

3145/12

I. 2769/14



अभिषेक पत्रिम बंगाल WEST BENGAL

V 239284

Certified that the document is admitted to register. The signature above/s and the endorsement printed attached with the document are the part of this document.

Actd. Dist. Secy. Registrar, West. Bengal by Registrar

18 MAY 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 15th day of MAY, 2017

BETWEEN



2A

V 639568

16412

R. Kumar
Advocate
High Court, Kolkata

NAME.....
 ADD.....
 RS.....

11 MAY 2017

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C.S. Court

11 MAY 2017
11 MAY 2017


NCTD
2643

RUDRAPRIYA ABASAN LLP

 Partner


NCTD
2644
Anu Khow Mukherjee


NCTD
2645

- Ashis Mukherjee

NCTD
2646

- S. Banerjee
Sanjay Prasad Shaw
Shri Shankar Prasad Shaw
36A A-7 C Bose Road K-17



Signature.....

15 MAY 2017

ADOL DIST. SUB-REGISTRAR
 ALIPORE, SOUTH 24 P.W.S.

(1) ARUN KUMAR MUKHERJEE (I.T. PAN NO. AIUPM 5595L), son of Late Kamala Charan Mukherjee, by faith Hindu, by nationality Indian, by occupation Retired, residing at Chakdah (Dhali Para), P.O. Purba Putiary, P.S. Regent Park, Kolkata 700 093, **(2) ASHIS MUKHERJEE (I.T. PAN NO. ADMPM 3570C)**, son of Late Kamala Charan Mukherjee, by faith Hindu, by nationality Indian, by occupation Retired, residing at 166, Karunamoyee Chat Road, "Shuvam Apartment", 2nd floor, P.O. Haridevpur, previously within Behala P.S., now within Haridevpur P.S., Kolkata 700 082, **and (3) SUCHARITA BANERJEE (I.T. PAN NO. AEFPPB 4465B)**, daughter of Late Kamala Charan Mukherjee, by faith Hindu, by nationality Indian, by occupation Housewife, residing at 91C, Mahatma Gandhi Road, "Titas Apartment", 3rd floor, P.O. Haridevpur, previously within Behala P.S., now within Haridevpur P.S., Kolkata 700 082, hereinafter collectively referred to as the **"OWNERS/VENDORS"** (which term or expression shall unless excluded by or repugnant to the subject or context, include his/her/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 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



Signature.....

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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 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 Stripati 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 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. 1, 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 First Part Sripati Mukhopadhyay was allotted out of the said Land **ALL THAT** piece or parcel of divided and demarcated revenue paying land being the Western side together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 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



Signature.....
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renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), more fully and particularly described in Schedule "KHA" there under written together with undivided 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 property and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025) mentioned in the said Partition Deed and hereinafter for the sake of brevity referred to as the "SAID LAND AND PREMISES".

E. AND WHEREAS the said Sripati Mukhopadhyay, a Hindu, governed by the Hindu Law died intestate on 30.09.1966 leaving behind him and surviving his wife Prabhabati Mukherjee and two sons namely Kamala Charan Mukherjee and Ambika Charan Mukherjee as his only heirs and legal representatives and none else who jointly inherited the estate of the said Sripati Mukhopadhyay and/or share and/or interest in the said Land and Premises.

F. AND WHEREAS the said Prabhabati Mukherjee, a Hindu, governed by the Hindu Law died intestate on 05.10.1973 leaving behind her and surviving her two sons namely Kamala Charan Mukherjee and Ambika Charan Mukherjee as her only heirs and legal representatives and none else who jointly inherited the estate of the said Prabhabati Mukherjee and/or each having undivided half share and/or interest in the said Land and Premises.



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G. AND WHEREAS the said Kamala Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 13.11.1989 leaving behind him surviving his wife Santi Mukherjee and two sons namely Arun Kumar Mukherjee and Ashis Mukherjee and three daughter namely Sucharita Banerjee, Nandita Bandhopadhyay and Chhanda Chattopadhyay as his only heirs and legal representatives and none else who jointly inherited the estate of the said Kamala Charan Mukherjee and/or undivided share and/or interest in the said Land and Premises.

