

11615/23 VC-2665/23 5-11227/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AP 292706

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.

Xu
District Sub-Register-III
Alipore, South 24-parganas

27/07/2023

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made at Kolkata on this the 26th day of JULY, TWO THOUSAND AND TWENTY-THREE

BETWEEN



X
26/7/23
8.30 am
C-21185-9592

4887

07 JUL 2023

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Alipore Conjectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

ADITRI PROPERTIES PVT. LTD.

Shantanu Chatterjee
Director / Auth. Signatory

8834

ADITRI PROPERTIES PVT. LTD.

Shantanu Chatterjee
Director / Auth. Signatory

8835

Sumit Nigam

8836

Sumit Nigam

8837

Sumit Nigam

Pravakar Das 8838

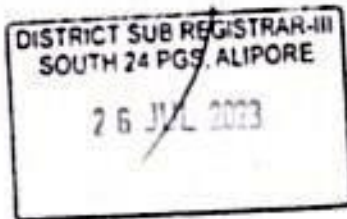
PRAVAKAR DAS

S/o Mr. S. Das

VII- Nabegram, Shyampur

P.O.- Nabegram, P.S.-Shyampur

Dist.- Howrah, Pin- 711315



(1) **SMT. SUVRA NEOGIE, (PAN - ABQPN1444C) & (Aadhaar - 7001 0361 3955)**, wife of Rathin Neogie, by faith - Hindu, by Nationality - Indian, residing at No. 121, Ferry Ghat Street, P.O: Telinipara, P.S. Bhadreswar, District: Hoogly, Pincode - 712125 and (2) **SMT. SHUKLA NIYOGI, (PAN- ABQPN1445D) & (Aadhaar-5925 1637 3651)**, wife of Padmanav Niyogi, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at B-2/35, Tribeni Apartment, Premises No. 11A, Dover Lane, Kolkata - 700029, hereinafter collectively referred to as the "**VENDORS**"(which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include the irrespective heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

DEBDIP NEOGI, (PAN - ABOPN3423B) & (Aadhaar - 3524 6888 4533), son of Rathin Neogie, by faith - Hindu, by Nationality -Indian, residing at No. 121, Ferry Ghat Street, P.O: Telinipara, P.S. Bhadreswar, District: Hoogly, Pincode - 712 125, hereinafter referred to as the "**CONFIRMING PARTY**"(which termor expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**

AND

ADITRI PROPERTIES PRIVATE LIMITED (PAN - AAXCA0358B), a company within the meaning of the Companies Act, 1956, as extended by the Companies Act, 2013, having its registered office at 2C, Mahendra Road, Kolkata - 700 025, hereinafter referred to as the "**PURCHASER**", being represented by one of its Directors/Authorised Signatory, namely, **CHANDAN CHATTERJEE (PAN - ACRPC0270H & AADHAR CARD NO. 7247 4468 8525)**, son of Late Sachindra Kumar Chatterjee, residing at 2/2A, Mahendra Road, Police Station and Post Office - Bhowanipore, Kolkata 700 025, authorized and empowered to execute these presents for and on behalf of the Purchaser (which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include its successors in office/interest and assigns), of the **THIRD PART**.

WHEREAS:

- A) One Debendra Nath Ghosh while being the lawful owner and well seized and possessed and sufficiently entitled to ALL THAT piece and





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
26 JUL 2023



parcel of land admeasuring an area of 4 cottahs 1 chittaks and 16 sq.ft situated at Municipal Premises No. 48/9 Manoharpukur Road within the limits of Calcutta Municipal Corporation being plots nos."Q" and "N/2" of the Hindusthan Park- Manoharpukur Road-Land Scheme" and being comprised in Holding No. 287 in sub Division P Division VI DehiPanchannagram, P.S Tallygunge Now Ballygunge District South 24 Parganas, now known as Municipal Premises No. 48/9, Purna Das Road, Kolkata 700029, hereinafter referred to as the "**said Property**", sold transferred and conveyed the said Property to Bijay Ratna Sur vide a Deed of Conveyance dated 22.01.1939 recorded in Book No.1 Vol.No. 5 Page Nos. from 176 to 180 Being No. 142 for the year 1939 registered with the office of Sub Registrar at Sealdah.

