ARA-I being No - 190104932/2017

S. Halder

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL 3437/23 87AB 389888

Serial No. 3437 dt. 12/9/23

BK No. 1 Vol. No. 1901 Pages to 162343 – 162371

Being No. 4932 Year 2017

Cartridge Paper Issued .....

Copying Fee Ordinary .....

Copying For Urgent .....

Trading Charge for Map or Plan

Xeroxing Charges 4.00

10.00

10.00

217.00

241.00

Under Article F (1) & F (2) .....

Under Article G (a) & G (b) .....

Value of Stamp .....

Value of Court Fee .....

Value of Cartridge Paper .....

Cost of Map or Plan .....

Cost of Xeroxing .....

Total Cost of Copying .....

Copy Prepared .....

Sealed and Delivered to S. Halder

As per Order No. 3437/23.

Record Keeper
Registrar of Assurances-I
Kolkata

Additional Registrar of
Assurances-I, Kolkata
12/9/23.

39720

11 SEP 2023

NO..... DATE.....

SOLD TO.....

ADDRESS.....

RS.....

11 SEP 2023

PANCHU GOPAL SHAW (ADV) KOL-1 C.M.M. COURT

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-70

11 SEP 2023

004790/17

04932/17

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

Y 404712

26/07/17

09/10027745/17

Mr. Rs. 3,85,00,000/-

VTC Concern - 01179/17

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

Additional Registrar of Assurances-II, Kolkata

28 JUL 2017

THIS INDENTURE OF CONVEYANCE made and executed at Kolkata on this the 26th day of July 2017 [TWO THOUSAND AND SEVENTEEN] B-E-T-W-E-E-N

1

26303

SANJIB NATH
Advocate
High Court, Calcutta

NAME
ADD.
R.S.D.
5 JUN 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
3 & 3A, S. Ray Road, Kol-1

5 JUN 2017

5 JUN 2017

ADDITIONAL REGISTRAR OF ASSURANCES-I KOLKATA
26 JUL 2017

RAJYASREE GANGULI [PAN ADWPG6639G] daughter of Late Saurish Chandra Roy wife of Bhabani Shankar Ganguli, by faith - Hindu, by Occupation - Housewife residing at P-22, Bondel Road, Police Station - Karaya, Post Office - Ballygunge, Kolkata - 700 019, hereinafter referred to as the 'VENDOR (which term or expression shall unless be excluded by or repugnant to the subject or context be deemed to mean and include her heirs, heiresses, legal representatives, executors, administrators and/or assigns) of the ONE PART

AND

SAUMISH CHANDRA ROY [PAN ACWPR7450B] son of Late Sourish Chandra Roy, by faith - Hindu, by Occupation - Businessman residing at 2, Bright Street, Police Station - Karaya, Post Office - Ballygunge, Kolkata - 700 019, hereinafter referred to as the 'PURCHASER (which term or expression shall unless be excluded by or repugnant to the subject or context be deemed to mean and include his heirs, heiresses, legal representatives, executors, administrators and/or assigns) of the OTHER PART

WHEREAS:

A. By a registered indenture dated 9th October 1920 made between Smt. Indira Debi therein referred to as the Vendor of the One Part and Maharaja Bahadur Kshaunnish Chandra Roy therein referred to as the Purchaser of the Other Part and registered at the office of the District Registrar, 24 Parganas and recorded in Book No. I Volume No. 119 pages 96 to 100 Being No. 4969 for the year 1920 the said Smt. Indira Debi for the consideration therein mentioned sold transferred and conveyed unto and in favour of the said Maharaja Bahadur Kshaunnish Chandra Roy ALL THAT the homestead land measuring 4 (Four) Bighas 4 (Four) Cottahs be the same a little more or less TOGETHER WITH the buildings and structures standing thereon situate lying at and being Municipal Premises No. 2 Bright Street, P.S. Karaya, Kolkata 700019 (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as the ENTIRE PROPERTY)

B. The said Maharaja Kshaunnish Chandra Roy died intestate on or about 22nd May 1928 leaving him surviving his only son Sourish Chandra Roy as his only heir and/or legal representative who upon his death amongst others became entitled to the said Entire Property.

