land measuring more or less 5 Cuttah, 4 Chattacks and 39 Sq. ft. as morefully and particularly mentioned and described in the schedule hereunder written and hereinafter referred to as the said property **TOGETHER WITH** all buildings, trees, fences, hedges, ditches, ways, waters, watercourses, lights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually held and occupied therewith or reputed to belong or be appurtenant thereto **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the vendor into or upon the same and every party thereof in law and equity and **TO HAVE AND HOLD** and possess the same unto and to the use of the purchaser absolutely and forever together with title deeds, writings, muniments and other evidences of title and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed or things hereto before done and executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property to the extent of 50% undivided share therein free from all encumbrances attachment or defect in title whatsoever **AND THAT** the Vendor has full power and absolute authority to sell 50% undivided share in the said property in manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, possess and enjoy 50% undivided share in the said property in khas or through tenants without any claim or demand whatsoever from the vendor or any person claiming through or under him and further that the vendor

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES

12 AUG 2021

covenant with the purchaser to save harmless, indemnify and keep indemnified the purchaser from or against all encumbrances, charges and equities whatsoever and the vendor further covenant that the vendor shall at the request and costs of the purchaser do or execute or cause to be done or executed all such lawful acts, deeds, matters and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof to the extent of 50% undivided share of ownership therein in the manner aforesaid accordingly to the true intent and meaning of this Deed.

SCHEDULE 'A' ABOVE REFERRED TO
(SAID PROPERTY)

ALL THAT piece and parcel of land measuring about 5 Cottahs, 4 Chittacks and 39 Sq. ft. together with about hundred years old dilapidated three storied brick built building without any repair renovation till date and cemented floor having total area about 6125 sq. ft. situated thereon presently being premises No. 79/27,AcharyyaJagadish Bose Road or Acharya Jagadish Chandra Bose Road previously known as Lower Circular Road, P.O.Entally, P.S. Taltala, Kolkata – 700 014, Ward No. 53 under the Kolkata Municipal Corporation (Road zone name Moulali more to Beck Bagan Crossing Off Road) with 4 (four) Assessee Nos. 110530200875, 110530200607, 110530200899 and 110530200887 1/4th APPD Share each which is butted and bounded as follows: -

residential
Podesh, Giffle

ON THE NORTH : By Pre. No. 80, Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road.

ON THE SOUTH : By Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road.

ASSISTANT REGISTRAR
[illegible]

19 AUG 2024

ON THE EAST : By Pre. No. 79/28, Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road.

ON THE WEST : By Pr. No. 79/26/1B, Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road.

SCHEDULE 'B' ABOVE REFERRED TO
(SAID UNDIVIDEDHALF SHARE)

ALL THAT undivided 1/2 (half) share of piece and parcel of land measuring about 5 Cottahs, 4 Chittacks and 39 Sq. ft.**ie. 2 Cottahs, 10 Chittacks and 19.5 Sq. ft** and undivided 1/2 (half) share of about hundred years old dilapidated three storied residential brick built building without any repair renovation till date and cemented floor having total area about 6125 sq. ft. **ie. 3062.5 sq. ft.** situated thereon presently being premises No. 79/27, Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road previously known as Lower Circular Road, P.O.Entally, P.S. Taltala, Kolkata – 700 014, ward No. 53 under the Kolkata Municipal Corporation **(Road zone name Moulali more to Beck Bagan Crossing Off Road)**with 4 (four) Assessee Nos. 110530200875, 110530200607, 110530200899 and 110530200887 1/4th APPD Share each which is butted and bounded as follows : -

Prakash. Gupta

ON THE NORTH : By Pre. No. 80, Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road.

ON THE SOUTH : By Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road.

ON THE EAST : By Pre. No. 79/28, Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road.

