6289/17

I-05526/17

भारतीय गैर न्यायिक

भारत

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

V 298626

01178437

2C

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

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

29 AUG 2017

2012
4-05

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 28th day of August, 2017

BETWEEN

38596

R. Kumar
Advocate
High Court, Kolkata

Rs.
- 6 JUL 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kolkata

(VIKRAM BAGARIA)

- 6 JUL 2017
- 6 JUL 2017

V.LTD
5498

RUDRAPRIYA ABASAN LLP

Partner

V.LTD
5499

Arun Kumar Mukherjee

V.LTD
5500

Amal Kum Mukherjee

Identified by

Abhishek Chowdhury
Advocate
High Court, Calcutta
F/1458/11

Seal of the Additional Dist. Sub-Registrar
Alipore, South 24 Pgs.
আলিপুর, দক্ষিণ ২৪ পরগনা

Signature.....

28 AUG 2017

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

(1) TARUN KUMAR MUKHERJEE (I.T. PAN NO. AEAPM 8471P), (2) AMAL KUMAR MUKHERJEE (I.T. PAN NO. AEAPM 8476L), and (3) PRADIP KUMAR MUKHERJEE (I.T. PAN NO. AFHPM 5308M), all sons of Late Radhika Charan Mukherjee, all by faith Hindu, by nationality Indian, by occupation Businessmen, all residing at 10/C/1, Rani Sankari Lane, P.S. Bhowanipore, P.O. Kalighat, Kolkata 700 026, hereinafter called and referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context, include their 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

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Identified by me:-

Sanjay Prasad Shaw
S/o Sankar Prasad Shaw
occupation:- Businessman
36A, A.J.C. Bose Road
P.O & P.S. Park Street
Kolkata - 760 017.

Signature.....

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sufficiently entitled to **ALL THAT** piece or parcel of Land by ad-measurement 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 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 25th, 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

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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 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 25th, 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 Second Part Bimala Charan Mukhopadhyay out of the

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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 02 Chittaks 22 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 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. 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "GA" 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 Bimala Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 11.08.1996 leaving behind him surviving his only wife Maya Rani Mukherjee as his only heir and legal representative and none else who solely inherited the estate of the said Bimala Charan Mukherjee and/or the said Land and Premises.

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G. **AND WHEREAS** the said Maya Rani Mukherjee by a Deed of Settlement dated 13.08.1999 duly registered in the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 7, Pages 51 to 59 and Being No. 235 for the year 2000 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 02 Chittaks 22 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. 2C, 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 Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee, the Vendors herein, with condition of her life interest and after her death, the said Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee shall become the joint and absolute owners in respect of the Said Land and Premises.

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H. **AND WHEREAS** the said Maya Rani Mukherjee, a Hindu, governed by the Hindu Law died intestate on 30.06.2006 without having any issue as her heir and/or legal representatives.

I. **AND WHEREAS** thus the Vendors herein Tarun Kumar Mukherjee, Amal Kumar Mukherjee and Pradip Kumar Mukherjee became the joint 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 02 Chittaks 22 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. 2C, 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,** free from all encumbrances, liens, charges, lispendences, trusts and attachments whatsoever and howsoever and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Property.

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AND WHEREAS in addition to the above, the Vendors have represented and declared to the Purchaser as follows:

(a) That the Vendors are the joint and absolute Owners 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 Vendors are 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 Vendors and/or their 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 thereof and there is no defect in the title of the Vendors and the Vendors have 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 Vendors to sell, assign or transfer the said property or any part thereof.

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(d) That the said property is not subject to any acquisition or requisition proceedings and the Vendors have 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 Vendors.

(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 Vendors or any of them has/have not entered into any agreement for sale, transfer, let out with any other person or persons whosoever 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 Vendors and believing the same to be true and acting on good faith and on the Vendors' agreeing to sell, assign and transfer 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 02 Chittaks 22 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,

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District 24 Parganas and now within the local limits of the Kolkata Municipal Corporation and known and renumbered as Premises No. 2C, 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. 72,00,000/- (Rupees Seventy Two Lacs) only free from all encumbrances, liens, charges, lispendences, 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. 72,00,000/- (Rupees Seventy Two Lacs) only paid by the Purchaser to the Vendors on or before the execution of these presents, the receipt whereof the Vendors 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 Vendors do hereby release, acquit, exonerate and discharge the Purchaser and the said property hereby conveyed, the Vendors doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto and to the use of the Purchaser their ownership entitlements, right title and interest in respect of the Said Property being **ALL THAT** piece or parcel of land together with Structures

Signature.....