C. The said Sourish Chandra Roy (hereinafter referred to as the DECEASED) also died on 17th May 1996 leaving him surviving his widow Smt. Tusharika Roy, his married daughter Smt. Rajyasree Ganguli and his only son Saumish Chandra Roy also known as Soumish Chandra Roy as his only heirs and/or legal representatives and at or before his death the said Deceased made and published his Last Will and Testament dated 5th January 1993 (hereinafter referred to as the said WILL) whereby and whereunder he appointed Smt. Tusharika Roy, Smt. Rajyasree Ganguli and Saumish Chandra Roy as the joint Executors and/or Executrix.

D. By and under the said Will the said Deceased divided the said Entire Property into four parts namely LOT A containing by an area admeasuring 542.50 Sq. mtrs (more or less) together with the building and structures standing thereon being the northern portion of the said Entire Property, LOT B containing by estimation an area admeasuring 623.50 Sq. mtrs (more or less) together with the structures standing thereon being the western portion of the said Entire Property, LOT C containing by estimation an area admeasuring 3800.5725 Sq. mtrs (more or less) together with the building standing thereon AND LOT D containing by estimation an area admeasuring 124.1875 Sq. mtrs (more or less) reserved as a common passage.

E. By and under the said Will the said Deceased gave bequeathed and devised the said LOT B unto and in favour of his son Saumish Chandra Roy, the said Lot A unto and in favour of his daughter Smt. Rajyasree Ganguli and the said LOT C unto and in favour of his wife absolutely and forever and the said LOT D to be used as a common passage to be utilized for beneficial use and enjoyment of the Lots A, B and C.

F. In pursuance of an application having been filed in the Hon'ble High Court at Calcutta in its testamentary and intestate jurisdiction being PLA No. 287 of 1999 probate in respect of the said Will was granted in favour of Smt. Tusharika Roy, Saumish Chandra Roy and Rajyasree Ganguli.

G. By a Deed of Assent dated 10th December 1998 and made between Smt. Tusharika Roy and Saumish Chandra Roy therein collectively referred to as the Joint Executors of the One Part and Soumish Chandra Roy also known as Saumish Chandra Roy therein referred to as the beneficiary and/or legatee of the Other Part and registered at the office of the Additional Registrar of Assurances, Calcutta in Book No. I Volume No. 57 Pages 77 to 88 Being No. 3189 for the year 1998 the said Executors duly assented to the transfer of the said LOT B containing by estimation an area of 623.50 Sq. mtrs more or less together with the structures standing thereon being the western portion of the said Entire Property unto and in favour of the said Saumish Chandra Roy, namely the Purchaser herein

H. By a registered Deed of Gift dated 23rd December 1998 made between Smt. Tusharika Roy therein referred to as the Donor of the One Part and Soumish Chandra Roy alias Saumish Chandra Roy therein referred to as the Donee of the Other Part and registered at the office of the Additional Registrar of Assurances, Calcutta and recorded in Book No. I, Volume No. 7, Pages 444 to 455 Being No. 452 for the year 1999 the said Smt. Tusharika Roy out of natural love and affection which she had for her son namely the said Soumish Chandra Roy alias Saumish Chandra Roy transferred, conveyed, granted, assigned and assured by way of Gift ALL THAT the said LOT C containing by an area admeasuring 3800.5725 Sq. mtrs more or less together with the building and structures standing thereon being the southern portion of the said Entire Property and/or the entirety of her right title interest into or upon the said Entire Property unto and in favour of the said Soumish Chandra Roy alias Saumish Chandra Roy.

I. In the events as recited hereinabove the Vendor is thus entitled to the said LOT A together with the right over and in respect of the said LOT D pursuant to the Will of the said Deceased.

J. Disputes and differences having arisen between the Vendor and the Purchaser regarding the administration of the Estate of the said Deceased, the Vendor filed an application being G. A. No. 2218 of 2012 in PLA No. 287 of 1998 for various reliefs.

