

3

AO 1233/2018

T 1126/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

SNO. 84396/2018

Z. 231263

MV = Rs. 3,00,48,286/-

V.C. Case No. 290 Dt. 29/3/18.

J (I) Rs. 250/-

J (II) Rs. 150/-

Total Rs. 400/-

Realised on 29/3/18

D.S. 2-1

Alipore South 24 Pgs

যদি কোন ব্যক্তি এই ডকুমেন্টটি স্বাক্ষর করে এবং
এই ডকুমেন্টের অন্যান্য অংশের সাথে এই ডকুমেন্ট
এই ডকুমেন্টের অংশ হিসেবে গণ্য হবে

[Signature]
District Sub-Registrar-
Alipore South 24 Pargana

- 3 APR 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 29th day
of March, 2018 (Two Thousand eighteen)

BETWEEN

2236 17/3/18 Mrs. W. A.

Name

Sr. J. Anurag Jain
Chakraborty

Address

VENKOP BANARAJ UDDIN GAR
ALIPUR JUDICIAL COURT
KOLKATA-700027

Signature of Vendor

Santam Sain.



892
29.3.18

Santam Sain.



893

Kanchan Lata

As Constituted attorney of
Kanchan Lata,
Archimedi Paul
Nirala Day.



Handwritten signature or mark

Balchandra Sen
Joint Bisof Sen
H/O A. Bisofgosh Kal-32
P.O - Bisofgosh
K - Sadulpur
Service

Date: _____
Registrar-i
Kolkata

29 MAR 2018

1) SMT. MANJU GUHA, PAN - ARVPG2499K, wife of late Bankim Chandra Guha, by faith- Hindu, by nationality-Indian, by occupation- housewife, residing at 3B, Straight Lane, P.O. Alipore, P.S.- Chetia, Kolkata - 700027, 2) SMT. NILA DEY, PAN - ADVPD7031J, wife of Late Sarat Chandra Dey, by faith- Hindu, by nationality-Indian, by occupation- housewife, residing at CA-5, Salt Lake City, P.O. Alipore, P.S.- Bidhan Nagar, Kolkata- 700064 and 3) SRI ANSHUMALI PAUL, PAN - ASJPP5152H, son of Late Manata Pal, by faith- Hindu, by nationality-Indian, by occupation- Service, residing at 5, Amrita Pyne Lane, P.O. _____ P.S. _____ Howrah - 711101, hereinafter called and referred to as the "OWNERS/VENDORS" (which terms or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators legal representatives and assigns) of the FIRST PART. The Vendors represented through their constituted Attorney SRI KAUSHIK GUHA, PAN - AHRPG0283F, son of late Bankim Chandra Guha, by faith- Hindu, by nationality-Indian, by occupation- Business, residing at 3B, Straight Lane, P.O. Alipore, P.S.- Chetia - 700027, vide Power of Attorney Deed No.

Sarbanu Sain.

00657 for the year 2013 and Deed No. 00562 for the year 2013, both registered before the D.S.R.-I, Alipore.

AND

SRI SANTANU SAIN PAN - AUVPS6292B, son of late Goposwar Sain, by faith- Hindu, by Nationality- Indian, By Occupation - Business, residing at 25, Chetla Road, P.O. Alipore, P.S. Chetla, Kolkata - 700027, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS the premises No. 44, Chetla Road, Kolkata - 700 027, measuring more or less on measurement 5 Cottahs 13 Chittaks 43 Sq. Ft. together with brick built Sal ballah tin shed structures standing thereon, was one of the joint properties owned by belonging to the owners of Addy Estate. One Bijoy Addy, since deceased filed a suit for partition of accounts before the 1st Court of Subordinate Judge at Alipore and the said suit

Santanu Sain

was registered on 19th May, 1937 as Title Suit No. 55 of 1937. In the year 1945 the said suit was transferred to the Ld. 4th Court of the Subordinate Judge at Alipore for early disposal and was re-numbered as Title Suit No. 39 of 1945 and thereafter the said suit was again transferred to the Ld. 1st Court of Subordinate Judge at Alipore and was reverted to the original Title Suit No. 55 of 1937.

AND WHEREAS the premises No. 44, Chetla Road, was subject matter of the said partition suit as it will appear from the Schedule of the plaint.