H. AND WHEREAS by a registered Deed of Gift dated 18.10.2000 and duly registered in the office of the D.S.R. I, Alipore and recorded in Book No. 1, Volume No. 35, Pages 239 to 248 and Being No. 1286 for the year 2000 and made between the said Santi Mukhopadhyay, therein called and referred to as the Donor of the One Part and the said Arun Kumar Mukhopadhyay (Mukherjee) and Ashis Mukhopadhyay (Mukherjee), therein jointly called and referred to as the Donees of the Other Part, the said Donor out of her natural love and affection which she bears for the Donees, gifted and/or transferred her entire right, title and interest in respect of **ALL THAT** undivided 1/12th share and/or interest in **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (1/12th share being 135 Sq. Ft. a little more or less) together with right title and interest in common passage 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



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and renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), unto and in favour of the said Donnes.

1. AND WHEREAS by a registered Deed of Gift dated 18.10.2000 and duly registered in the office of the D.S.R. 1, Alipore and recorded in Book No. 1, Volume No. 35, Pages 249 to 260 and Being No. 1287 for the year 2000 and made between the said Nandita Bandhopadhyay and Chhanda Chattopadhyay, therein jointly called and referred to as the Donors of the One Part and the said Arun Kumar Mukhopadhyay (Mukherjee) and Ashis Mukhopadhyay (Mukherjee), therein jointly called and referred to as the Donees of the Other Part, the said Donors out of their natural love and affection which they bears for the Donees, gifted and/or transferred their entire right, title and interest in respect of **ALL THAT** undivided 1/6th share and/or interest in **ALL THAT** piece or parcel of land together with Structures standing thereon by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (1/6th share being 270 Sq. Ft. a little more or less) together with right title and interest in common passage 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. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), unto and in favour of the said Donnes.



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15 MAY 2017

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J. AND WHEREAS the said Ambika Charan Mukherjee, a Hindu, governed by the Hindu Law died intestate on 30.06.1996 leaving behind him surviving his wife Juthika Mukherjee and two sons namely Pranab Kumar Mukherjee and Prabir Mukherjee as his only heirs and legal representatives and none else who jointly inherited the estate of the said Ambika Charan Mukherjee and/or each having undivided 1/6th share and/or interest in the said Land and Premises.

K. AND WHEREAS thus the said Arun Kumar Mukherjee, Ashis Mukherjee, Sucharita Banerjee, Juthika Mukherjee, Pranab Kumar Mukherjee and Prabir Mukherjee became the joint and absolute owners in respect of **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 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. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided 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 property and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025) mentioned in the said Partition Deed and got their names mutated and/or recorded in the records of the Kolkata Municipal Corporation in respect of the Said Land and Premises.



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L. AND WHEREAS thus the Vendors herein namely Arun Kumar Mukherjee, Ashis Mukherjee and Sucharita Banerjee became the joint and absolute owners in respect of **ALL THAT** undivided and undemarcated 50% right title and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottah 02 Chittaks 04 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. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided 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 property and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025) 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 WHEREAS in addition to the above, the Vendors have represented and declared to the Purchaser as follows:

- (a) That the Vendors are the sole 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 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.

(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 regarding the title or of any other nature whatsoever in respect of the said property or any part thereof.

(g) That the Vendors have not entered into any agreement for sale, transfer, let out with any other person or persons whosever and/or



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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** undivided and un-demarcated 50% right title and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottahs 02 Chittaks 04 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. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided 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 property and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025) mentioned in the said Partition Deed, more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**, the Purchaser has orally agreed to part with the money and to purchase the said property for and at a total consideration of Rs. 69,00,000/- (Rupees



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Sixty Nine 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. 69,00,000/- (Rupees Sixty Nine 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 vendor 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 **ALL THAT** undivided and un-demarcated 50% right title and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottahs 02 Chittaks 04 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 renumbered as Premises No. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided 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 property and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane,



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P.S. Bhowanipore, Kolkata 700 025) 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 vendor 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 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



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15 MAY 1957

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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)

ALL THAT undivided and un-demarcated 50% and/or entire right title and interest in **ALL THAT** piece or parcel of land by ad-measurement containing an area of about 02 Cottahs 04 Chittaks 08 Sq. Ft. a little more or less (50% being 01 Cottahs 02 Chittaks 04 Sq. Ft. a little more or less) together with G+1 storied old dilapidated structure having Cement Flooring standing thereon and measuring approximately 2500 Sq. Ft. (50% being 1250 Sq. Ft. 625 Sq. Ft. on the Ground floor and 625 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. 2A, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025, Ward No. 72, District 24 Parganas (South), together with undivided 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



