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I-05527-17



पश्चिम बंगाल WEST BENGAL

V 298625

1178368

Certified that the document is submitted in registration. The signature sheet/s and the endorsement sheets attached with this document are part of this document.

Advt. Dist. Sub-Registrar  
Barrack, Hooghly 24 P. O. Hooghly

29 AUG 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 28<sup>th</sup> day of August,

2017

BETWEEN

Handwritten signatures and initials at the bottom of the page.

38595

R. Kumar  
Advocate  
High Court, Kolkata

58

NAME	.....
ADD	.....
DATE	6 JUL 2017
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
9B, 3/4, S. Bhow Road, Kcd-1	

V  
(VIKRAM SIKARIA)

NETS  
3498

- 6 JUL 2017  
- 6 JUL 2017

RUDRAPRIYA ABASAN LLP

Partner

Rudra Banerjee



N 198  
5501



Identified by  
Abhishek Choudhary  
Advocate

Identified by me:  
High Court, Calcutta  
F/1458/11

Signature	<u>[Signature]</u>
DATE	12 8 AUG 2017
ADDL. DIST. SUB-REGISTRAR ALIPORE, SOUTH 24 P.W.D.	

~~Savitri  
s/o. Savitri  
occupation: Businessman  
ZCN, A.J.C Bose Rd  
P.O. 8 P.S. Park Street  
Kolkata - 700 017~~  
Rased Shaw  
Prasad Shaw  
Businessman  
Bose Rd  
Park Street  
Kdo 017

**MR. PRADIP KUMAR MUKHERJEE (I.T. PAN NO. AFHPM 5308M)**, son of Late Radhika Charan Mukherjee, by faith Hindu, by nationality Indian, by occupation Businessman, residing at 10/C/1, Rani Sankari Lane, P.S. Bhowanipore, P.O. Kalighat, Kolkata 700 026, hereinafter called and referred to as the **"OWNER/VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context, include his heirs, executors, administrators and legal representatives) of the **ONE PART**.

**AND**

**RUDRAPRIYA ABASAN LLP (I.T. PAN NO. AAVFR 3498J)**, a Limited Liability Partnership firm having its registered office at 5A, Earle Street, P.S. Bullygunge, P.O. Kalighat, Kolkata 700 026, represented by one of its partners Shri Vikram Sikaria (I.T. PAN NO. ALLPS 1646L), son of Sri Mahavir Prasad Sikaria, by faith Hindu, by occupation businessman, by nationality Indian, residing at 5, J.B.S. Haldene Avenue, Block 1, "SYMPHONY", Flat No. 16C, Police Station - Tiljala, P.O. Dhapa, Kolkata 700 105, hereinafter referred to as the **"PURCHASER"** (which term or expression shall, unless excluded by or repugnant to the subject or context, include its partner(s) and their heirs, executors, administrators and legal representatives) of the **OTHER PART**.

**A. WHEREAS** one Uma Charan Mukhopadhyay was the sole and absolute owner and/or seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Land by admeasurement containing an area of about 05 Cottahs 03 Chittaks a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24



Signature.....

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Parganas and now within the local limits of the Kolkata Municipal Corporation and being Premises No. 2, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, District 24 Parganas (South), hereinafter for the sake of brevity referred to as the Said Land.

**B. AND WHEREAS** the said Uma Charan Mukhopadhyay, a Hindu governed by the Hindu Law died intestate leaving behind him surviving his two sons namely Surapati Mukhopadhyay and Sripati Mukhopadhyay, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Uma Charan Mukhopadhyay and/or the Said Land.

**C. AND WHEREAS** the said Surapati Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 23.08.1946 leaving behind him surviving his two sons namely Bimala Charan Mukhopadhyay and Radhika Charan Mukhopadhyay and his two wives namely Tarangini Debi and Durgamoni Debi, as his only heirs and legal representatives and none else who jointly inherited the estate of the said Surapati Mukhopadhyay and/or his share and/or interest in the Said Land.