AND WHEREAS on 18th June, 1963 a preliminary decree was passed in the suit on the basis of compromise petition filed by the parties, to the suit.

AND WHEREAS in clause 20 of the said compromise petition it was agreed between the parties of the said partition suit the premises No. 44, Chetla Road was one of the said properties on which structure was constructed by one Satish Chandra Addy predecessor-in-interest of the VENDORS herein and in terms of the said compromise decree the premises No. 44,

Santans Saini

Chetla Road was allotted to the defendant No.7 Ramesh Chandra Addy, since deceased and who became the sole owner of the said premises No. 44, Chetla Road, Kolkata - 700 027, predecessor-in-interest of the VENDORS herein.

AND WHEREAS said Ramesh Chandra Addy died intestate on 28.03.1977 leaving behind his widow Shanti Sudha Addy, since deceased and three married daughters, namely Mamata Pal, since deceased, Smt. Nila Dey and Smt. Manju Guha, as his legal heirs and successors and they inherited the said premises and became the owners and were in possession of the said premises No. 44, Chetla Road, Kolkata - 700 027, as owners thereof and let out the said premises to one Ram Kumar Singh by a registered Deed of Lease dated 11.12.1987 for a period of twenty one years.

AND WHEREAS on expiry of the said period of lease the tenant Ram Kumar Singh failed to vacate the said property to the lessors. The lessors the Vendors herein filed a suit for eviction being Title Suit No. 8 of 2009 before the Ld. 1st Court of the Civil Judge (Senior Division) at Alipore and the said suit was decreed

Santam Sain.

on 23.09.2011 and got possession through court in Title Execution Case No. 2 of 2012.

AND WHEREAS the said Shanti Sudha Addy died intestate on 02.11.2002 leaving behind her three married daughters namely Mamata Pal, since deceased, Smt. Nila Dey and Smt. Manju Guha as her legal heirs and successors and they became the owner of the said premises No. 44, Chetla Road, Kolkata 700 027, as owners.

AND WHEREAS said Mamata Pal died intestate on 15.03.2005 leaving behind his only son Sri Anshumali Paul as her legal heirs and inherited undivided one third share in the said premises, the husband of said Mamata Pal, Sukumar Pal died intestate on 28.03.1991.

AND WHEREAS the Vendors herein became the sole joint owners of premises No. 44, Chetla Road, Kolkata - 700 027, P.S.- Chetla, and each having undivided one third share in the said premises and they mutated their names before the Kolkata Municipal Corporation as owners in the Assessment records,

Santam Sain.

being Assessee No. 11-082-040091-4 within the Municipal Limits of the Corporation, Ward No. 82 and are in possession of the said premises as full owners.

AND WHEREAS the Vendors herein agreed to sell and the purchasers agreed to purchase the aforesaid premises No. 44, Chetla Road, Kolkata - 700 027, more fully described in the Schedule hereunder at a consideration of Rs. 96,00,000/- (Rupees Ninety six Lakhs) only on the terms and conditions as follows :-

- a) Before execution of this agreement, Vendors have represented and assured to the Purchaser as follows :-
 - i) That the said premises No. 44, Chetla Road, together with structures is free from all encumbrances, charges, liens, lispence, attachments whatsoever.

AND WHEREAS the Vendors herein offered to sell the said land measuring about 5 Cottahs 13 Chittaks 43 Sq. Ft. along with Tin Shed structure measuring about 500 square feet at premises No. 44, Chetla Road, P.S.- Alipore, Calcutta - 700 027, within the limit of Kolkata Municipal Corporation, Ward No. 82, which is more fully described in the Schedule hereunder written

Sankar Sain

and delineated by RED Border line in the annexed plan at a consideration value of Rs. 96,00,000/- (Rupees Ninety six Lakhs) only and the purchaser herein accepted and agreed to purchase the said land and structure at the said consideration value of Rs. 96,00,000/- (Rupees Ninety six Lakhs) only which is free from all encumbrance.