- B) The Said Bijay Ratna Sur while being entitled to the said Property caused to construct a masonry building at the said Property. Thereafter the said Bijay Ratna Sur died intestate on 11.06.1952 leaving behind his wife and three sons namely Sephalika Sur, Prabhat (alias Provat) Kumar Sur, Arun Kumar Sur and Tapan Kumar Sur as his only legal heirs and successors and accordingly Sephalika Sur, Prabhat (alias Provat) Kumar Sur, Arun Kumar Sur and Tapan Kumar Sur became entitled to the said Property.
- C) The said Sephalika Sur while being entitled to her share in the said Property died intestate on 21.12.1981 leaving behind her three sons Prabhat Kumar Sur, Arun Kumar Sur and Tapan Kumar Sur as her only legal heirs and accordingly Prabhat (alias Provat) Kumar Sur, Arun Kumar Sur and Tapan Kumar Sur became entitled to the said Property.
- D) Prabhat (alias Provat) Kumar Sur, Arun Kumar Sur and Tapan Kumar Sur while jointly being entitled to the said Property and the construction thereat mutated their names with the records of Kolkata Municipal Corporation (KMC) under Assessee No. 110862100116. Thereafter, Prabhat (alias Provat) Kumar Sur, Arun Kumar Sur and Tapan Kumar Sur caused to construct another two floors on the existing structure standing at the said Property, after obtaining a modified sanction plan from KMC vide Building Sanction No. 48(IV) dated 22.05.1984.

For the sake of brevity, the term "**the said Property**" shall include ALL THAT three storied house constructed on a piece arid parcel of land admeasuring an area of 4 cottahs 1 chittaks and 16 sq.ft situated at Municipal Premises No. 48/9 Manoharpukur Road within





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
26 JUL 2003



the limits of Calcutta Municipal Corporation being plots nos."Q" and "N/2" of the Hindusthan Park- Manoharpukur Road- Land Scheme" and being comprised in Holding No. 287 in sub Division P Division VI DehiPanchannagram, P.S Tallygunge Now Ballygunge District South 24 Parganas, now known as Municipal Premises No. 48/9 , Purna Das Road, Kolkata 700029 **Together With** all easement rights of adjoining public road and all other rights, title, benefits, claims, demands, usufructs and tangible and intangible rights of whatsoever and howsoever nature, appurtenances and inheritances for access and use of the Said Property, **Together With** all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property (morefully detailed and described in the **Schedule** below)

- E) The said Prabhat (alias Provat) Kumar Sur died intestate on or about 03.03.1993 leaving behind his wife Alpana Sur and his two daughters namely Suvra Neogie and Shukla Niyogi (Vendors herein) as his only legal heirs.
- F) The said Arun Kumar Sur died as a bachelor on 16.07.2013 and the said Tapan Kumar Sur died as a bachelor on 28.01.2023, both leaving behind Class II heirs being their brothers daughters Suvra Neogie and Shukla Niyogi, the Vendor herein, on whom their share in the said Property have devolved. The said Alpana Sur wife of Prabhat (alias Provat) Kumar Sur died on 07.10.2014 leaving behind her two daughters namely Suvra Neogie and Shukla Niyogi, the Vendors herein, on whom her share in the said Property have devolved. The said Arun Kumar Sur, Tapan Kumar Sur and Alpana Sur all had executed and registered three separate Wills all dated 07.06.2013. The Confirming Party had been named as Executor under all the said Wills but he has not accepted such office and accordingly renounced his executorship as is recorded in his letters all dated 14.06.2023.
- G) Since there is complete identity of the heirs in intestacy and the beneficiaries under the Wills are Suvra Neogie and Shukla Niyogi both being the Vendors herein, the Vendors decided not to obtain probate or letters of administration in respect of the said three Wills. Since the said Property by intestate succession and under the said three Wills, would devolve upon the Vendors.
- H) The Vendors declare they have absolute right, title, interest in the said Property, to the exclusion of all others, by intestate succession having derived in trust from the said Arun Kumar Sur, Tapan Kumar





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
26 JUL 2023



Sur and Alpana Surin the manner stipulated above, which the Confirming Party doth hereby confirm.