**D. AND WHEREAS** by a Deed of Partition dated April 25<sup>th</sup>, 1951 duly registered in the office of the Sadar Joint Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 81, Pages 12 to 80 and Being No. 4315 for the year 1951 and made between (1) the said Sripati Mukhopadhyay, therein called and referred to as the Party of the First Part, (2) the said Bimala Charan Mukhopadhyay, therein called and referred to as the Party of the Second Part, (3) Radhika Charan Mukhopadhyay, therein called and referred to as the Party of the Third



Signature.....

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Part, (4) the said Tarangini Debi, therein called and referred to as the Party of the Fourth Part and (5) the said Durgamoni Debi, therein called and referred to as the Party of the Fifth Part, and all the parties therein have jointly and amicably divided and/or partitioned the said land and for assuring more better and perfect title to the Party of the Second Part being Bimala Charan Mukhopadhyay and the Party of the Third Part being Radhika Charan Mukhopadhyay, the parties of the Fourth Part and Fifth Part join the deed of partition.

**E. AND WHEREAS** by a Deed of Partition dated April 25<sup>th</sup>, 1951 duly registered in the office of the Sadar Joint Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 81, Pages 12 to 80 and Being No. 4315 for the year 1951 and made between (1) the said Sripati Mukhopadhyay, therein called and referred to as the Party of the First Part, (2) the said Bimala Charan Mukhopadhyay, therein called and referred to as the Party of the Second Part, (3) Radhika Charan Mukhopadhyay, therein called and referred to as the Party of the Third Part, (4) the said Tarangini Debi, therein called and referred to as the Party of the Fourth Part and (5) the said Durgamoni Debi, therein called and referred to as the Party of the Fifth Part, and all the parties therein have jointly and amicably divided and/or partitioned the said land and the Party of the Third Part Radhika Charan Mukhopadhyay out of the said Land, was allotted **ALL THAT** piece or parcel of divided and demarcated revenue paying land being the South East side together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less lying





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and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and being portion of Premises No. 2, Mullick Lane, P.S. Bhowanipore, Calcutta and now within the local limits of the Kolkata Municipal Corporation and on separation known and renumbered as Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "GHA" there under written, together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed and hereinafter for the sake of brevity referred to as the "SAID LAND AND PREMISES".

**F. AND WHEREAS** the said Radhika Charan Mukhopadhyay by a Deed of Settlement dated 28.06.1988 duly registered in the office of the Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 191, Pages 224 to 233 and Being No. 7070 for the year 1988 gave devise bequeath and transfer **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as



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**20 AUG 2017**

**ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.**

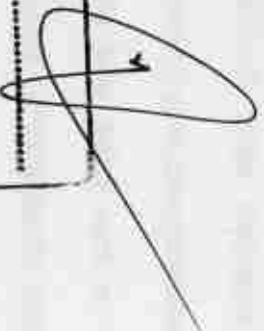
Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, unto and in favour of his son Pradip Kumar Mukherjee, the Vendor herein, with condition of his and wife life interest and after their death his son Pradip Kumar Mukherjee shall become the sole and absolute owner in respect of the Said Land and Premises.

**G. AND WHEREAS** the said Radhika Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 29.08.1996.

**H. AND WHEREAS** the said Radha Rani Mukherjee, a Hindu, governed by the Hindu Law died intestate on 20.03.1999.

**I. AND WHEREAS** thus the Vendor herein Pradip Kumar Mukherjee became the sole and absolute owners in respect of **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and



Signature.....  


**12 8 AUG 2017**  
**ADDL. DIST. SUB-REGISTRAR**  
**ALIPORE, SOUTH 24 P.S.**

interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**, free from all encumbrances, liens, charges, lispendences, trusts and attachments whatsoever and howsoever and got his name mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Property.

**AND WHEREAS** in addition to the above, the Vendor has represented and declared to the Purchaser as follows:

- (a) That the Vendor is the sole and absolute Owner in respect of the said property, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the said property and the Vendor is in physical possession of said property and no other person has any right, title, interest claim, demand whatsoever and howsoever over and in respect of the said property or any part thereof.
- (b) That the said property is free from all encumbrances, charges, liens, lispendences, attachments, trusts whatsoever and howsoever and the Vendor and/or his predecessors-in-interest or any of them, have not created any mortgage by deposit of title deed or otherwise in respect of the said property or any part

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Signature.....  
*[Handwritten Signature]*

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thereof and there is no defect in the title of the Vendor and the Vendor has a good, clear and marketable title in respect of the said property and every part thereof.