NOW THIS INDENTURE WITNESSETH as follows :- that in pursuance of the said agreement and in consideration of the said sum of Rs. 96,00,000/- (Rupees Ninety six Lakhs) only paid by the purchaser to the Vendors on or before the execution of these present as per the Memo of Consideration provided herein the receipt whereof the Vendors DOTH hereby admit and acknowledge and of and from the same and every part thereof the Vendors do hereby acquit, release and forever discharge the Purchaser as well as the land and Tin Shed structure hereby sold, transferred and conveyed) the Vendors as beneficial owner doth hereby these present indefeasible grant, sell, convey, transfer, assign and assure **ALL THAT** piece and parcel of land measuring about 5 Cottahs 13 Chittaks 43 sq. ft. at and being the part of Premises No. 44, Chetla Road, with all right to use existing

Santam Sain

passage on the Southern side of the said premises unto the purchaser, his beneficiaries administrators, heirs and/or assign free from all encumbrances, attachment, liens, lispence or otherwise or any other defect I the title ALL THAT piece and parcel of land measuring 5 Cottahs 13 Chittaks 43 sq. ft. part of premises No. 44, Chetla Road, P.S.- Alipore, with the limit of Kolkata Municipal Corporation, Ward No. 82, District - South 24 Parganas, morefully described in the Schedule hereunder written and delineated by RED Border line in the annexed plan or HOWSOEVER otherwise the said land, hereditaments, messuages, tenements and premises now are or is heretofore were or was situated, butted - bounded called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, common fences, sewers, drains, water, water courses and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land, messuages, tenements and premises belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied thereof or usually held, used enjoyed and occupied thereof or reputed to belong or be appurtenant thereto and the

Sarban Sarin.

reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest, claim and demand whatsoever both by law and every part thereof and ALL THE Deeds, pattas, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendors or any person or persons from whom the said Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land, hereditaments, messuages, tenements and premises so to be unto the said purchaser absolutely and forever free from all encumbrances and the Vendors do hereby covenant with the purchaser that NOTWITHSTANDING any act, thing, deed, matters, whatsoever made done, executed or knowingly suffered to the contrary the Vendors now have good right, full power absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereditaments, tenements and premises hereby sold or expressed in manner aforesaid and delivered vacant and peaceful possession of the said land and structure tenements and messuages to the purchaser herein simultaneously with the execution of these

Santam Sains

present **AND** the Purchaser shall and may at all times hereafter peaceable and quietly hold, possess and enjoy the said land and structure messuages tenements and premises or every part thereof and pay the rents and taxes to the appropriate authorities upon getting his name duly mutated in the office of the Kolkata Municipal Corporation and other authorities and shall have the right to construct or erect building thereon, and receive the rents, issues and profits, thereof without any lawful eviction, interruption, claim demand whatsoever or any persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessor-in-title that free and clear and freely and absolutely acquired, exonerated, discharged, save harmless and keep the purchaser indemnified from and against all charges estates encumbrances created by the Vendors or any of their predecessor-in-interest and that free from all encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming aforesaid **FURTHER** the Vendors and all persons having or lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendors shall and with from time to time or at all times hereafter at the costs and

Santam Sain

requests of the purchasers do and execute or cause to be done executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land messuages tenements and premises to and unto the said purchaser as shall may be reasonably required.

The Vendors further declare that the land and tin shed structure hereby sold, had not been previously, mortgaged, sold, nor in any way transferred and there is no charge, lien, lispence or any attachment whatsoever.

The Vendors sold the said land with tin shed structure while having good clear and marketable title and free from all encumbrances.

If any of the statements covenants made the herein before by the Vendors are found to be false, untrue or any fraud in detected the hereafter the Vendors shall be liable to compensate the purchaser.

It has been mutually agreed by and between the vendors and purchaser that the amount lying due as corporation tax payable to the K.M.C. in respect of the property hereby sold and conveyed, shall be paid by the purchasers and the amount so paid by the purchasers towards payment of the arrear Corporation Tax in respect of the premises shall be treated as part consideration price and the same shall be adjusted from the total consideration.

Santam Sain

If any error or omission is transpired in this Deed in future the Vendors shall at the cost and requests of the purchaser do and execute or cause to be done and executed any supplementary deed or Deed of Rectification / Declaration in favour of the purchaser as and when required.