K. Through the intervention of mutual friends and/or well wishers and for the purpose of maintaining family reputation and credibility the parties hereto filed a Terms of Settlement dated 27th July 2016 whereby it was agreed:

i) That the Vendor shall cease to have any right title interest claim or demand over and in respect of the Estate of the said Deceased;

ii) That the Vendor shall sell and transfer the said LOT A together with the entirety of her right title interest into or upon the said LOT D and/or the entirety of her right title interest into or upon the said Entire Property unto and in favour of the Purchaser herein;

iii) That out of the total amount agreed to be paid by the Purchaser to the Vendor in accordance with the said Terms of Settlement, a sum of Rs. 3,85,00,000/- [Rupees Three Crores and Eighty Five Lakhs Only] shall be paid by the Purchaser to the Vendor for sale and transfer of the right title interest of the Vendor into or upon the said LOT A and the said LOT D forming part of the said Entire Property;

L. The Vendor has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire **FIRSTLY ALL THAT** the single storied structure having an area admeasuring 1200 Sq. Ft. more or less constructed on the homestead land admeasuring 8 (Eight) Cottahs 1 (One) Chittack 32 (Thirty Two) Square Feet equivalent to 542.50 Square Meter (more or less) being the northern portion of the said Entire Property and comprised in Premises No. 2 Bright Street, Kolkata, PIN Code - 700019 and within the territorial jurisdiction of the Karaya Police Station and within the jurisdiction of the Additional District Sub Registration Office Sealdah 24 Parganas (South) and within the local limits of Ward No. 65 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) **AND SECONDLY ALL THAT** the proportionate right title interest of the Vendor into or upon the common passage described as the said **LOT D AND THIRDLY ALL THAT** the entirety of the right title interest of the Vendor into or upon the said Entire Property (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as the said **PROPERTY**) for the consideration of Rs. 3,85,00,000/- [Rupees Three Crores and Eighty Five Lakhs Only] and subject to the terms and conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH AND IT IS AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows:

I. THAT in pursuance of the said Agreement and/or the said Proceedings AND in further consideration of a sum of Rs. 3,85,00,000/- [Rupees Three Crores and Eighty Five Lakhs Only] of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) and of and from the payment of the same and every part thereof the Vendor do hereby acquit release and discharge the Purchaser and the said Property hereby intended to be sold transferred and conveyed) the Vendor do hereby indefeasibly grant sell transfer convey assign and assure unto and to the Purchaser FIRSTLY ALL THAT the single storied structure having an area admeasuring 1200 Sq. Ft. more or less constructed on the homestead land admeasuring 8 (Eight) Cottahs 1 (One) Chittack 32 (Thirty Two) Square Feet equivalent to 542.50 Square Meter (more or less) being the northern portion of the said Entire Property and comprised in Premises No. 2 Bright Street, Kolkata, PIN Code - 700019 and within the territorial jurisdiction of the Karaya Police Station and within the jurisdiction of the Additional District Sub Registration Office Sealdah 24 Parganas (South) and within the local limits of Ward No. 65 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) AND SECONDLY ALL THAT the proportionate right title interest of the Vendor into or upon the common passage described as the said LOT D AND THIRDLY ALL THAT the entirety of the right title interest of the Vendor into or upon the said Entire Property (more fully and particularly mentioned and described in the SECOND SCHEDULE hereunder written and hereinafter referred to as the said PROPERTY) and/or the entirety of the right title interest of the Vendor into or upon the said Entire Property being Premises No. 2 Bright Street, Kolkata 700019, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens whatsoever OR HOWSOEVER OTHERWISE the said PROPERTY or any part or portion thereof now is or are or at any time or times

heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **PROPERTY** or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said **PROPERTY** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said **PROPERTY** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments acquisitions requisitions executions prohibitions restrictions easements and lispendens whatsoever.

II. **AND** the Vendor doth hereby covenant with the Purchaser that the Vendor is the sole and absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said **PROPERTY** and every part thereof, free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchaser that she has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **PROPERTY** hereby

granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said PROPERTY or any part thereof in the manner as aforesaid.

III. AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same;

IV. AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor now has in herself good right full and absolute power to grant sell convey transfer assure and assign the said PROPERTY hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid AND THAT the Vendor has put the Purchaser in possession of the said Property and the Purchaser has received and accepted the same without any dispute, demand or claim whatsoever against the Vendor in respect of the nature and/or occupancy of the constructions on the land comprised in the said PROPERTY or otherwise.

V. AND THAT the Purchaser shall and may at all times hereafter at his own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of her predecessors in title AND THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and

kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said PROPERTY by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or her predecessors in title as aforesaid or otherwise

VI. AND THAT the Vendor doth hereby further covenant with the Purchaser that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser to produce or cause to be produced to the Purchaser or to his attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Property and shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other true copies or extracts therefrom as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncancelled.

VII. AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said PROPERTY or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said PROPERTY and every part thereof unto and to the use of the Purchaser.

VIII. AND THIS DEED FURTHER WITNESSETH that the Vendor has ceased to have any right title interest claim or demand into or upon the said Entire Property and/or any part or portion thereof and the Purchaser alone has become the sole and absolute owner of the said Entire Property without any claim or demand of the Vendor or any person and/or persons claiming through or under her.

THE FIRST SCHEDULE ABOVE REFERRED TO

(ENTIRE PROPERTY)

ALL THAT the homestead land measuring 4 (Four) Bighas 4 (Four) Cottahs be the same a little more or less TOGETHER WITH the buildings and structures standing thereon and comprised in Premises No. 2 Bright Street, Kolkata, PIN Code - 700019 and within the territorial jurisdiction of the Karaya Police Station and within the jurisdiction of the Additional District Sub Registration Office Sealdah 24 Parganas (South) and within the local limits of Ward No. 65 of the Kolkata Municipal Corporation and in the District of 24 Parganas (South).

OR HOWSOEVER OTHERWISE the said ENTIRE PROPERTY is or are or at any time or times heretofore was or were situated butted and bounded in the manner as set out hereinafter:-

ON THE NORTH	:	By the Premises No. 42 Jhowtalla Road;
ON THE EAST	:	By Premises No. 2/1/1A Bright Street;
ON THE SOUTH	:	By Bright Street;
ON THE WEST	:	Partly by Jhowtala Road & Partly by Syed Amir Ali Avenue.

THE SECOND SCHEDULE ABOVE REFERRED TO

(SAID PROPERTY)

FIRSTLY ALL THAT the single storied structure having an area admeasuring 1200 Sq. Ft. more or less constructed on the homestead land admeasuring 8 (Eight) Cottahs 1 (One) Chittack 32 (Thirty Two) Square Feet equivalent to 542.50 Square Meter (more or less) being the northern portion of the said Entire Property and comprised in Premises No. 2 Bright Street, Kolkata, PIN Code - 700019 and within the territorial jurisdiction of the Karaya Police Station and within the jurisdiction of the Additional District Sub Registration Office Sealdah 24 Parganas (South) and within the local limits of Ward No. 65

of the Kolkata Municipal Corporation and in the District of 24 Parganas (South) AND SECONDLY ALL THAT the proportionate right title interest of the Vendor into or upon the common passage described as the said LOT D AND THIRDLY ALL THAT the entirety of the right title interest of the Vendor into or upon the said Entire Property.

OR HOWSOEVER OTHERWISE the situation of the said PROPERTY is more clearly shown and delineated in the map or plan annexed hereto and thereon bordered RED and the same is situated butted and bounded in the manner as set out hereinafter:-

ON THE NORTH	:	By the Premises No. 42 Jhowtalla Road;
ON THE EAST	:	By Premises No. 2/1/1A Bright Street;
ON THE SOUTH	:	By remaining portion of Premises No. 2 Bright Street;
ON THE WEST	:	By remaining portion of Premises No. 2 Bright Street.