ON THE WEST : By Pr. No. 79/26/1B, Acharyya Jagadish Bose Road or Acharya Jagadish Chandra Bose Road.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 AUG 2021

IN WITNESS WHEREOF the parties hereto of the First, Second part and Third part set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the within named Vendor, Purchaser and Confirming Party herein at Kolkata in the presence of:

WITNESSES :

1. Jayanta Mandal
(JAYANTA MONDAL)
S/O. NETAI MONDAL
Chyangdana, Deganga
WB-743423

2. Arup Goon
RM-1, Raghunathpur
Kolkata-59
(ARUP GOON)

Prakash Gupta

(PRAKASH GUPTA / VENDOR)

DEEPRAJ CONSTRUCTION PVT. LTD.
Jayati Pal
Director

(M/S.DEEPRAJ CONSTRUCTION PVT. LTD.)
PURCHASER)

Sumanta Bhowmick

(SUMANTA BHOWMICK)
CONFIRMING PARTY)

Drafted by me.
Tushit Banerjee Adv.
Barasat Judges Court
F-739/853/97.

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 AUG 2021

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 1,45,00,000/- (Rupees one crore forty five lakhs) only being the total consideration amount which includes compensation amount of Biresh Chandra Chakraborty, the occupier in the following manner as per memo given below :

1) By Demand Draft no. 919124 dated 10.08.2021 drawn on State Bank of India, C.I.T Road Branch, in favour of **Biresh Chandra Chakraborty**	Rs.	35,00,000/-
2) By RTGS through State Bank of India, C.I.T Road Branch, dated 01.10.2019 in favour of **Prakash Gupta**	Rs.	15,00,000/-
3) By Demand Draft no. 919219 dt. 18.08.2021 drawn on State Bank of India, C.I.T Road Branch, infavour of **Prakash Gupta**	Rs.	93,55,000/-
4) T. D. S @ 1%	Rs.	1,45,000/-
TOTAL	**Rs.**	**1,45,00,000/-**

(Rupees one crore forty five lakhs) only

DEEPRAJ CONSTRUCTION PVT. LTD.
Director

Prakash. Gupta

WITNESSES :

1. Jayanta Mondal

2. Arup Goon.

Prakash. Gupta

OWNER/VENDOR

WITH STRUCTURE AT PRE. NO. - 79/27, ACHARYYA JAGADISH BOSE ROAD.
TALA. P.O. - ENTALLY. KOLKATA - 700 014. WARD NO. - 53, BOROUGH - VI.

AREA OF LAND :