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property and commonly used by the owners of Premises No. 2A, 2B and 2C, Mullick Lane, P.S. Bhowanipore, Kolkata 700 025) 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 (04 Feet Wide)
- On The South : By Common Passage (04 Feet Wide)
- On The East : By Premises Nos. 2B & 2C, Mullick Lane, Kolkata
- On The West : By Premises No. 3, Mullick Lane, Kolkata

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

Asis Mukherjee

Asis Mukherjee

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

WITNESSES: 1. *Asis Mukherjee* 5. *Banerjee*

2. *Asis Mukherjee* RA Mullick Lane, P.S. Bhowanipore, Kolkata 700 025

VENDORS

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

WITNESSES: 1. *Asis Mukherjee*

[Signature]
HUDRAPRIYA ABASAN LLP
Partner

PURCHASER

2. *Sanjay Prasad Shaw*
36A P.S. C Bose Road Kal-17



Signature.....

15 MAY 1947

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ALIPORE, SOUTH 24 PGS.

MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchaser the within mentioned sum of **Rs. 69,00,000/- (Rupees Sixty Nine 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	036289	15.05.17	Rs. 11,38,500/-
BANDHAN BANK	036290	15.05.17	Rs. 28,46,250/-
BANDHAN BANK	036291	15.05.17	Rs. 28,46,250/-
			Less TDS @ 1% Rs. 69,000/-

Total Rs. 69,00,000/-

(Rupees Sixty Nine Lacs) only

Am Kesor Baskhija

WITNESSES:

1. *Ashim Mukherjee*
Ashim Mukherjee



2. *Sanjay Prasad Shaw*

S. Banerjee

VENDORS



Drafted by:-

Kishor Kumar Pal
Advocate
W/O. A. B. 636/84
Allipore Police Court,
Kolkata - 87



Signature.....
15 MAY 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

SPECIMEN FORM FOR TEN FINGERPRINTS



Anwar Kabeer Mankharia

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



Ashis Mankharia

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



S. Banerjee

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



Signature.....

15 MAY 1957

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



Signature.....

15 MAY 2017

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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 1605000639568/2017



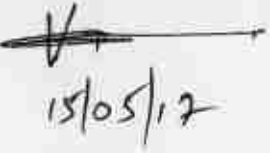
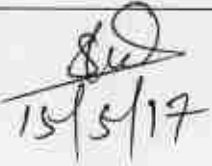
1. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ARUN KUMAR MUKHERJEE CHAKDAH, DHALI PARA, P.O.- PURBA PUTIARY, P.S.- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700093	Seller			<i>Arun Kumar Mukherjee</i> 15/5/17
2	Mr ASHIS MUKHERJEE 166, KARUNAMOYEE GHAT ROAD, SHUVAM APARTMENT, P.O.- HARIDEVPUR, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700082	Seller			<i>Ashis Mukherjee</i> 15/05/17
3	Mrs SUCHARITA BANERJEE 91C, MAHATMA GANDHI ROAD, TITAS APARTMENT, P.O.- HARIDEVPUR, P.S.- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700082	Seller			<i>S. Banerjee</i> 15.5.17

10/10/10

Date	Description	Debit	Credit	Balance
10/10/10	Opening Balance			100.00
10/11/10	Cash	50.00		50.00
10/12/10	Bank		20.00	70.00
10/13/10	Cash	30.00		100.00
10/14/10	Bank		10.00	90.00
10/15/10	Cash	10.00		100.00
10/16/10	Bank		5.00	95.00

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

SI 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 [RUDDRAP RIYA ABASAN LLP]			 7/5/17
1	Mr SANJAY PRASAD SHAW Son of Mr SANKAR PRASAD SHAW 36A, A.J.C. BOSE ROAD, P.O:- PARK STREET, P.S.- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017		Identifier of Mr ARUN KUMAR MUKHERJEE, Mr ASHIS MUKHERJEE, Mrs SUCHARITA BANERJEE, Mr VIKRAM SIKARIA		 7/5/17

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



Arun Kumar Mukherjee



valid thru term PERMANENT ACCOUNT NUMBER

ADMPM3570C



DATE ASSIGNED
ASHIS MUKHERJEE

FATHER'S NAME
KAMALACHARAN MUKHERJEE

DATE OF BIRTH

29-03-1957

DR. D. Das

SECRETARY, I.C.T.