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, SEALED AND DELIVERED
by the VENDOR at Kolkata in the
presence of:

Rajyoshree Ganguli

1. Hemant Chand Ray
Son of Samir Chandra Ray
2, Bryth Street, Kolkata-19.

2. Bhabani Shankar Ganguli
Son of Late Dr. Umapati Ganguli
P-22 Bondel Road
Kolkata 700019

SIGNED, SEALED AND DELIVERED
by the PURCASER at Kolkata in the
presence of:

Samirchandra Ray

1. Hemant Chand Ray

2. Bhabani Shankar Ganguli.

Drafted & prepared
in my office :

Prithviraj Basu
Advocate,
High Court, Calcutta
WB/2869/1999

RECEIVED of and from the within-named PURCHASER the within-mentioned sum of Rs. 3,85,00,000/- [Rupees Three Crores and Eighty Five Lakhs Only] being the TOTAL CONSIDERATION money payable under these presents as per memo below:

Rs. 3,85,00,000/-

[Rupees Three Crores and Eighty Five Lakhs Only]

MEMO OF CONSIDERATION

SL. No.	Name of Vendor	Bank Name & Branch	Cheque / Draft No. RTGS No. & Date	Amount (in Rupees)
1.	Rajyasree Ganguli	ICICI Bank Ballygunge Branch	~~RTGS No.~~ Ch. no. 001603 dt 5/12/16	20,00,000.00
2.	Rajyasree Ganguli	ICICI Bank Ballygunge Branch Bandhan Bank	~~RTGS No.~~ Ch. no. 001604 & 000004	15,00,000.00
3.	Rajyasree Ganguli	ICICI Bank Ballygunge Branch	~~RTGS No.~~ Ch. no. 001610 dt 1/3/17	50,00,000.00
4.	Rajyasree Ganguli	HDFC Bank 72 Sarat Bose Road Branch Kolkata - 700025	007189 dated 06/05/2017	3,00,00,000.00
TOTAL CONSIDERATION				3,85,00,000.00

Rajyasree Ganguli
SIGNATURE OF THE VENDOR

Witnesses:

1. [illegible]