- I) The Confirming Party has joined this Deed of Conveyance at the instance and request of the Vendors, to perfect the title of the Purchaser.
- J) The Vendors with the consent and concurrence of the Confirming Party are desirous to sell their ALL THAT the said Property and accordingly approached the Purchaser and the Purchaser has agreed to purchase from the Vendors ALL THAT the said Property more fully and particularly described in the **SECOND SCHEDULE** hereunder written free from all encumbrances and liabilities whatsoever or howsoever at and for a consideration of Rs. 3,30,00,000/- (Rupees Three Crore Thirty Lacs only) (hereinafter referred to as the TOTAL PURCHASE PRICE/CONSIDERATION AMOUNT) and subject to the terms and conditions hereinafter appearing.
- K) At or before the execution of this Agreement the Vendors and each one of them have assured and represented to the Purchaser as follows and the Confirming Party confirms the same:
 - a) That the Vendors are the sole and absolute owners of the said Property.
 - b) That the said Property is free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever
 - c) That the Vendors have a marketable title in respect of the said Entire Property and are in khas possession thereof
 - d) That there is no thikka tenant on the said Property and the said Property does not form part of a debuttar property/Wakf Estate.
 - e) That no part or portion of the said Property is subject to notice of acquisition and/or requisition
 - f) That the Vendors are legally competent to sell and transfer their respective right title interest into or upon the said Property
 - g) That there is no bar or impediment which prevents the Vendors from selling their respective right title interest into or upon the said Property.
 - h) That the Vendors have not entered into any agreement for sale, lease, development nor have created any interest of any third





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
26 JUL 2023



party into or upon the said Property or any part or portion thereof.

- L) The Purchaser has completely relied on the aforesaid representations and believing the same to be true and acting on the faith thereof has agreed to purchase and acquire the said Property and/or the entirety of the right title interest of each of the Vendors into or upon the said Property with the consent and concurrence of the Confirming Party, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing

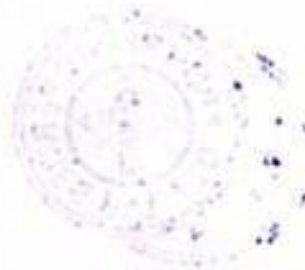
NOW THIS INDENTURE WITNESSETH as follows:

- I. THAT** in that in pursuance of the said Agreement and with the consent and concurrence of the Confirming Party **AND** in consideration of a sum of Rs. 3,30,00,000/- (Rupees Three Crore Thirty Lacs only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors (which has been apportioned by the Vendors in equal proportion), at or before the execution of these presents (the receipt whereof the Vendors and each one of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from payment of the same and every part thereof doth hereby acquit, release, exonerate and forever discharge the said Property and the Purchaser herein), the Vendors and each one of them doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser herein **ALL THAT** three storied house constructed on a piece and parcel of land admeasuring an area of 4 cottahs 1 chittaks and 16 sq.ft situated at Municipal Premises No. 48/9 Manoharpukur Road within the limits of Calcutta Municipal Corporation being plots nos."Q" and "N/2" of the Hindusthan Park-Manoharpukur Road- Land Scheme" and being comprised in Holding No. 287 in sub Division P Division VI DehiPanchannagram, P.S Tallygunge Now Ballygunge District South 24 Parganas, now known as Municipal Premises No. 48/9 , Purna Das Road, Kolkata 700029 **Together With** all easement rights of adjoining public road and all other rights, title, benefits, claims, demands, usufructs and tangible and intangible rights of whatsoever and howsoever nature, appurtenances and inheritances for access and use of the Said Property, **Together With** all appurtenances including all customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Property (more fully and