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

PROBES SIGNATURE

Ashis Mukherjee

Ashis Mukherjee

एन एनई डी सी / एनए सीडी एन एनए सीडी एनए सीडी
एनए सीडी डी सीडी / एनए सीडी / एनए सीडी डी
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सीडी डी एनए सीडी.

एनए सीडी - ७०० ००९.

In case this card is lost/ found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-2,

Chowringhee Square,

Calcutta- 700 009.

संविदं संविदं संविदं / PERMANENT ACCOUNT NUMBER
AEEFPB4465B


संविदं संविदं
SUCHARITA BANERJEE

संविदं संविदं संविदं / FATHER'S NAME
DEB BANERJEE

संविदं संविदं / DATE OF BIRTH
08-03-1955

संविदं संविदं
DEB BANERJEE

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



संविदं संविदं संविदं
S. Banerjee

S. Banerjee



~~RU~~
RUDRAPRIYA ABASAN LLP
Partner



ELECTION COMMISSION OF INDIA

ভাৰতীয় নিৰ্বাচন আয়তন

IDENTITY CARD

সংখ্যা: ১৩৮

WB/22/ISS/076138



Elector's Name

Show Sanyukta
সং মায়ের

Status as

Father/Mother/
Husband's Name

Shokur
শেখর

Residence

৭১

Sex

M

Pin

৭১

Age as on 1.1.1995

31

১৯৯৫ সাল

৩১

Handwritten signature

Address
৩৫/৭/৩, Bose Road, Calcutta.

Name
৩৫/৭/৩ বোস রোড কলকাতা

Handwritten signature

Favourite Signature
Elector's Registered as: Male
মহিলা

FOR: 153 VENTALLY
Assentee/Contributory
সং মায়ের

Place
Calcutta
৩৫/৭/৩

Date
14/12/95

৩৫/৭/৩

GOVERNMENT OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-001137787-1 Payment Mode: Online Payment
GRN Date: 15/05/2017 15:57:24 Bank: ICICI Bank
BRN: 1211320326 BRN Date: 15/05/2017 15:59:53

DEPOSITOR'S DETAILS

Id No. : 160500006395668/11/2017
(Query No./Query Year)

Name: RUDRAPRIYA ABASAN LLP
Contact No.: 03324742517 Mobile No.: +91 93310722066
E-mail: pkssab@gmail.com
Address: 5A EARLE STREET GROUND FLOOR KOLKATA 700026
Applicant Name: MR ABHISHEK CHOWDHARY
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 10

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	160500006395668/11/2017	Property Registration- Stamp duty	0030-02-103-003-02	483020
2	160500006395668/11/2017	Property Registration- Registration Fees	0030-03-104-001-16	69014

Total

552034

In Words: Rupees Five Lakh Fifty Two Thousand Thirty Four only

Major Information of the Deed

Deed No. :	I-1605-022769/2017	Date of Registration	18/05/2017
Query No / Year	1605-0000639568/2017	Office where deed is registered	
Query Date	11/05/2017 12:24:17 PM	A.D.S.R. ALLIPORE, 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			
Set Forth value	Market Value		
Rs. 69,00,000/-	Rs. 69,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,83,070/- (Article:23)	Rs. 69,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip, (Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 2 Chatak 4 Sq Ft	59,62,500/-	59,62,500/-	Width of Approach Road: 4 Ft.
Grand Total :						1,8654Dec	59,62,500 /-	59,62,500 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1250 Sq Ft.	9,37,500/-	9,37,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 625 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 625 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1250 sq ft	9,37,500 /-	9,37,500 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ARUN KUMAR MUKHERJEE Son of Late KAMALA CHARAN MUKHERJEE CHAKDAH, DHALI PARA, P.O.- PURBA PUTIARY, P.S.- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIUJPM5595L, Status :Individual, Executed by: Self, Date of Execution: 15/05/2017 , Admitted by: Self, Date of Admission: 15/05/2017 , Place : Pvt. Residence</p>