2. Bhabani Shankar Ganguli

DATED THIS 26th DAY OF July 2017

BETWEEN

RAJYASREE GANGULI

..... VENDOR

- AND -

SAUMISH CHANDRA ROY

..... PURCHASER

DEED OF CONVEYANCE

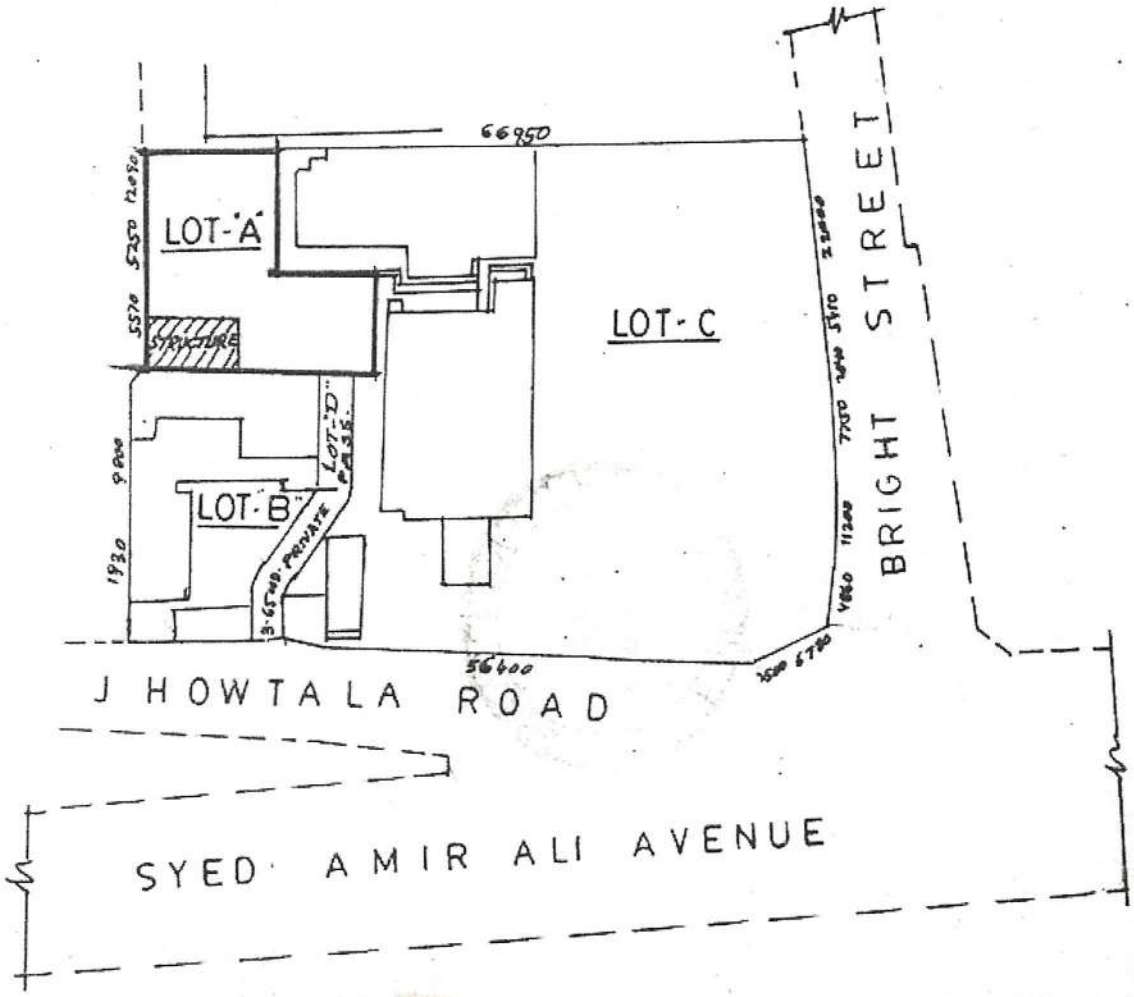
PRITHVIRAJ BASU,
ADVOCATE
10 Old Post Office Street,
Ground Floor,
Room Nos.13/1 & 13/2
Kolkata - 700 001.

SITE PLAN OF PREMISES NO. 2, BRIGHT STREET, P.S. - KARAYA, KOLKATA - 700 019, WARD NO. 65.

SCALE = 1 : 600

N

LOT - 'A' SAID PROPERTY
AREA OF LAND :- 8 K. - 1 CH. - 32 SQ.FT. (MORE OR LESS)
SHOWN IN RED COLOUR
STRUCTURE AREA 1200 SQFT.



Rajyasree Ganguli

Sourish Chandra Dey

Traced By:

SIG. OF VENDOR

SIG. OF PURCHASER

CALCUTTA

ADDITIONAL REGISTRAR OF ASSURANCES-I

26 JUL 2017

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Rajyasree Ganguli

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sanjoy Chandra Roy

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					

	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

CALCUTTA

25 JUL 2017

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001002745/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs RAJYASREE GANGULI P-22 BONDEL ROAD KOLKATA 700019, P.O.- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller		2950 	Rajyasree 26.07.2017

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SAUMISH CHANDRA ROY 2 BRIGHT STREET KOLKATA 700019, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Buyer		2949 	Saumish Chandra Roy 26/07/2017

Query No:-19010001002745/2017, 26/07/2017 03:17:12 PM KOLKATA (A.R.A. - I)

Page 2 of 3

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SUBHAS CHANDRA DAS Son of Late P DAS 6 OLD POST OFFICE STREET KOLKATA 700001, P.O:- GPO, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700001	Mrs RAJYASREE GANGULI, Mr SAUMISH CHANDRA ROY	26/7/17

(Malay Chakrabarty)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

Query No:-19010001002745/2017, 26/07/2017 03:17:12 PM KOLKATA (A.R.A. - I)