- (c) That there is no legal impediment or bar on the part of the Vendor to sell, assign or transfer the said property or any part thereof.
- (d) That the said property is not subject to any acquisition or requisition proceedings and the Vendor has no knowledge of and has/have not received any notice to that effect from any authority or authorities.
- (e) That no certificate case is pending for realization of any taxes from the Vendor.
- (f) That no suit or proceeding is pending in any Court or before any other authority regarding the title or of any other nature whatsoever in respect of the said property or any part thereof.
- (g) That the Vendor or any of them has/have not entered into any agreement for sale, transfer, let out with any other person or persons whatsoever and/or any other agreement whatsoever in respect of the said property or any part thereof and /or created any third party's interest in respect of the said property or any part thereof.

**AND WHEREAS** relying upon the aforesaid representations and/or declarations of the Vendor and believing the same to be true and acting on good faith and on the Vendor's agreeing to sell, assign and transfer the said property being **ALL THAT** piece or parcel of land together with Structures





Signature.....

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standing thereon by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, more fully and particularly described in the **Schedule** hereunder written, the Purchaser has agreed to part with money and to purchase and/or acquire the said property for and at a total consideration of Rs. 75,00,000/- (Rupees Seventy Five Lacs) only free from all encumbrances, liens, charges, lispences, attachments, trusts, whatsoever and howsoever.

**NOW THIS DEED WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of Rs. 75,00,000/- (Rupees Seventy Five Lacs) only paid by the Purchaser to the Vendor on or before the execution of these presents, the receipt whereof the Vendor doth hereby and also by the receipt here under written admit and acknowledge to have received and of and from the same and every part thereof, the Vendor do hereby release, acquit, exonerate and discharge the Purchaser and the said property hereby conveyed, the Vendor doth hereby indefeasibly grant, sell,



Signature:.....

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convey, transfer, assign and assure unto and to the use of the Purchaser his ownership entitlements, right title and interest in respect of the Said Property being **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as **"the Said Property" TOGETHER WITH** all rights, lights, liberties, easements, privileges, appendages, paths, passages, tenements, premises and hereditaments belonging to or in any way appertaining to the said property and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor has delivered vacant khas and peaceful possession of the said property unto the Purchaser and the Vendor do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter and things, by the Vendor and/or his predecessors-in-interest, done executed or knowingly suffered to the contrary, the Vendor has good,

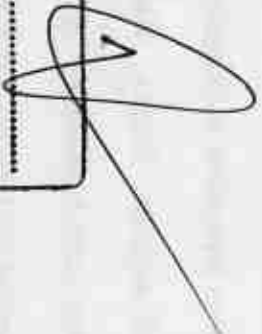
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**28 AUG 2017**  
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the said Purchaser absolutely and forever and the Vendor doth hereby further covenant with the Purchaser that the said property hereby sold, transferred, conveyed or expressed or intended so to be is free from all encumbrances, attachments, liens, charges and lispendences, whatsoever and howsoever and the Purchaser shall and will and at all times hereafter possess and enjoy the said property and receive rents, issues and profits thereof and there from without any lawful eviction, interruption or interference, claim, demand whatsoever and howsoever from or by the Vendor or any other person or persons lawfully or equitably claiming through under or in trust for the Vendor and further that the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser and further that the Vendor shall and will at all times hereafter indemnify save and keep the Purchaser indemnified against all actions, losses, claims, damages, liens, charges, lispendences, whatsoever and howsoever in respect of the said property in these presents. The Vendor do hereby deliver the original title deeds and all previous deeds and other documents in respect of the said property to the Purchaser.



Signature.....  