DISTRICT SUB REGISTRAR-III
SOIITH 74 PGS. ALIPORE
26 JUL 2023



particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY situation whereof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon**) and/or the entirety of the right title interest of each of the Vendors into or upon the said Property, free from all encumbrances, charges, liens, lispendens, mortgages, trusts, attachments, acquisitions, requisitions of any nature whatsoever **TOGETHER WITH** all easement, rights and liberties reserved in favour of the Vendors **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, benefits, advantages and all manner of former or other rights, liberties, privileges, easements, appendages and appurtenances whatsoever belonging to the said land hereditaments and premises or in anywise appertaining thereto or any part thereof usually held used, occupied, accept and accepted or enjoyed therewith or reputed or known as part or parcel or member thereof or be appurtenant thereto **AND** the reversion or reversions, remainder or remainders, and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate right title interest inheritances, use, trust, property claim and demand whatsoever both at law and in equity of the Vendors into and upon the Said Property or any part thereof **TOGETHER WITH** all deeds pattahs and muniments, writings and evidences of title whatsoever in anywise relating to or concerning the Said Property or any part thereof which now are or were or hereafter shall or may be in the custody, possession or power or control of the Vendors or any other person or persons from whom the Vendors may procure the same without any action or suit in law or in equity **TO HAVE AND TO HOLD** the Said Property and all and singular the lands benefits rights and properties hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and for ever free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions, vesting and alignments whatsoever

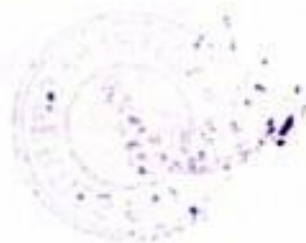
II. AND THE VENDORS AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

THAT notwithstanding any act deed matter or thing whatsoever by the Vendors or by any of their predecessors or ancestors in title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
26 JUL 2023



and/or otherwise well and sufficiently entitled to the Said Property and all other properties, benefits and rights hereby granted, conveyed, sold, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever done as aforesaid the Vendors have good right full power and absolute authority and indefeasible title to grant sell convey, transfer, assign and assure the Said Property hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid according to the true intent and meaning of these presents.

- III. THAT** the Vendors and the Confirming party and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the Said Property or any part thereof from under or in trust for the Vendors or from or under any of their predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the Said Property and every part thereof and other benefits and rights hereby granted sold, conveyed, transferred, assigned and assured unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- IV. THAT** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the Said Property and receive the rents and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or Confirming Party or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from or under any of their predecessors in title **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the cost and expenses of the Vendors well and sufficiently entitled saved and indemnified of and from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors in title or any person lawfully or equitably claiming as aforesaid.





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
26 JUL 2023



- V. **THAT** the Vendors and the Confirming Party shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, vesting, attachments, lispendens, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said Property or any part thereof.
- VI. **THAT** the Vendors and/or the Confirming Party hasnot at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said Property and other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title **AND THAT** the Said Property is not attached under any Certificate case or any proceedings started at the instance of the Income Tax authorities or other Government Authorities under Public Demand Recovery Act and is not subject to any attachment by Civil and Criminal Court **AND THAT** the Vendors hereby covenant agree and undertake to pay all arrears of land rent, electricity charges and all other rates, taxes outgoings and levies that may be found due and payable upto the point of execution of this deed for the said property.
- VII. **THAT** the Vendors covenant and declare that the Vendors with the consent and concurrence with the Confirming Party are competent and have full lawful right and authority to sell and convey the Said Property to the Purchaser and that the Vendors are not prevented under any law or statute and/or any statutory order or court order or injunction from selling and transferring the Said Property in favour of and to the Purchaser And that the Purchaser shall be entitled to have the Said Property mutated in its name in the records of Kolkata Municipal Corporation and all other authorities as per existing law.
- VIII. **AND THIS DEED FUTHER WITNESSETH THAT** simultaneously with the execution and registration of this Deed, the Vendors have delivered vacant and peaceful possession of the entirety of the said Property to the Purchaser together with structures standing thereon and the Purchaser confirms having received complete vacant possession of the said Property





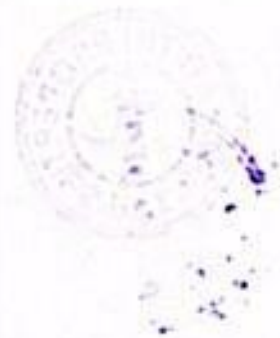
DISTRICT SUB REGISTRAR-III
SOUTH 74 PGS ALIPORE
26 JUL 2023