ELECTION COMMISSION OF INDIA
ଭାରତୀୟ ନିର୍ବାଚନ କମିଶନ

IDENTITY CARD
ପରିଚୟ ପତ୍ର

FWN1915008

Elector's Name	: Subas chandra Das
ଭୋଟରଙ୍କ ନାମ	: ସୁବାସ ଚନ୍ଦ୍ର ଦାସ
Father's Name	: Parabasi Das
ପିତାଙ୍କ ନାମ	: ପରବାସୀ ଦାସ
Sex / ଲିଙ୍ଗ	: Male / ପୁରୁଷ
Age as on 01/01/2002	: 42
୦୧.୦୧.୨୦୦୨ରେ ବୟସ	: ୪୨

FWN1915008

Address

Village/Ward	: Nimagadia
G.P/Town	: Adia
P.S.	: Bant
District	: Bhadrak

ଠିକଣା :

ଗ୍ରାମ/ୱାର୍ଡ	: ନିମଗଡିଆ
ଗ୍ରାମ/ସହର	: ଆଡିଆ
ଥାନା	: ବନ୍ତ
ଜିଲ୍ଲା	: ଭଦ୍ରକ

This card can be used as an Identity card Under different Government Programmes.
ଏହି ପରିଚୟ ପତ୍ର ବିଭିନ୍ନ ସରକାରୀ ଯୋଜନାରେ ପରିଚୟ ପତ୍ର ରୂପେ ବ୍ୟବହାର କରାଯାଇପାରିବ ।

Bhadrak
ଭଦ୍ରକ
25/03/2002
୨୫/୦୩/୨୦୦୨

Facsimile Signature of
Electoral Registration Officer
For Bhandarpokhari(SC) AC
ଭଣ୍ଡାରପୋଖରି(ଏସ୍)
ବିଧାନସଭା ନିର୍ବାଚନ ମଣ୍ଡଳୀର
ନିର୍ବାଚନ ରେଜିଷ୍ଟ୍ରେସନ ଅଫିସରଙ୍କ ଦସ୍ତଖତ

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADWPG6639G

नाम /NAME

RAJYASHREE GANGULI

पिता का नाम /FATHER'S NAME

SAURISH CHANDRA ROY

जन्म तिथि /DATE OF BIRTH

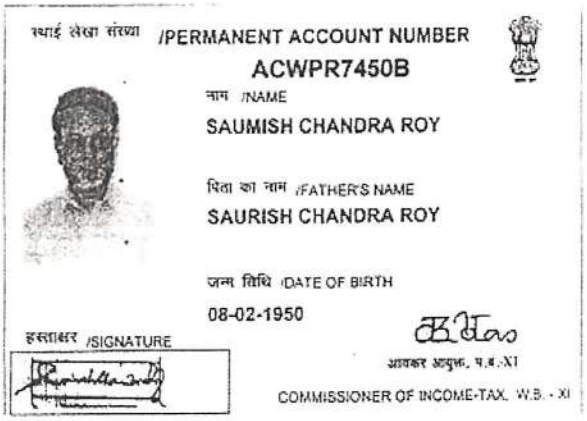
08-12-1948

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Rajyashree Ganguli



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACWPR7450B

नाम /NAME

SAUMISH CHANDRA ROY

पिता का नाम /FATHER'S NAME

SAURISH CHANDRA ROY

जन्म तिथि /DATE OF BIRTH

08-02-1950

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Saurish Chandra Roy

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

GRN: 19-201718-004345956-1 Payment Mode Online Payment
GRN Date: 26/07/2017 10:30:03 Bank : HDFC Bank
BRN : 352852699 BRN Date: 26/07/2017 10:30:36

DEPOSITOR'S DETAILS

Id No. : 19010001002745/1/2017
[Query No./Query Year]

Name : ARRJAVV BUILDER PRIVATE LIMITED
Contact No. : Mobile No. : +91 9831046262
E-mail :
Address : 54A, SARAT BOSE ROAD, KOLKATA - 700 025
Applicant Name : Mr SAUMISH CHANDRA ROY
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001002745/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	2694970
2	19010001002745/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	385098
		Total		3080068