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**SCHEDULE ABOVE REFERRED TO**

**(THE SAID PROPERTY HEREBY CONVEYED)**

**ALL THAT** piece or parcel of land by ad-measurement containing an area of about 01 Cottah 06 Chittaks 18 Sq. Ft. a little more or less together with G+1 storied old dilapidated structure standing thereon having Cement Flooring and measuring approximately 1600 Sq. Ft. (900 Sq. Ft. on the ground floor and 700 Sq. Ft. on the 1<sup>st</sup> floor) lying and situate at and being Holding No. 293/301, in Mouza Chakraberia, Division VI, Sub-Division M, District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2B, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided proportionate right title and interest in common passage measuring approximately 1361 Sq. Ft. which was kept provisional by the parties therein for their better enjoyment of the respective properties/allotted portion and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025 as mentioned in the said Partition Deed, as shown and delineated in the map or plan annexed hereto and bordered "RED" thereon and butted and bounded in the following manner:-

**On The North : By Premises No. 2C, Mullick Lane, Kolkata**

**On The South : By Common Passage**

**On The East : By Common Passage**

**On The West : By Premises No. 2A, Mullick Lane, Kolkata**



Signature.....

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ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

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

**SIGNED SEALED AND DELIVERED by the VENDOR at**

**Kolkata in the presence of:**

**WITNESSES:**

1. Prabir Ghosh  
SA, Eamle SE  
KOL - 26
2. *Saimata Mukherjee*  
*10/11/11*  
*Rani Sankari*  
*Kol-26*

*Rudrapriya Abasan*  
-----  
**VENDOR**

**SIGNED SEALED AND DELIVERED by the PURCHASER**

**at Kolkata in the presence of:**

**WITNESSES:**

1. Prabir Ghosh
2. *Saimata*  
*Mukherjee*  
*10/11/11*  
*Rani Sankari*  
*Kol-26*

RUDRAPRIYA ABASAN LLP  
*[Signature]*  
-----  
Partner  
**PURCHASER**



Signature.....

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ALIPORE, SOUTH 24 PGS.

**MEMO OF CONSIDERATION**

**RECEIVED** from the within mentioned Purchaser the within mentioned sum of **Rs. 75,00,000/- (Rupees Seventy Five Lacs) only** being the entire consideration money as per memo below:-

<u>BANK NAME</u>	<u>DD/CHEQUE NO.</u>	<u>DATED</u>	<u>AMOUNT(Rs)</u>
BANDHAN BANK	036274	11.05.17	Rs. 9,90,000/-
ICICI BANK	503149	21.08.17	Rs. 64,35,000/-
		Less TDS @ 1%	Rs. 75,000/-

-----  
Total Rs. 75,00,000/-  
-----

(Rupees Seventy Five Lacs) only

**WITNESSES:**

1. Prabir Ghosh  
SA, Eardle Street  
KOL - 26

2. *Saravate Mukherjee*  
*10/11 Rani Parkari Lane*  
*KOL - 26*



*[Signature]*

VENDOR

Drafted by

Abhishek Chowdhary  
Advocate  
High Court, Calcutta  
F/1458/2011













Signature.....











28 AUG 2017

ADDL. DIST. SUB-REGISTRAR  
AIPORE, SOUTH 24 PGS.

SPECIMEN FORM FOR TEN FINGERPRINTS

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



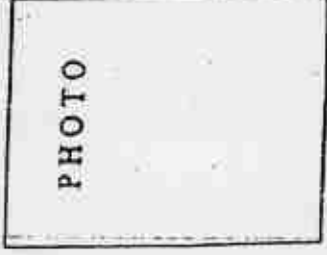
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Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					



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



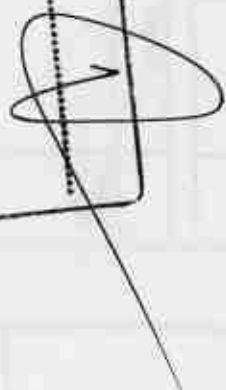
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Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger





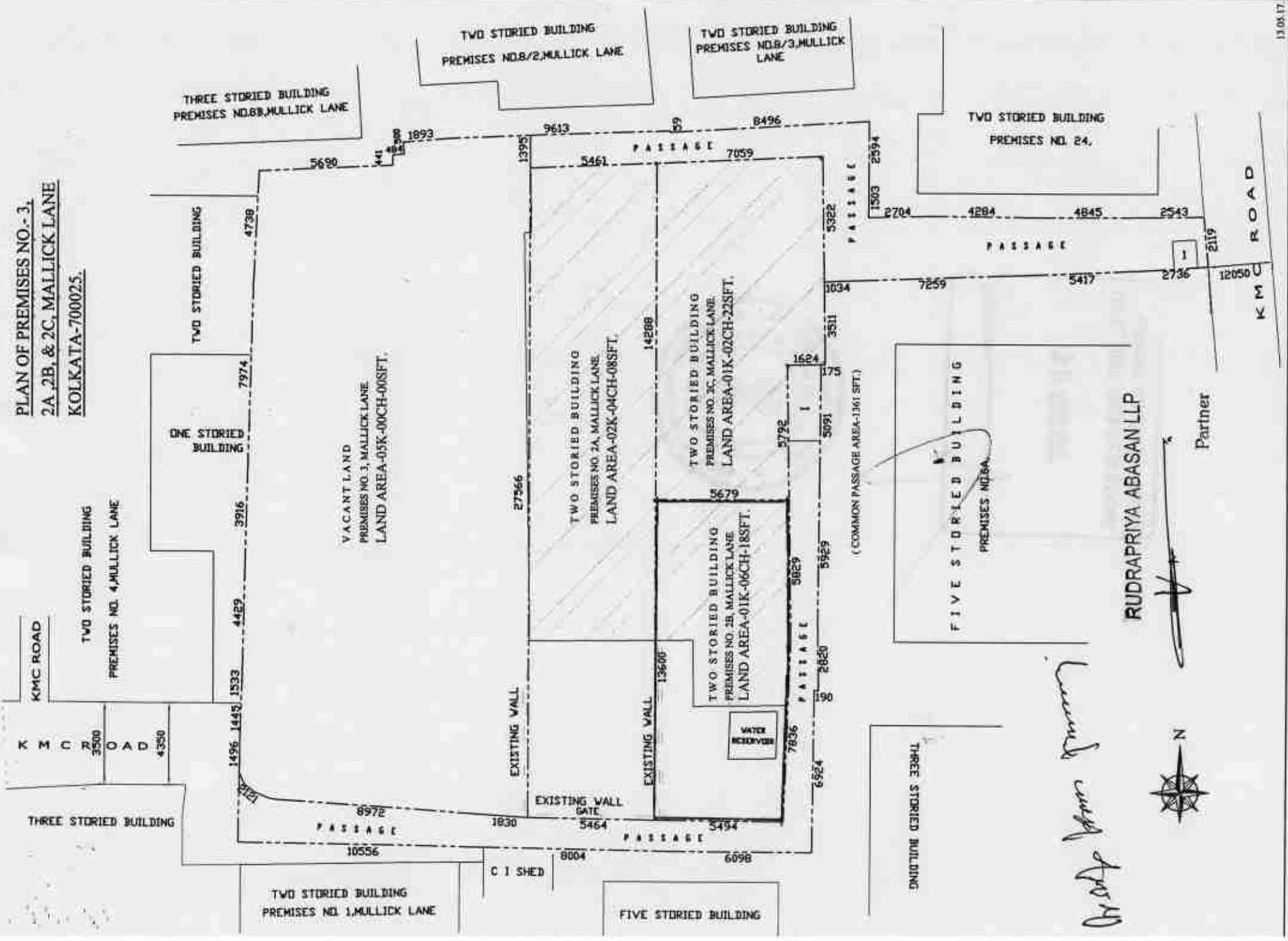
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Signature.....  


28 AUG 2017  
ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

**PLAN OF PREMISES NO. - 3,  
2A, 2B, & 2C, MALLICK LANE  
KOLKATA-700025.**



**RUDRAPRIYA ABASAN LLP**  
Partner



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Signature.....

28 AUG 2017

ADDL DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.