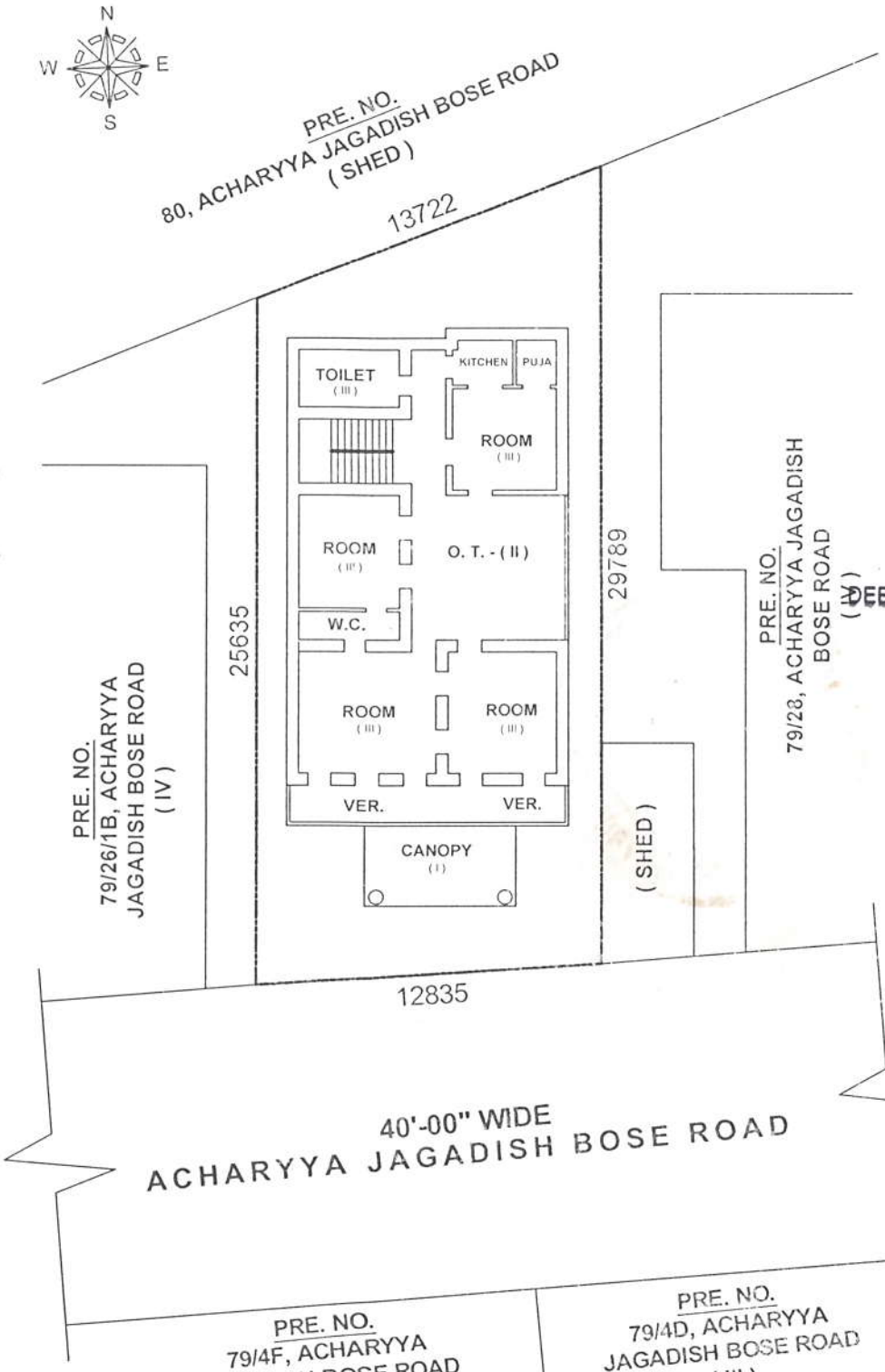
4 CH. - 39 SQFT. = 354.794 SQM.

TOTAL AREA OF DILAPIDATED R.C.C. STRUCTURE :

GROUND FLOOR	=	209.030 Sqm. = 2250 Sqft.
FIRST FLOOR	=	199.740 Sqm. = 2150 Sqft.
SECOND FLOOR	=	160.256 Sqm. = 1725 Sqft.
		6125 SQFT

50% UNDIVIDED AREA OF LAND
2 K. - 10 CH. - 19.5 SQFT.

50% UNDIVIDED AREA OF STRUCTURE
3062.5 SQFT.



Prakash. Gupta

SIG. OF VENDOR

DEEPRAJ CONSTRUCTION PVT. LTD.

Jayshri Paul

Director

SIG. OF PURCHASER

Sumanta Bhowmick

SIG. OF CONFIRMING PARTY

MADHAB CH. PAUL
L. B. S. of Kolkata
Municipal Corporation
L.B.S. No. 526, Class - I

SIGNATURE OF L.B.S

LAND PLAN
SCALE = 1:250

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 AUG 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Prakash. Gupta

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

DEEPRAJ CONSTRUCTION PVT. LTD.
Director
Jayati Paul

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Sumanta Bhowmik

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-IV
KOLKATA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 AUG 2021

आधार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 2005/00008/01681

To
Jayati Paul
W/O Madhab Ch Paul
17
Suren Thakur Road
Ekadaliya Ever Green Club
Ballygunge S.O
Kolkata West Bengal - 700019
9836968333

Download Date : 26/05/2017

Generation Date : 21/11/2011

Signature Not Verified

आपका आधार क्रमांक / Your Aadhaar No. :