SCHEDULE - "A" ABOVE REFERRED TO

Description Of The Said Land / Holding

ALL THAT piece and parcel of land measuring 5 (five) Cottahs 13 (thirteen) Chittaks 43 (forty three) square feet together with Sal Ballah tin shed structure measuring 500 (five hundred) square feet super built up area, appertaining to Premises No. 44, Chetla Road, P.S.- Chetla, Kolkata - 700 027, butted and bounded as follows :-

ON THE NORTH : Partly 44ft. Chetla Road and
Partly 45, Chetla Road;

ON THE SOUTH : 43, Chetla Road, Kolkata - 700 027;

ON THE EAST : 40' ft. wide Chetla Road, Kolkata - 27;

ON THE WEST : 45, Chetla Road, Kolkata - 700 027;

Santanu Sain

IN WITNESS WHEREOF all the parties put their respective hands and seals on the day, month and year above written.

SIGNED, SEALED AND DELIVERED

in presence of WITNESSES:

1. Parak Singh Roy
45, Chetla Road
Kolkata, 700017

Ranjit Saha
As Candidate attorney of
Mansu Saha.
Anshumali Paul
Nile Jey.

2. Suresh Chandra
7/18A, Bisoyan
Kolkata 32

SIGNATURE OF THE OWNER

Sarbanu Sain

SIGNATURE OF THE PURCHASER

Drafted by:

Gijy Chandra

Advocate

Alipore Judges' Court,
Kolkata - 700 027.

11/13/79/1977

Computer typed by:

Sudha S. Saha

Alipore Judges' Court,
Kolkata - 700 027.

MEMO OF CONSIDERATION

RECEIVED on and from the within named Purchaser a sum of Rs. 96,00,000/- (Rupees Ninety six Lakhs) only as full and final consideration of the said property in the name of the Purchaser herein as per memo below :-

Sl. No.	To whom paid	Cheque no./Demand draft no.	Date	Name of the bank / branch	Amount (Rs.)
1.	MANJU GUHA	248276	21.09.2016	Axis Bank Ltd., New Alipore Br, Kolkata - 700 053	20,00,000/-
2.	NILA DEY	248279	21.09.2016	-Do-	20,00,000/-
3.	ANSHUMALI PAL	552155	21.09.2016	S.B.I., New Alipore Branch, Kol-53	20,00,000/-
4.	MANJU GUHA	901973	22.03.2017	Yes Bank Ltd., Stephen House Br., Kolkata - 700 001.	12,00,000/-
5.	ANSHUMALI PAL	901975	22.03.2017	-Do-	12,00,000/-
6.	The Kolkata Municipal Corp.	022273	23.09.2016	Axis Bank Ltd., New Alipore Br, Kolkata - 700 053	3,91,144/-
7.	The Kolkata Municipal Corp.	022274	23.09.2016	-Do-	46,586/-
8.	NILA DEY	000134	24.08.2017	Yes Bank Ltd., Stephen House Br., Kolkata - 700 001.	7,62,270/-
Total Rs.96,00,000/-					=====

(Rupees Ninety six Lakhs only)

Witnesses :

1. *Tarck Singha Roy*
45, Chella Road,
Kolkata-700027
2. *Sudhansu Sen*
2/18A, Durgajosh
Kd-22

Kaushik Gata.
As candidated attorney o/y.
Manju Guha.
Anshumali Paul
Nila Dey.

SIGNATURE OF THE VEDORS

Directorate of Registration & Stamp Revenue
e-Challan

10-201710-020214801-2
Date: 21/03/2018 15:30:57
84936397

Payment Mode Counter Payment
Bank: Bank of Baroda
BRN Date: 23/03/2018 00:00:00

DEPOSITOR'S DETAILS

Name: SANTANU SAIN
Contact No.:
E-mail:
Address: 25 CHETLA ROAD CHETLA KOLKATA-700017
Applicant Name: Mr SUBHRO SEN
Office Name:
Office Address:
Status of Depositor: Buyer/Claimant
Purpose of payment / Remarks: State Sale Good Deal Payment No 4
Challan No.: 16011000084396/4/2018
(Query No./Query Year)
Mobile No.: 9830305013

PAYMENT DETAILS

S.No.	Particulars	Head of Account	Head of Amt.	Amount
1	Property Registration Stamp duty		0030-02-103-003-02	2103300
2	Property Registration-Registration Fees		0030-03-104-001-16	300529





In Words: Rupees Twenty Four Lakh Three Thousand Eight Hundred Twenty Nine only
Total: 2403829