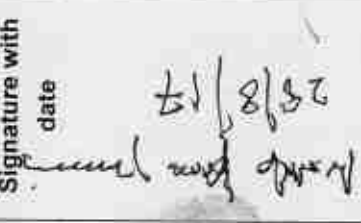


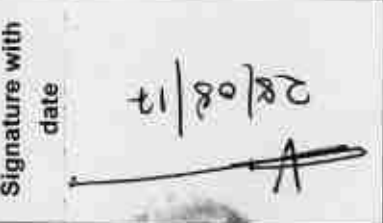
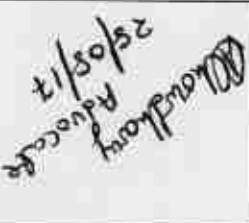
Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050001178368/2017

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

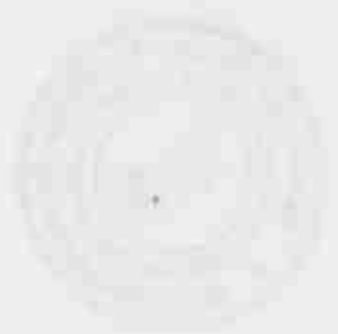
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PRADIP KUMAR MUKHERJEE 10/C/1, RANI SANKARI LANE, P.O.- KALIGHAT, P.S.- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			
2	Mr VIKRAM SIKARIA 5, J.B.S. HALDANE AVENUE, Block/Sector. 1, Flat No: 16C, P.O.- DHAPA, P.S.- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN - 700105	Represent ative of Buyer [RUDRAP RIYA ABASAN LLP.]			
Sl No.	Name and Address of identifier			Identifier of	Signature with date
1	Mr ABHISHEK CHOWDHARY Son of Mr ARUN KUMAR CHOWDHARY HIGH COURT, P.O.- G P O, P.S.- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001			Mr PRADIP KUMAR MUKHERJEE, Mr VIKRAM SIKARIA	

(Amitava Chanda)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR



24/10/51

OFFICE OF THE A.D.S.R.  
ALIPORE  
South 24-Parganas, West  
Bengal





अतिरिक्त जिला सब-रजिस्ट्रार  
अलवर, राजस्थान

पृष्ठ संख्या

20/11/2024




**PERMANENT ACCOUNT NUMBER**  
**AFHPM5308M**

**नाम - NAME**  
**PRADIP KUMAR MUKHERJEE**

**पिता का नाम / FATHER'S NAME**  
**RADHIKA CHARAN MUKHERJEE**

**जन्म तिथि / DATE OF BIRTH**  
**11-01-1957**

**आयकर अधिकारी का हस्ताक्षर / SIGNATURE**  


**आयकर अधिकारी का पता / ADDRESS**  
**11, 11/11**

**आयकर अधिकारी का पता / ADDRESS**  
**COMMISSIONER OF INCOME-TAX, W.B. - III**

*Pradip Kumar Mukherjee*

इस कार्ड के लो / विना जाने पर प्रेषण नहीं करने  
 वाले अधिकारी को सूचना / सूचनाएं करें  
 संयुक्त आयकर अधिकारी (प्रशासन एवं तकनीकी),  
 पी-7,  
 चौराहा, सूर्यपुर,  
 कोलकाता - 700 069.

In case this card is lost/forwarded informally to  
 the issuing authority.  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-7,  
 Chowringhee Square,  
 Calcutta- 700 069.





RUDRAPRIYA ABASAN LLP



Partner







Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201718-006083488-1      Payment Mode      Online Payment  
GRN Date: 21/08/2017 13:58:15      Bank: ICICI Bank  
BRN: 1276613689      BRN Date: 21/08/2017 13:59:19

DEPOSITOR'S DETAILS

Id No.: 16050001178368/3/2017  
(Query No./Query Year)

Name: RUDRAPRIYA ABASAN LLP      Mobile No.: +91 9830094644

Contact No.:  
E-mail:  
Address: 5A EARLE STREET KOLKATA 700 028

Applicant Name: Mr ABHISHEK CHOWDHARY

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16050001178368/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	525020
2	16050001178368/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	75014