THE SCHEDULE OF THE PROPERTY**[THE SAID PROPERTY]**

ALL THAT three storied house with cemented floor admeasuring an area of 3000 sq.ft. constructed on a piece and parcel of land measuring about 4 cottahs 1 chittaks and 16 sq.ft situated at Municipal Premises No. 48/9 Manoharpukur Road within the limits of Calcutta Municipal Corporation being plots nos."Q" and "N/2" of the Hindusthan Park- Manoharpukur Road- Land Scheme" and being comprised in Holding No. 287 in sub Division P Division VI Dehi Panchannagram, P.S Tollygunge Now Ballygunge District South 24 Parganas, now known as Municipal Premises No. 48/9, Purna Das Road, Kolkata 700029 along with all the right of easement, appurtenance, being bounded and bounded as follows:-

- ON THE NORTH** : By Premises no. 11C, Hindustan Park Road, Kolkata
- ON THE SOUTH** : By KMC Road namely Purna Das Road, Kolkata
- ON THE EAST** : By Premises no. 49A, Purna Das Road, Kolkata
- ON THE WEST** : By Premises no. 48, Purna Das Road and Premises no. 48/8, Purna Das Road, Kolkata





DISTRICT SUB REGISTRAR-III
SOITD & DCS ALIPORE
26 JUL 2023

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

SIGNED AND DELIVERED BY
THE VENDORS At Kolkata in the
presence of:

1. Debrupa Niyogi
BL/35 Tribeni Apartment
11A, Dover Lane Kol-29
2. Abhijit Chakrabarty
88B, Sarat Bose Rd.
Kolkata 700020

Suma Neogic

Shukla Niyogi

SIGNED AND DELIVERED BY
THE CONFIRMING PARTY At
Kolkata in the presence of:

1. Debrupa Niyogi
2. Abhijit Chakrabarty

Debrupa Niyogi

SIGNED AND DELIVERED BY
THE PURCHASER At Kolkata in
the presence of:

1. Debrupa Niyogi
2. Abhijit Chakrabarty

ADITRI PROPERTIES PVT. LTD.

Shantanu Chakrabarty
cc Director / Auth. Signatory

Drafted by me:

Abhishek Roy
Advocate

Abhishek Roy
Advocate
Allpore Judges Court
Enrollment No F/2047/1750/2015





DISTRICT SUB REGISTRAR-III
SOUTH 74 PGS ALIPORE
26 JUL 2023



RECEIVED on and from the within named **PURCHASER** within mentioned sum of **Rs.3,30,000/- (Rupees Three Crore Thirty Lacs) only as per memo below**

MEMO

Name of Vendor	Cheque/ Demand Draft Details	Date	Bank	Branch	Amount
Shukla Niyogi	D/D No.- 501489	19/07/2023	Bank of Baroda	Lansdown Market Branch	1,60,87,500/-
Shukla Niyogi	Chq No.- 000208	18/05/2023	Bank of Baroda	Lansdown Market Branch	2,47,500/-
Suvra Neogie	D/D No.- 501488	19/07/2023	Bank of Baroda	Lansdown Market Branch	1,60,87,500/-
Suvra Neogie	Chq No.- 000207	18/05/2023	Bank of Baroda	Lansdown Market Branch	2,47,500/-
TDS					33,00,000/-
TOTAL					3,30,00,000/-

(RUPEES Three Crores Thirty Lacs) ONLY

WITNESSES:

1. Debraj Niyogi

Shukla Niyogi

Suvra Neogie

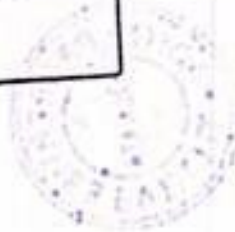
SIGNATURE OF VENDORS

2. Abhijit Chakraborty





DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPORE
26 JUL 2023



SPECIMEN FORM FOR TEN FINGERPRINTS



Shambhu Lakshmi

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



Swara Neogiri

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



Shruti Neogiri

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



Devi N. S.