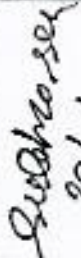


Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16011000084396/2018

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	Mr SANTANU SAIN 25, CHEELA ROAD, P.O.- ALIPORE, P.S.- Chetla, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027	Buyer			<i>Santanu Sain</i> 29.03.2018
2	Mr KAUSHIK GUHA 3B, STRAIGHT LANE, P.O.- ALIPORE, P.S.- Chetla, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700027	Attorney of Seller [Smt MANJU GUHA] [Smt NILA DEVI] [Mr ANSHUM ALI PAUL]			<i>Kaushik Guha</i> 29/03/2018

Name and Address of identifier	Identifier of	Signature with date
Mr SUBHRO SEN Son of Late BIJOY SEN 7/48A, BIJOYGARH, P.O:- BIJOYGARH, P.S.- Jadavpur, Kolkata, District -South 24- Parganas, West Bengal, India, PIN - 700032	Mr SANTANU SAIN, Mr KAUSHIK GUHA	 29/2/18

(Dobasis Patra)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R. - I
 SOUTH 24-PARGANAS
 South 24-Parganas, West
 Bengal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAUSHIK GUHA

BANKIM CHANDRA GUHA

17/07/1968

Permanent Account Number

AHRPG0283F

Kaushik

Signature

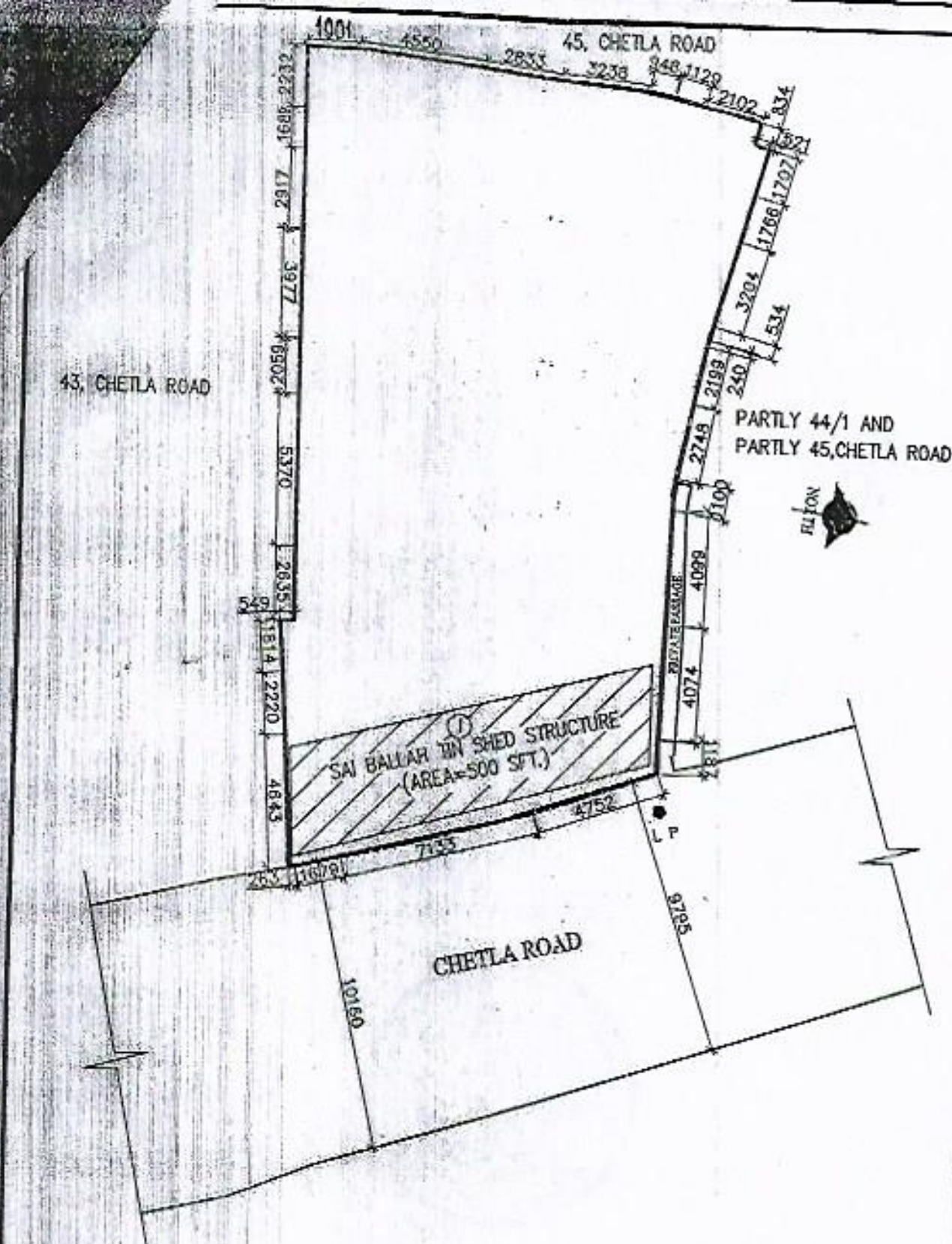


23022011

Kaushik Guha



Sarban Sarin.



ALL DIMENSIONS ARE IN MM.

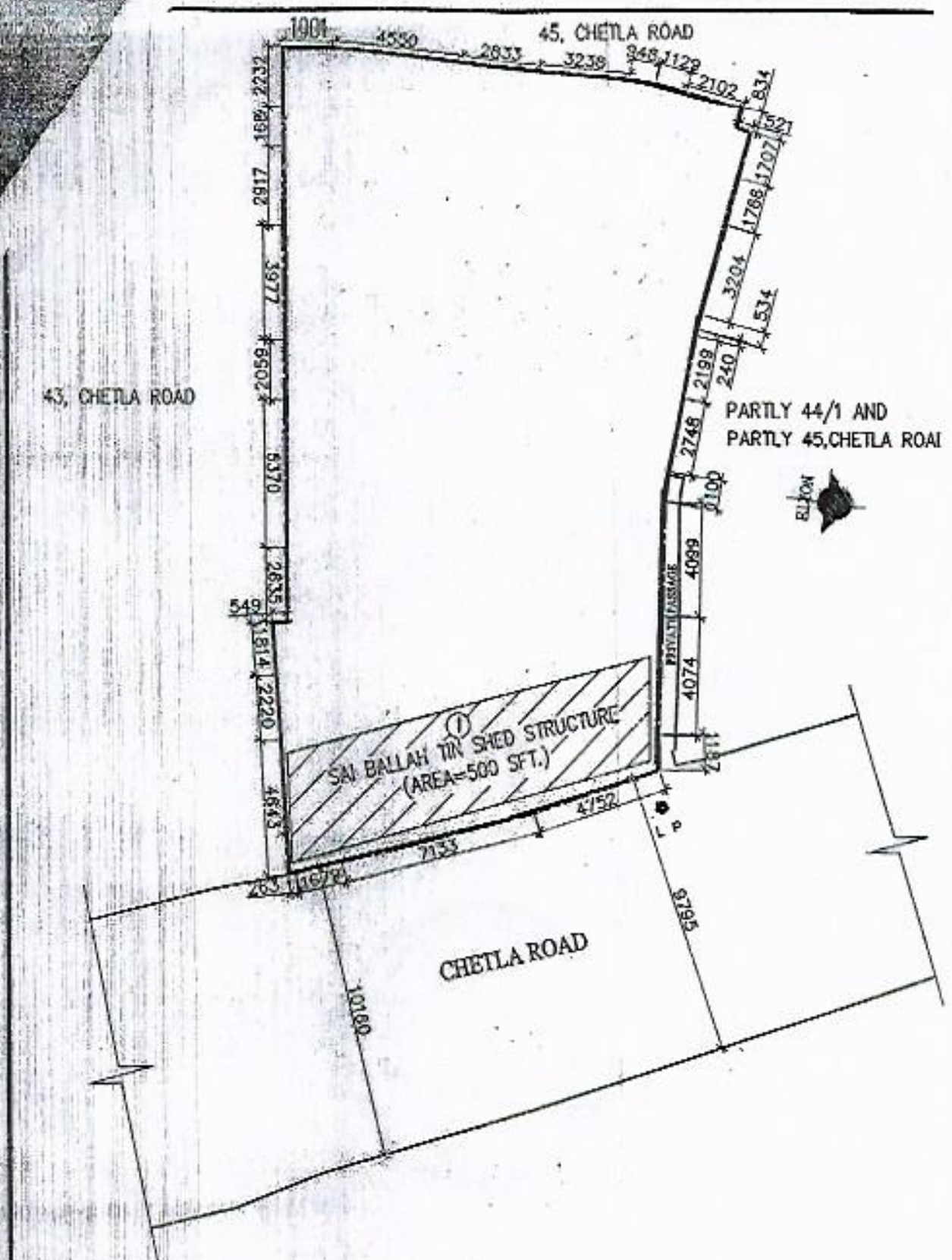
SITE PLAN SHOWING PREMISES NO. 44, CHETLA ROAD, WARD NO-82, BOROUGH-IX, KOLKATA - 700027, POLICE STATION - CHETLA AS HEREBY CONVEYED TO SRI SANTANU SAIN.