In Words: Rupees Six Lakh Thirty Four only      Total      600034





## Major Information of the Deed

Deed No. :	I-1605-05527/2017	Date of Registration	29/08/2017
Query No / Year	1605-0001178368/2017	Office where deed is registered	
Query Date	16/08/2017 5:45:29 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHISHEK CHOWDHARY 6, OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831859471, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 75,00,000/-	Rs. 75,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,25,070/- (Article:23)	Rs. 75,014/- (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:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mallick Lane, Premises No. 2B, Ward No: 72

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Kaitha 6 Chatak 18 Sq Ft	60,00,000/-	60,00,000/-	Property is on Road
<b>Grand Total :</b>						<b>60,00,000 /-</b>	<b>60,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1600 sq ft</b>	<b>15,00,000 /-</b>	<b>15,00,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PRADIP KUMAR MUKHERJEE</b> Son of Late RADHIKA CHARAN MUKHERJEE 10/C/1, RANI SANKARI LANE, P. O:- KALIGHAT, P.S.- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFHPM5308M, Status :Individual, Executed by: Self, Date of Execution: 28/08/2017 , Admitted by: Self, Date of Admission: 28/08/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/08/2017 , Admitted by: Self, Date of Admission: 28/08/2017 ,Place : Pvt. Residence



**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RUDRAPRIYA ABASAN LLP</b> 5A, EARLE STREET, P.O:- KALIGHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAVFR3498J, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr VIKRAM SIKARIA (Presentant )</b> Son of Mr MAHAVIR PRASAD SIKARIA 5, J.B.S. HALDANE AVENUE, Block/Sector: 1, Flat No: 16C, P.O:- DHAPA, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALLPS1646L Status : Representative, Representative of : RUDRAPRIYA ABASAN LLP (as PARTNER)

**Identifier Details :**

	Name & address
Mr ABHISHEK CHOWDHARY Son of Mr ARUN KUMAR CHOWDHARY HIGH COURT, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr PRADIP KUMAR MUKHERJEE, Mr VIKRAM SIKARIA	

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mr PRADIP KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-2.31 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Mr PRADIP KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-1600.00000000 Sq Ft.

**Endorsement For Deed Number : I - 160505527 / 2017**



On 17-08-2017

**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 75,00,000/-



Amitava Chanda

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal**

On 28-08-2017

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

Presented for registration at 16:10 hrs on 28-08-2017, at the Private residence by Mr VIKRAM SIKARIA ..

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

Execution is admitted on 28/08/2017 by Mr PRADIP KUMAR MUKHERJEE, Son of Late RADHIKA CHARAN MUKHERJEE, 10/C/1, RANI SANKARI LANE, P.O: KALIGHAT, Thana: Bhawanipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ABHISHEK CHOWDHARY, . . Son of Mr ARUN KUMAR CHOWDHARY, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-08-2017 by Mr VIKRAM SIKARIA, PARTNER, RUDRAPRIYA ABASAN LLP (LLP), 5A, EARLE STREET, P.O:- KALIGHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Indetified by Mr ABHISHEK CHOWDHARY, . . Son of Mr ARUN KUMAR CHOWDHARY, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Amitava Chanda

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal**

On 29-08-2017

**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 75,014/- ( A(1) = Rs 75,000/- .E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 75,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2017 1:59PM with Govt. Ref. No: 192017180060834881 on 21-08-2017, Amount Rs: 75,014/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1276613689 on 21-08-2017, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,25,020/- and Stamp Duty paid by Stamp Rs 50/- by online = Rs 5,25,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 38595, Amount: Rs.50/-, Date of Purchase: 06/07/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/08/2017 1:59PM with Govt. Ref. No: 192017180060834881 on 21-08-2017, Amount Rs: 5,25,020/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1276613689 on 21-08-2017, Head of Account 0030-02-103-003-02



**Amitava Chanda**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. ALIPORE**

**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1605-2017, Page from 149699 to 149726  
being No 160505527 for the year 2017.



Digitally signed by AMITAVA CHANDA  
Date: 2017.08.31 16:22:07 +05:30  
Reason: Digital Signing of Deed.

(Amitava Chanda) 31/08/2017 16:22:06  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)