3155 3165 1768

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Jayati Paul

DOB: 07/09/1972
FEMALE

3155 3165 1768

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आधार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
W/O Madhab Ch Paul, 17, Suren Thakur Road, Ekadaliya Ever Green Club, Ballygunge S.O, Kolkata, West Bengal - 700019

3155 3165 1768

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

Jayati Paul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AQXPB8767C

नाम / Name
SUMANTA BHOWMICK

पिता का नाम / Father's Name
SACHINDRA NATH BHOWMICK

जन्म की तारीख / Date of Birth
17/01/1961

Sumanta Bhowmick
हस्ताक्षर / Signature

59702

Sumanta Bhowmick

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1325/13511/70927

25/06/2013

To

Sumanta Bhowmick

30/2/8 DOCTOR LANE

Intally S.O

Entally

Kolkata

West Bengal 700014

9831059294

80774192

MD807741922FH

आपका आधार क्रमांक / Your Aadhaar No. :

6798 9144 1951

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Sumanta Bhowmick

Father : SACHINDRA NATH BHOWMICK

DOB : 17/01/1961

Male

6798 9144 1951

मेरा आधार, मेरी पहचान

Sumanta Bhowmick.

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

30/2/8, DOCTOR LANE, Intally S.O, Entally, Kolkata, West Bengal, 700014

6798 9144 1951

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

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1325/13511/70927

25/06/2013

To

Sumanta Bhowmick

30/2/8 DOCTOR LANE

Intally S.O

Entally

Kolkata

West Bengal 700014

9831059294

80774192

MD807741922FH

आपका आधार क्रमांक / Your Aadhaar No. :

6798 9144 1951

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India

Sumanta Bhowmick

Father : SACHINDRA NATH BHOWMICK

DOB : 17/01/1961

Male

6798 9144 1951

मेरा आधार, मेरी पहचान

Sumanta Bhowmick.

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं ।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- आधार देश भर में मान्य है !
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

30/2/8, DOCTOR LANE, Intally S.O, Entally, Kolkata, West Bengal, 700014

6798 9144 1951

1947

help@uidai.gov.in

www.uidai.gov.in

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0000/00744/91281

To
Jayanta Mondal
NETAI MONDAL
EAST CHYANGDANA
Chyangdana
Deganga
North 24 Parganas West Bengal - 743423
9933368066

Download Date: 04/07/2021

Issue Date: 03/06/2021

Signature Not Verified
Digitally signed by UNIQUE IDENTIFICATION AUTHORITY OF INDIA
Date: 2021.07.04 29:02:40 IST

आपका आधार क्रमांक / Your Aadhaar No. :

4946 3867 9410

VID : 9149 4233 0144 5310

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

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।

- **Aadhaar** is valid throughout the country.
- **Aadhaar** helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in **Aadhaar**.
- Carry Aadhaar in your smart phone – use **mAadhaar** App.

भारत सरकार
Government of India

Download Date: 04/07/2021

Jayanta Mondal
Date of Birth/DOB: 08/11/1997
Male/ MALE

Issue Date: 03/06/2021

4946 3867 9410

VID : 9149 4233 0144 5310

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
NETAI MONDAL, EAST CHYANGDANA,
Chyangdana, North 24 Parganas,
West Bengal - 743423

4946 3867 9410

VID : 9149 4233 0144 5310

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

Jayanta Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAKASH GUPTA

NARENDRA KUMAR GUPTA

21/05/1970

Permanent Account Number

AHAPG6646H

Prakash. Gupta

Signature

Prakash. Gupta

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

भारत सरकार

आधार

भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0653/03049/75287

To
PRAKASH GUPTA
C/O Late Narendra Kumar Gupta,
28/1, GANGA JAMUNA BUILDING, SHAKESPEAR SARANI,
VTC: Circus Avenue,
PO: Circus Avenue,
Sub District: Circus Avenue, District: Kolkata,
State: West Bengal,
PIN Code: 700017,
Mobile: 8334886823