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





DISTRICT SUB REGISTRAR-III
SOIITU OF DIST. ALIPORE
26 JUL 2023



SPECIMEN FORM FOR TEN FINGERPRINTS



Bharat Kr D

	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					



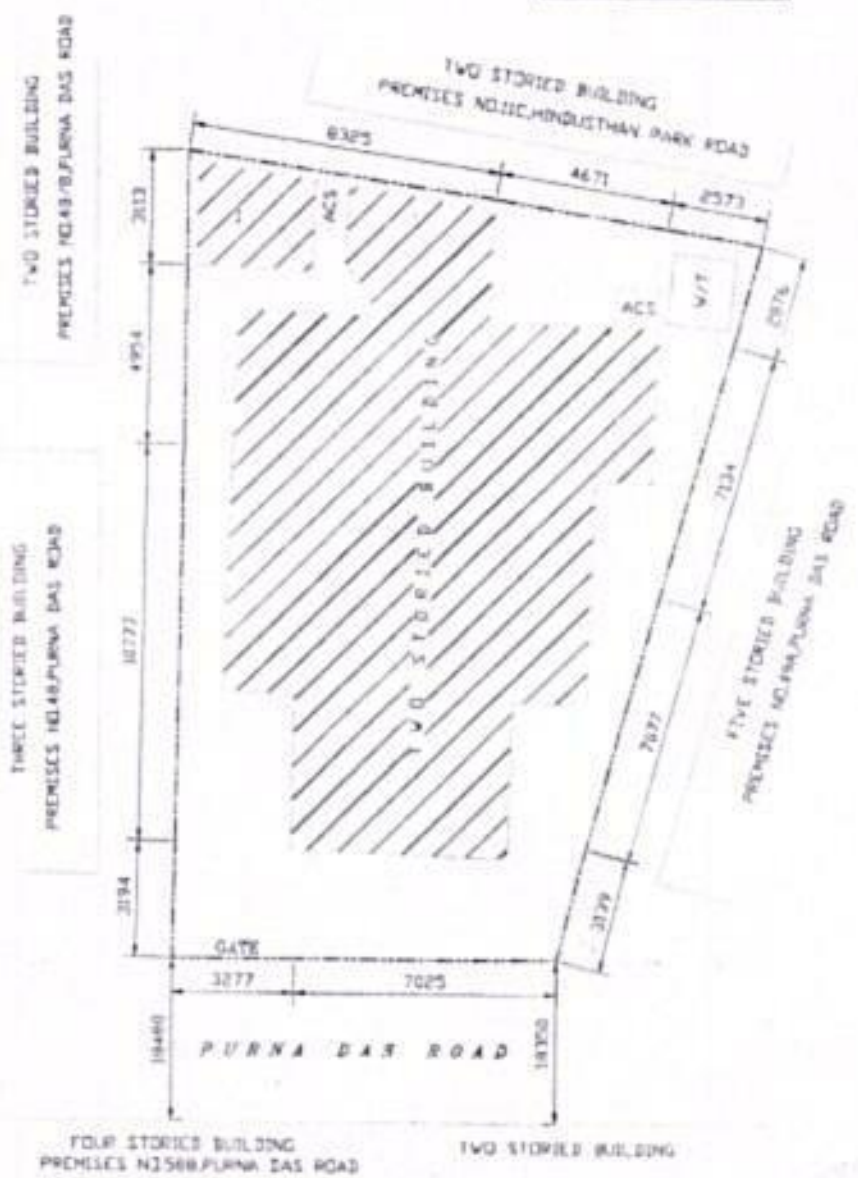


DISTRICT SUB REGISTRAR-III
SOITUNARANG ALIPORE
26 JUL 2023



SITE PLAN OF PREMISES
NO.48/9,PURNA DAS ROAD,
KOLKATA-700029,
 SCALE 1:100

LAND AREA
 273225 SQ METRE
 048.01CH. 16SFT.
 (MORE OR LESS)



OWNER SIGNATURE

Surra Neogre

CONFIRMING PARTY'S SIGNATURE

ADITRI PROPERTIES PVT. LTD.
Shantanu Chatterjee
 Director / Auth. Signatory
 PURCHASER'S SIGNATURE

Beldipanshi
Shanta Neogre





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
26 JUL 2023



Major Information of the Deed

Deed No :	I-1603-11227/2023	Date of Registration	27/07/2023
Query No / Year	1603-2001859592/2023	Office where deed is registered	
Query Date	21/07/2023 10:47:25 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 3,30,00,000/-	Rs. 3,30,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 16,50,120/- (Article:23)	Rs. 3,30,046/- (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: Puma Das Road, , Premises No: 48/9, , Ward No: 086, Holding No:287 Pin Code : 700029