AREA OF LAND AS MARKED IN RED = SK.-13CH.-43 SFT.= 392.790 SQM. (approx.)

DATE : 21/03/2018
 SCALE : As to Fit
 DRAWN BY : A.BASU

Ravinder Lal
 SIGNATURE OF VENDOR

Santanu Sain
 SIGNATURE OF PURCHASER



SITE PLAN SHOWING PREMISES NO. 44, CHETLA ROAD, WARD NO-82, BOROUGH-IX, KOLKATA - 7000. POLICE STATION - CHETLA AS HEREBY CONVEYED TO SRI SANTANU SAIN.

AREA OF LAND AS MARKED IN RED = 5K.-13CH.-43 SFT.= 392.790 SQM. (approx.)

DATE : 21/03/2018
SCALE : As to Fit
DRAWN BY: A.BASU

Ravish Chel
SIGNATURE OF VENDOR

Santanu Sain.
SIGNATURE OF PURCHASER

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Harshik Raha

Signature Harshik Raha

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature Saurabh Saini

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name

Signature

Major Information of the Deed

Document No.	I-1601-01126/2018	Date of Registration	03/04/2018
Chitta No./Year	1601-1000084396/2013	Office where deed is registered	
Execution Date	20/03/2018 11:49:06 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHRO SEN ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830505013, Status : Advocate		
Transaction	[0101] Sale, Sale Document	Assessment Category	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]
Stamp Duty	Rs. 96,00,000/-	Market Value	Rs. 3,00,48,286/-
Registration Fee	Rs. 21,03,400/- (Article:23)	Transfer Fee, Fee Paid	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		
		Rs. 3,00,529/- (Article:A(1), E, M(b), H)	

Land Details :

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chetla Road, Premises No. 44

Sl. No.	Plot Number	Khatian Number	Land Use	Area of Land (Sq. Ft.)	Rate (Rs./Sq. Ft.)	Market Value (Rs.)	Other Details
L1			Bastu	5 Katha 13 Chatak 43 Sq Ft	95,00,000/-	2,99,32,036/-	Width of Approach Road: 40 Ft.,
Grand Total :				9.68920ac	95,00,000 /-	299,32,036 /-	

Structure Details :

Sl. No.	Structure Details	Area of Structure	Rate (Rs./Sq. Ft.)	Market Value (Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	1,16,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	1,16,250 /-	

Seller Details :

No.	Name	Address	Photo, Finger print and Signature
1	Smt MANJU GUHA	Wife of Late BINKIM CHANDRA GUHA 3B, STRAIGHT LANE, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District: South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: ARVPG2499K, Status :Individual, Executed by: Attorney, Executed by: Attorney	
2	Smt NILA DEY	Wife of Late SARAT CHANDRA DEY CA 5, SALT LANE CITY, P.O:- BIDHAN NAGAR, P.S:- Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: ADVPD7031J, Status :Individual, Executed by: Attorney, Executed by: Attorney	

Major Information of the Deed : I 1601-01126/2013-03/04/2018

3

Mr ANSHUMALI PAUL

Son of Late MANATA PAL 5, AMRITA PYNE LANE, P.O:- HOWRAH, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ASJPP5152H, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

No	Name, Address, Photo, Finger print and Signature
1	Mr SANTANU SAIN (Presentant) Son of Late GOPESWAR SAIN 25, CHETLA ROAD, P.O:- ALIPORE, P.S:- Chetla, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AUVPS6292B, Status :Individual, Executed by: Self, Date of Execution: 29/03/2018 Admitted by: Self, Date of Admission: 29/03/2018, Place : Pvt. Residence