191902109 25/11/2012

ME919021090FH

आपका आधार क्रमांक / Your Aadhaar No. :

3929 8371 3424

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

आधार

PRAKASH GUPTA
DOB : 21/05/1970
Male

25/11/2012

3929 8371 3424

मेरा आधार, मेरी पहचान

Prakash. Gupta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPRAJ CONSTRUCTION
PRIVATE LIMITED

07/07/2006
Permanent Account Number
AACCD5069P

Signature

DEEPRAJ CONSTRUCTION PVT. LTD.
Jayati Paul
Director

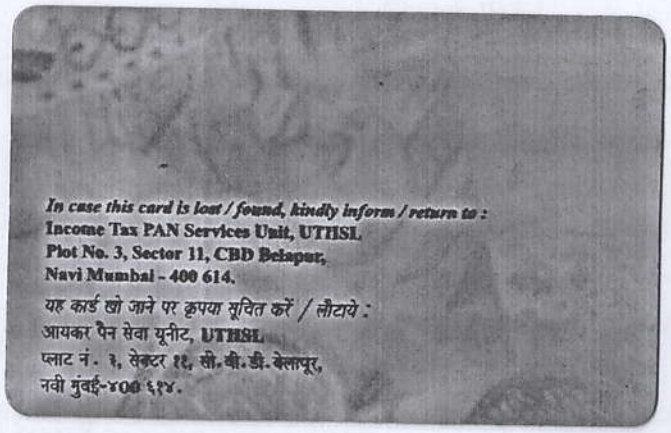
In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यू टी आई टी एस एल,
प्लाट नं; ३, सेक्टर ११, सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

DEEPRAJ CONSTRUCTION PVT. LTD.
Jayati Paul
Director


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
JAYATI PAUL
BIJAY BHUSAN KUNDU
07/09/1972
Permanent Account Number
AKEPP6359B
Jayati Paul
Signature

Jayati Paul


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
यह कार्ड खो जाने पर कृपया सूचित करें / लौटाये :
आयकर पैन सेवा यूनीट, UTISL
प्लाट नं. ३, सेक्टर ११, सी.बी.डी. बेलापूर,
नवी मुंबई-४०० ६१४.

Major Information of the Deed

Deed No :	I-1904-07905/2021	Date of Registration	19/08/2021
Query No / Year	1904-2001491339/2021	Office where deed is registered	
Query Date	14/08/2021 3:17:21 PM	1904-2001491339/2021	
Applicant Name, Address & Other Details	DEEPRAJ CONSTRUCTION PVT LTD 48/1A, DR. SURESH SARKAR ROAD,Thana : Beniapukur, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9933368066, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1,45,00,000/-		Rs. 2,12,89,860/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,64,993/- (Article:23)		Rs. 2,12,917/- (Article:A(1), E, M(b))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Taltola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: A. J. C. Bose Road, Road Zone : (Moulali More -- Beck Bagan Crossing Off Road) , , Premises No: 79/27, , Ward No: 053 Pin Code : 700014

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 10 Chatak 19.5 Sq Ft	1,40,00,000/-	2,00,49,750/-	Property is on Road Adjacent to Metal Road,
	Grand Total :				4.3759Dec	140,00,000 /-	200,49,750 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3062.5 Sq Ft.	5,00,000/-	12,40,110/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1125 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1075 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 862.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3062.5 sq ft	5,00,000 /-	12,40,110 /-	