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ADDL. DIST. SUB-REGISTRAR
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standing thereon by ad-measurement containing an area of about 01 Cottah 02 Chittaks 22 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. 2C, 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 Vendors have delivered vacant khas and peaceful possession of the said property unto the Purchaser and the Vendors do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter and things, by the Vendors and/or their predecessors-in-interest, done executed or knowingly suffered to the contrary, the Vendors hath good, 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

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forever and the Vendors 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 Vendors or any other person or persons lawfully or equitably claiming through under or in trust for the Vendors and further that the Vendors 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 Vendors 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 Vendors do hereby deliver the original title deeds and all previous deeds and other documents in respect of the said property to the Purchaser.

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 02 Chittaks 22 Sq. Ft. a little more or less together with

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G+I storied old dilapidated structure standing thereon having Cement Flooring and measuring approximately 1200 Sq. Ft. (700 Sq. Ft. on the Ground Floor and 500 Sq. Ft. on the 1st 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. 2C, 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 Common Passage**

On The South : **By Premises No. 2B, Mullick Lane, Kolkata**

On The East : **Partly by Common Passage, partly by Premises No. 6 & 24, Priya Nath Mullick Road, Kolkata**

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

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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 VENDORS at Kolkata in the presence of:

WITNESSES:

1. Prabir Ghosh
   5A, Earle St
   Kol - 26

2. Saswata Mukherjee
   10/C/1, Rani Sankari Lane,
   Kol - 26

Tarun Kumar Mukherjee

Amal Kumar Mukherjee

VENDORS

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

WITNESSES:

1 Prabir Ghosh

2. Saswata Mukherjee
   10/C/1, Rani Sankari Lane,
   Kol - 26

RUDRAPRIYA ABASAN LLP

Partner

PURCHASER

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MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchaser the within mentioned sum of **Rs. 72,00,000/- (Rupees Seventy Two Lacs) only** being the entire consideration money as per memo below:-

BANK NAME	DD/CHEQUE NO.	DATED	AMOUNT(Rs)
BANDHAN BANK	036271	11.05.17	Rs. 4,95,000/-
BANDHAN BANK	036272	11.05.17	Rs. 4,95,000/-
BANDHAN BANK	036273	11.05.17	Rs. 4,95,000/-
ICICI BANK	RTGS/000672	11.08.17	Rs. 6,93,000/-
ICICI BANK	RTGS/000673	11.08.17	Rs. 6,93,000/-
ICICI BANK	RTGS/000674	11.08.17	Rs. 6,93,000/-
ICICI BANK	503043	21.08.17	Rs. 11,88,000/-
ICICI BANK	503045	21.08.17	Rs. 11,88,000/-
ICICI BANK	503046	21.08.17	Rs. 11,88,000/-
		Less TDS @ 1%	Rs. 72,000/-
		Total	Rs. 72,00,000/-

(Rupees Seventy Two Lacs) only

WITNESSES:

1. Prabir Ghosh

2. Sasanta Mukherjee
10/C/1, Rani Rashmoni Lane,
Kol- 26

Tarun Kumar Mukherjee
Amal Kumar Mukherjee

VENDORS

Drafted by

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

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Alipore, South 24 Pgs.

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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					