In Words : Rupees Thirty Lakh Eighty Thousand Sixty Eight only

Major Information of the Deed

Deed No :	**I-1901-04932/2017**	**Date of Registration**	**28/07/2017**
Query No / Year	**1901-0001002745/2017**	**Office where deed is registered**	
Query Date	**11/07/2017 2:19:32 PM**	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SAUMISH CHANDRA ROY 2 BRIGHT STREET KOLKATA 700019,Thana : Karaya, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830749404, 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. 3,85,00,000/-		Rs. 3,85,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 26,95,070/- (Article:23)		Rs. 3,85,098/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bright Street, Road Zone : (Sumsul Huda Rd -- May Fair / J Khan Ln) , , Premises No. 2

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			Bastu		8 Katha 1 Chatak 32 Sq Ft	3,65,00,000/-	3,65,00,000/-	Property is on Road
	Grand Total :				**13.3765Dec**	**365,00,000 /-**	**365,00,000 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	20,00,000/-	20,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1200 sq ft**	**20,00,000 /-**	**20,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs RAJYASREE GANGULI** Daugther of Late SAURISH CHANDRA GANGULI P-22 BONDEL ROAD KOLKATA 700019, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADWPG6639G, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr SAUMISH CHANDRA ROY (Presentant)** Son of Late SOURISH CHANDRA GANGULI 2 BRIGHT STREET KOLKATA 700019, P.O:- BALLYGUNGE, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACWPR7450B, Status :Individual, Executed by: Self, Date of Execution: 26/07/2017 , Admitted by: Self, Date of Admission: 26/07/2017 ,Place : Pvt. Residence

Identifier Details :

Name & address	
Mr SUBHAS CHANDRA DAS Son of Late P DAS 6 OLD POST OFFICE STREET KOLKATA 700001, P.O:- GPO, P.S:- Karaya, District:-South 24-Parganas, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs RAJYASREE GANGULI, Mr SAUMISH CHANDRA ROY	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RAJYASREE GANGULI	Mr SAUMISH CHANDRA ROY-13.3765 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs RAJYASREE GANGULI	Mr SAUMISH CHANDRA ROY-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 190104932 / 2017

On 26-07-2017

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

Presented for registration at 17:40 hrs on 26-07-2017, at the Private residence by Mr SAUMISH CHANDRA ROY ,Claimant.

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 3,85,00,000/-

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

Execution is admitted on 26/07/2017 by 1. Mrs RAJYASREE GANGULI, Daughter of Late SAURISH CHANDRA GANGULI, P-22 BONDEL ROAD KOLKATA 700019, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 2. Mr SAUMISH CHANDRA ROY, Son of Late SOURISH CHANDRA GANGULI, 2 BRIGHT STREET KOLKATA 700019, P.O: BALLYGUNGE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Others

Indetified by Mr SUBHAS CHANDRA DAS, , , Son of Late P DAS, 6 OLD POST OFFICE STREET KOLKATA 700001, P.O: GPO, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 28-07-2017

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 3,85,098/- (A(1) = Rs 3,85,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,85,098/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2017 10:30AM with Govt. Ref. No: 192017180043459561 on 26-07-2017, Amount Rs: 3,85,098/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 352852699 on 26-07-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26,95,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 26,94,970/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 26303, Amount: Rs.100/-, Date of Purchase: 05/06/2017, Vendor name: S Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2017 10:30AM with Govt. Ref. No: 192017180043459561 on 26-07-2017, Amount Rs: 26,94,970/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 352852699 on 26-07-2017, Head of Account 0030-02-103-003-02

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 162343 to 162371

being No 190104932 for the year 2017.

Seal of the Additional Registrar, Assurance - I, Kolkata

Digitally signed by MALAY CHAKRABORTY
Date: 2017.08.01 15:23:20 +05:30
Reason: Digital Signing of Deed.

Certified to be a true copy

(Malay Chakrabarty) 8/1/2017 3:23:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

CALCUTTA

CHECKED BY (This document is digitally signed.)

Additional Registrar of Assurances-I, Kolkata
12/9/23.