eller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr PRAKASH GUPTA (Presentant) Son of Late NARENDRA KUMAR GUPTA Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office	 19/08/2021	 LTI 19/08/2021	Prakash Gupta 19/08/2021
	Flat No: 21, 28/1, Shakespeare Sarani, City:- Kolkata, , P.O:- CIRCUS AVENUE, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx6H, Aadhaar No: 39xxxxxxxx3424, Status :Individual, Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SUMANTA BHOWMICK Son of Late Sachindra Nath Bhowmick Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office	 19/08/2021	 LTI 19/08/2021	Sumanta Bhowmick 19/08/2021
	, 30/2/8, Doctor Lane, Debendra Mansion, 1st Floor, City:- Kolkata, , P.O:- Entally, P.S:-Taltola, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx7C, Aadhaar No: 67xxxxxxxx1951, Status :Confirming Party, Executed by: Self, Date of Execution: 19/08/2021 , Admitted by: Self, Date of Admission: 19/08/2021 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**DEEPRAJ CONSTRUCTION PVT LTD** 48/1A, City:- Kolkata, , P.O:- ENTALLY, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700014 PAN No.:: AAxxxxxx9P,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**
	Smt JAYATI PAUL Wife of Shri MADHAB CHANDRA PAUL Date of Execution - 19/08/2021, , Admitted by: Self, Date of Admission: 19/08/2021, Place of Admission of Execution: Office			Jayati Paul
		Aug 19 2021 3:11PM	LTI 19/08/2021	19/08/2021
	17, Suren Tagore Road, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPRAJ CONSTRUCTION PVT LTD (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTA MONDAL Son of Mr NETAI MONDAL Deganga to Taki Road, City:- , P.O:- BELPUR, P.S:-Deganga, District:-North 24 -Parganas, West Bengal, India, PIN:- 743423			Jayanta Mondal
	19/08/2021	19/08/2021	19/08/2021
Identifier Of Mr PRAKASH GUPTA, Smt JAYATI PAUL, Mr SUMANTA BHOWMICK			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr PRAKASH GUPTA	DEEPRAJ CONSTRUCTION PVT LTD-4.37594 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr PRAKASH GUPTA	DEEPRAJ CONSTRUCTION PVT LTD-3062.50000000 Sq Ft

Endorsement For Deed Number : I - 190407905 / 2021

On 19-08-2021

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

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

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

Presented for registration at 14:42 hrs on 19-08-2021, at the Office of the A.R.A. - IV KOLKATA by Mr PRAKASH GUPTA , one of the Executants.

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 2,12,89,860/-

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

Execution is admitted on 19/08/2021 by 1. Mr PRAKASH GUPTA, Son of Late NARENDRA KUMAR GUPTA, Flat No: 21, 28/1, Road: Shakespeare Sarani, , P.O: CIRCUS AVENUE, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 2. Mr SUMANTA BHOWMICK, Son of Late Sachindra Nath Bhowmick, , 30/2/8, Doctor Lane, Debendra Mansion, 1st Floor, P.O: Entally, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business

Indetified by Mr JAYANTA MONDAL, , , Son of Mr NETAI MONDAL, Road: Deganga to Taki Road, , P.O: BELPUR, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Hindu, by profession Service

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

Execution is admitted on 19-08-2021 by Smt JAYATI PAUL, DIRECTOR, DEEPRAJ CONSTRUCTION PVT LTD (Private Limited Company), 48/1A, City:- Kolkata, , P.O:- ENTALLY, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700014

Indetified by Mr JAYANTA MONDAL, , , Son of Mr NETAI MONDAL, Road: Deganga to Taki Road, , P.O: BELPUR, Thana: Deganga, , North 24-Parganas, WEST BENGAL, India, PIN - 743423, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,12,917/- (A(1) = Rs 2,12,899/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 18/-, by online = Rs 2,12,899/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2021 12:00AM with Govt. Ref. No: 192021220053466472 on 16-08-2021, Amount Rs: 2,12,899/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90040496 on 17-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,64,513/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 10,64,493/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 952, Amount: Rs.500/-, Date of Purchase: 10/08/2021, Vendor name: A Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2021 12:00AM with Govt. Ref. No: 192021220053466472 on 16-08-2021, Amount Rs: 10,64,493/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90040496 on 17-08-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 390992 to 391026

being No 190407905 for the year 2021.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2021.09.09 11:01:15 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/09 11:01:15 AM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)