Jaharlal Kumar Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Amal Kumar Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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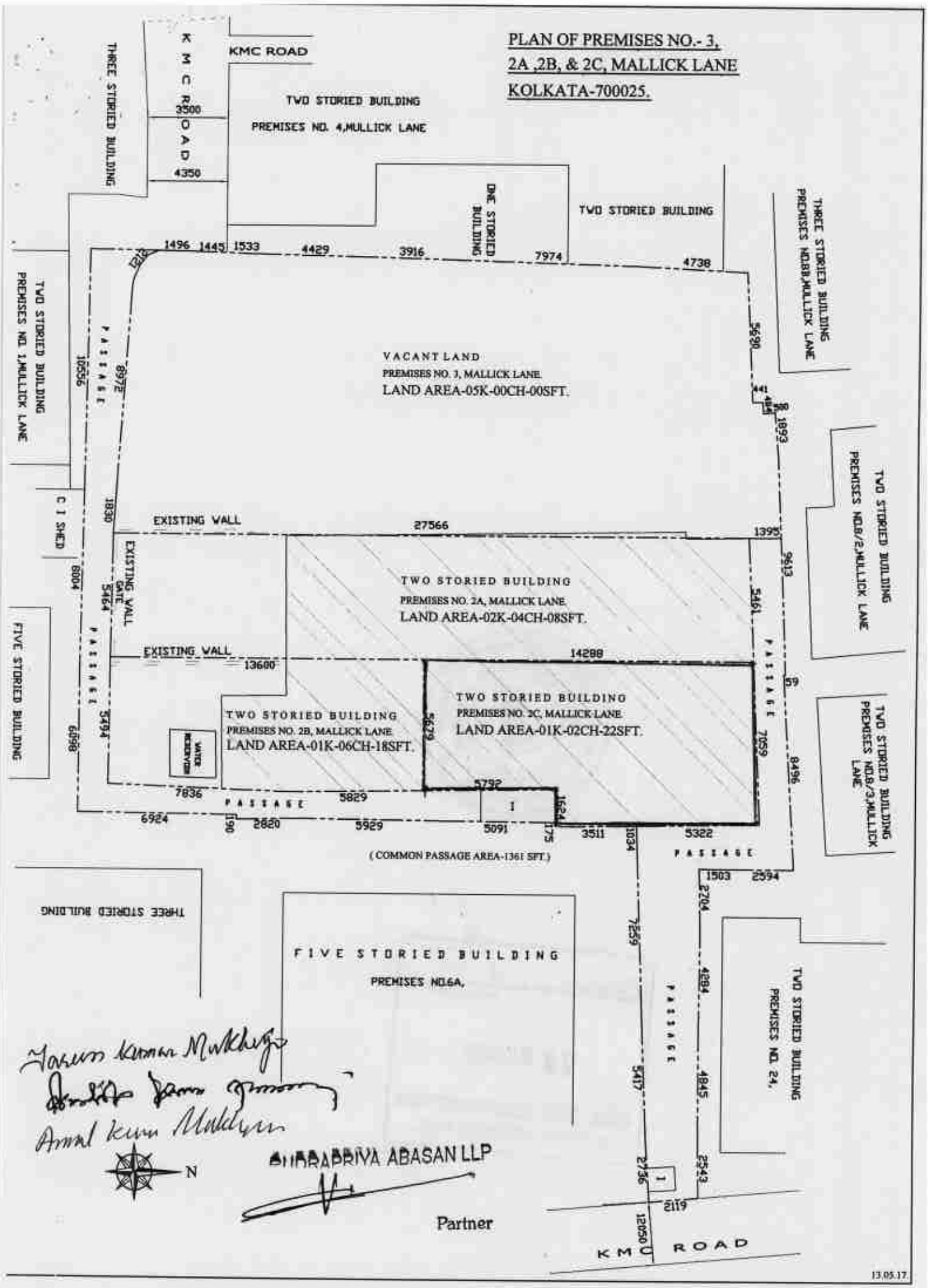
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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



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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 16050001178437/2017

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 TARUN KUMAR MUKHERJEE 10/C/1, RANI SANKARI LANE, P.O:- KALIGHAT, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			Tarun Kumar Mukherjee 28/8/17
2	Mr AMAL KUMAR MUKHERJEE 10/C/1, RANI SANKARI LANE, P.O:- KALIGHAT, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			Amal Kumar Mukherjee 28/08/2017
3	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			Pradip Kumar Mukherjee 28/8/17

অতিরিক্ত জেলা শাসক (উন্নয়ন) দক্ষিণ ২৪ পরগনা
Seal of the Additional Dist. Sub-Divisional Officer
Alipore, South 24 Pgs.
আলিপুর, দক্ষিণ ২৪ পরগনা

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
4	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	Representative of Buyer [RUDRAPRIYA ABASAN LLP]			28/08/17

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 TARUN KUMAR MUKHERJEE, Mr AMAL KUMAR MUKHERJEE, Mr PRADIP KUMAR MUKHERJEE, Mr VIKRAM SIKARIA	

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

অতিরিক্ত জেলা জজ (বিশেষ) দ্রুত বিচার ট্রাইব্যুনাল, আগরতলা, সাউথ ত্রিপুরা, ত্রিপুরা রাজ্য

Seal of the Additional Dist. Sub-Judge (Special) Fast Track Tribunal, Agartala, South Tripura, Tripura State

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEAPM8471P

नाम /NAME

TARUN KUMAR MUKHERJEE

पिता का नाम /FATHER'S NAME

RADHIKA CHARAN MUKHERJEE

जन्म तिथि /DATE OF BIRTH

12-05-1940

हस्ताक्षर /SIGNATURE

Tarun Kumar Mukherji

सहायक आयुक्त, प.बं.-II

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

Tarun Kumar Mukherji

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Assistant Commissioner of income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEAPM8476L