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	4 Katha 1 Chatak 16 Sq Ft	3,10,00,000/-	3,10,00,000/-	Property is on Road
Grand Total :				6.7398Dec	310,00,000 /-	310,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	20,00,000 /-	20,00,000 /-	



Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SUVRA NEOGIE Wife of Mr Rathin Neogie 121, Ferry Ghat Street, City:- , P.O:- Telinipara, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712125 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: abxxxxx4C, Aadhaar No: 70xxxxxxxx3955, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence
2	Smt SHUKLA NIYOGI Wife of Mr Padmanav Niyogi 11A, Dover Lane, City:- , P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxx5D, Aadhaar No: 59xxxxxxxx3651, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence
3	Mr DEBDIP NEOGI Son of Mr Rathin Neogie 121, Ferry Ghat Street, City:- , P.O:- Telinipara, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712125 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABxxxxx3B, Aadhaar No: 35xxxxxxxx4533, Status :Confirming Party, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ADITRI PROPERTIES PRIVATE LIMITED 2C, Mahendra Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Chandan Chatterjee (Presentant) Son of Late Sachindra Kumar Chatterjee 2/2A, Mahendra Road, City:- , P.O:- Bhowanipore, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx0H, Aadhaar No: 72xxxxxxxx8525 Status : Representative, Representative of : ADITRI PROPERTIES PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pravakar Das Son of Mr Sankar Das Nabagram, City:- , P.O:- Nabagram, P.S:- Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315			



Identifier Of Smt SUVRA NEOGIE, Smt SHUKLA NIYOGI, Mr DEBDIP NEOGI, Mr Chandan Chatterjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SUVRA NEOGIE	ADITRI PROPERTIES PRIVATE LIMITED-3.3699 Dec
2	Smt SHUKLA NIYOGI	ADITRI PROPERTIES PRIVATE LIMITED-3.3699 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SUVRA NEOGIE	ADITRI PROPERTIES PRIVATE LIMITED-1000.00000000 Sq Ft
2	Smt SHUKLA NIYOGI	ADITRI PROPERTIES PRIVATE LIMITED-1000.00000000 Sq Ft
3	Mr DEBDIP NEOGI	ADITRI PROPERTIES PRIVATE LIMITED-1000.00000000 Sq Ft



On 25-07-2023

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,30,00,000/-

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-07-2023

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

Presented for registration at 08:30 hrs on 26-07-2023, at the Private residence by Mr Chandan Chatterjee ..

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

Execution is admitted on 26/07/2023 by 1. Smt SUVRA NEOGIE, Wife of Mr Rathin Neogie, 121, Ferry Ghat Street, P.O: Telinipara, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712125, by caste Hindu, by Profession Others, 2. Smt SHUKLA NIYOGI, Wife of Mr Padmanav Niyogi, 11A, Dover Lane, P.O: Ballygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others, 3. Mr DEBDIP NEOGI, Son of Mr Rathin Neogie, 121, Ferry Ghat Street, P.O: Telinipara, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712125, by caste Hindu, by Profession Others

Identified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

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

Execution is admitted on 26-07-2023 by Mr Chandan Chatterjee, Director, ADITRI PROPERTIES PRIVATE LIMITED, 2C, Mahendra Road, City:- , P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr Pravakar Das, , Son of Mr Sankar Das, Nabagram, P.O: Nabagram, Thana: Shyampur, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,30,046.00/- (A(1) = Rs 3,30,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,30,046/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 11:16AM with Govt. Ref. No: 192023240143143611 on 26-07-2023, Amount Rs: 3,30,046/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1345898994 on 26-07-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,50,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 16,50,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4887, Amount: Rs.100.00/-, Date of Purchase: 07/07/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 11:16AM with Govt. Ref. No: 192023240143143611 on 26-07-2023, Amount Rs: 16,50,020/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 1345898994 on 26-07-2023, 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

On 27-07-2023

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.



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 1603-2023, Page from 307181 to 307202
being No 160311227 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.28 12:08:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/28 12:08:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)