Attorney Details :

No	Name, Address, Photo, Finger print and Signature
1	Mr KAUSHIK GUHA Son of Late BANKIM CHANDRA GUHA 3B, STRAIGHT LANE, P.O:- ALIPORE, P.S:- Chetla, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHRPG0283F Status : Attorney, Attorney of : Smt MANJU GUHA, Smt NILA DEY, Mr ANSHUMALI PAUL

Identifer Details :

No	Name & address
	Mr SUBHRO SEN Son of Late BIJOY SEN 7/48A, BIJOYGARH, P.O:- BIJOYGARH, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr SANTANU SAIN, Mr KAUSHIK GUHA

Transfer of Property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt MANJU GUHA	Mr SANTANU SAIN-3.22972 Dec
2	Smt NILA DEY	Mr SANTANU SAIN-3.22972 Dec
3	Mr ANSHUMALI PAUL	Mr SANTANU SAIN-3.22972 Dec
Transfer of Property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt MANJU GUHA	Mr SANTANU SAIN-166.66666667 Sq Ft
2	Smt NILA DEY	Mr SANTANU SAIN-166.66666667 Sq Ft
3	Mr ANSHUMALI PAUL	Mr SANTANU SAIN-166.66666667 Sq Ft

Major Information of the Deed: 1-19/01-01/20/2018-03/04/2018

Endorsment For Deed Number : I - 160101126 / 2018

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,00,48,286/-



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Presented for registration at 17:49 hrs on 29-03-2018, at the Private residence by Mr SANTANU SAIN, Claimant.

Execution is admitted on 29/03/2018 by Mr SANTANU SAIN, Son of Late GOPESWAR SAIN, 25, CHETLA ROAD, P.O: ALIPORE, Thana: Chetla, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business
Indetified by Mr SUBHRO SEN, . . Son of Late BIJOY SEN, 7/48A, BIJOYGARH, P.O: BIJOYGARH, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service

Execution by Mr KAUSHIK GUHA, . Son of Late BANKIM CHANDRA GUHA, 3B, STRAIGHT LANE, P.O: ALIPORE, Thana: Chetla, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business as the constituted attorney of 1. Smt MANJU GUHA 3B, STRAIGHT LANE, P.O: ALIPORE, Thana: Alipore, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, 2. Smt NILA DEY CA 5, SALT LANE CITY, P.O: BIDHAN NAGAR, Thana: Bidhannagar, City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700064, 3. Mr ANSHUMALI PAUL 5, AMRITA PYNE LANE, P.O: HOWRAH, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101 is admitted by him
Indetified by Mr SUBHRO SEN, . . Son of Late BIJOY SEN, 7/48A, BIJOYGARH, P.O: BIJOYGARH, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Service



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1601-01126/2018

Certified that required Registration Fees payable for this document is Rs 3,00,529/- (A(1) = Rs 3,00,483/- ,E = Rs 14/ H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 3,00,529/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2018 12:00AM with Govt. Ref. No: 192017180202146912 on 21-03-2018, Amount Rs: 3,00,529/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 84936397 on 23-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty:

Certified that required Stamp Duty payable for this document is Rs. 21,03,400/- and Stamp Duty paid by by online = R 21,03,300/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2018 12:00AM with Govt. Ref. No: 192017180202146912 on 21-03-2018, Amount Rs: 21,03,300/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 84936397 on 23-03-2018, Head of Account 0030-02-103-003-02



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

03/03/2018 10:58

Validity of Admissibility Rule 4 of West Bengal Registration Rules 1957

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

Payment of Stamp Duty:

Certified that required Stamp Duty payable for this document is Rs. 21,03,400/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7736, Amount: Rs.100/-, Date of Purchase: 17/03/2018, Vendor name: Mantajuddin



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed : 160101120/2018-03/04/2018

tificate of Registration under section 60 and Rule 69.

Registered in Book - 1

Volume number 1601-2018, Page from 41061 to 41091

Registration No 160101126 for the year 2018.



Digitally signed by DEBASIS PATRA
Date: 2018.04.11 16:50:17 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 11/04/2018 16:49:49
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)