नाम /NAME

AMAL KUMAR MUKHERJEE

पिता का नाम /FATHER'S NAME

RADHIKA CHARAN MUKHERJEE

जन्म तिथि /DATE OF BIRTH

01-11-1947

हस्ताक्षर /SIGNATURE

Amal Kum. Mukherjee

आयकर आयुक्त, प.बं.-II

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

Amal Kum Mukherjee

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the Issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थाई लेखा संख्या /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

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब./III

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

RUDRAPRIYA ABASAN LLP

Partner


INCOME TAX DEPARTMENT
GOVT. OF INDIA

Govt. of West Bengal

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-006084621-1 | Payment Mode: Online Payment

GRN Date: 21/08/2017 14:08:20 | Bank : ICICI Bank

BRN : 1276621185 | BRN Date: 21/08/2017 14:09:33

DEPOSITOR'S DETAILS

Id No. : 16050001178437/3/2017
[Query No./Query Year]

Name : RUDRAPRIYA ABASAN LLP

Contact No. : Mobile No. : +91 9830024644

E-mail :

Address : 5A EARLE STREET KOLKATA 700 026

Applicant Name : Mr ABHISHEK CHOWDHARY

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001178437/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	504020
2	16050001178437/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	72014
		Total		576034

In Words : Rupees Five Lakh Seventy Six Thousand Thirty Four only

Major Information of the Deed

Deed No :	**I-1605-05526/2017**	**Date of Registration**	**29/08/2017**
Query No / Year	**1605-0001178437/2017**	**Office where deed is registered**	
Query Date	**16/08/2017 5:57:03 PM**	A.D.S.R. ALIPORE, District: South 24-Pargana	
Applicant Name, Address & Other Details	ABHISHEK CHOWDHARY 6, OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENG 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. 72,00,000/-		Rs. 72,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,04,070/- (Article:23)		Rs. 72,014/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urt area)		

Land Details :

District: South 24-Parganas, P.S:- Bhawanipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mallic Lane, , Premises No. 2C, Ward No: 72

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		1 Katha 2 Chatak 22 Sq Ft	60,00,000/-	60,00,000/-	Property is on Road
	Grand Total :				**1.9067Dec**	**60,00,000 /-**	**60,00,000 /-**	

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.	12,00,000/-	12,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**1200 sq ft**	**12,00,000 /-**	**12,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr TARUN KUMAR MUKHERJEE** 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.:: AEAPM8471P, 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

2	**Mr AMAL KUMAR MUKHERJEE** 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.:: AEAPM8476L, Status :Individual, Executed by: Self, Date o 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
3	**Mr PRADIP KUMAR MUKHERJEE** 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 o 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	**RUDRAPRIYA ABASAN LLP** 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	**Mr VIKRAM SIKARIA (Presentant)** Son of Mr MAHAVIR PRASAD 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, 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 TARUN KUMAR MUKHERJEE, Mr AMAL KUMAR MUKHERJEE, Mr PRADIP KUMAR MUKHERJEE, Mr VIKRAM SIKARIA	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-0.635556 Dec
2	Mr AMAL KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-0.635556 Dec
3	Mr PRADIP KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-0.635556 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr TARUN KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-400.00000000 Sq Ft
2	Mr AMAL KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-400.00000000 Sq Ft
3	Mr PRADIP KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160505526 / 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 72,00,000/-

Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAI
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 16:05 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 1. Mr TARUN 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, 2. Mr AMAL KUMAR MUKHERJEE, Son o 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, 3. 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 - 70002

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-REGISTRA
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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,014/- (A(1) = Rs 72,000/- ,E = Rs 14/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 72,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WI Online on 21/08/2017 2:09PM with Govt. Ref. No: 192017180060846211 on 21-08-2017, Amount Rs: 72,014/-, Ba ICICI Bank (ICIC0000006), Ref. No. 1276621185 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. 5,04,020/- and Stamp Duty paid by Stamp Rs 50 by online = Rs 5,04,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 38596, 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 WE Online on 21/08/2017 2:09PM with Govt. Ref. No: 192017180060846211 on 21-08-2017, Amount Rs: 5,04,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1276621185 on 21-08-2017, Head of Account 0030-02-103-003-02

Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAI
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 149640 to 149670

being No 160505526 for the year 2017.

Seal of the Additional District Sub-Registrar, Alipore, South 24 Parganas

Digitally signed by AMITAVA CHANDA
Date: 2017.08.31 16:12:16 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 31/08/2017 16:12:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)