2	Mr ASHIS MUKHERJEE Son of Late KAMALA CHARAN MUKHERJEE 166, KARUNAMOYEE GHAT ROAD, SHUVAM APARTMENT, P.O:- HARIDDEVPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADM/PM3570C, Status :Individual, Executed by: Self, Date of Execution: 15/05/2017 , Admitted by: Self, Date of Admission: 15/05/2017 ,Place : Pvt. Residence
3	Mrs SUCHARITA BANERJEE Daughter of Late KAMALA CHARAN MUKHERJEE 91C, MAHATMA GANDHI ROAD, TITAS APARTMENT, P.O:- HARIDDEVPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEF/PM4465B, Status :Individual, Executed by: Self, Date of Execution: 15/05/2017 , Admitted by: Self, Date of Admission: 15/05/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RUDRAPRIYA ABASAN LLP (LLP) 5A, EARLE STREET, P.O:- KALIGHAT, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAV/FR3498J, Status :Organization

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.:: ALL/PS1646L Status : Representative, Representative of : RUDRAPRIYA ABASAN LLP (as PARTNER)

Identifier Details :

Name & address	
Mr SANJAY PRASAD SHAW Son of Mr SANKAR PRASAD SHAW 36A, A.J.C. BOSE ROAD, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr ARUN KUMAR MUKHERJEE, Mr ASHIS MUKHERJEE, Mrs SUCHARITA BANERJEE, Mr VIKRAM SIKARIA	

Transfer of property for L1		To. with area (Name-Area)
Sl.No	From	
1	Mr ARUN KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-0.621806 Dec
2	Mr ASHIS MUKHERJEE	RUDRAPRIYA ABASAN LLP-0.621806 Dec
3	Mrs SUCHARITA BANERJEE	RUDRAPRIYA ABASAN LLP-0.621806 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARUN KUMAR MUKHERJEE	RUDRAPRIYA ABASAN LLP-416.667 Sq Ft
2	Mr ASHIS MUKHERJEE	RUDRAPRIYA ABASAN LLP-416.667 Sq Ft
3	Mrs SUCHARITA BANERJEE	RUDRAPRIYA ABASAN LLP-416.667 Sq Ft

Endorsement For Deed Number : I - 160502769 / 2017

On 11-05-2017

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 69,00,000/-



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

On 15-05-2017

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

Presented for registration at 17:30 hrs on 15-05-2017, at the Private residence by Mr VIKRAM SIKARIA ..

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

Execution is admitted on 15/05/2017 by 1. Mr ARUN KUMAR MUKHERJEE, Son of Late KAMALA CHARAN MUKHERJEE, CHAKDAH, DHALI PARA, P.O: PURBA PUTIARY, Thana: Regent Park, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Retired Person, 2. Mr ASHIS MUKHERJEE, Son of Late KAMALA CHARAN MUKHERJEE, 166, KARUNAMOYEE GHAT ROAD, SHUVAM APARTMENT, P.O: HARIDVPPUR, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Retired Person, 3. Mrs SUCHARITA BANERJEE, Daughter of Late KAMALA CHARAN MUKHERJEE, 91C, MAHATMA GANDHI ROAD, TITAS APARTMENT, P.O: HARIDVPPUR, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife

Indetified by Mr SANJAY PRASAD SHAW, ., Son of Mr SANKAR PRASAD SHAW, 36A, A.J.C. BOSE ROAD, P.O: PARK STREET, Thana: Park Street, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Business

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

Execution is admitted on 15-05-2017 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. Identified by Mr SANJAY PRASAD SHAW, ., Son of Mr SANKAR PRASAD SHAW, 36A, A.J.C. BOSE ROAD, P.O.: PARK STREET, Thana: Park Street, . Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Business



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

On 16-05-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,014/- (A(1) = Rs 69,000/-, E = Rs 14/-) and Registration Fees paid by by online = Rs 69,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2017 3:59PM with Govt. Ref. No: 192017180011377871 on 15-05-2017, Amount Rs: 69,014/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 1211320326 on 15-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,83,020/- and Stamp Duty paid by by online = Rs 4,83,020/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/05/2017 3:59PM with Govt. Ref. No: 192017180011377871 on 15-05-2017, Amount Rs: 4,83,020/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 1211320326 on 15-05-2017, 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

On 18-05-2017

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,83,020/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 16412, Amount: Rs.50/-, Date of Purchase: 11/05/2017, Vendor name: S Mukherjee



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 72480 to 72512
being No 160502769 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.05.22 13:14:45 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 22-05-2017 13:14:44
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)