4192/17

I 3639/17

भारतीय गैर न्यायिक

भारत

पचास रुपये

FIFTY RUPEES

रु.50

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

V 244730

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
Uluberia, Howrah

21 JUN 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 20th day of JUNE, 2017

BETWEEN

18163

R. Kumar
Advocate
High Court, Kolkata

Rs. 5/-
15 MAY 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
28A, K. S. Roy Road, Kol-1

(VIKRAM SIKARIA)

15 MAY 2017
15 MAY 2017

V (T)
3566

RUDRAPRIYA ABASAN LLP

Partner

V (T)
3567

Aparna Niyogi
APARNA NIYOGI
[As Constituted Attorney
of Ramola Sen Niyogi]

Seal of the Additional Dist. Sub-Registrar
Alipore, South 24 Pgs.

Signature.....
20 JUN 2017
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Identified by

Sanjay Prasad Shaw
S/o Sankar Prasad Shaw
Business
36A, A. J. C Bose Road.
P.S & P.O. Park street
Kolkata – 700 017

SMT. RAMOLA SEN NIYOGI (I.T. PAN NO. BDMPN 7994L), wife of Late Saradindu Niyogi, previously residing at 24, Priya Nath Mullick Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata 700 025 and now residing at I-1667, C. R. Park, 2nd floor, New Delhi 110 019, being represented by her constituted attorney **SMT. APARNA NIYOGI (I.T. PAN NO. ADIPN 4804E),** wife of Late Amitava Niyogi, residing at Premises No. 24, Priya Nath Mullick Road, P.S. Bhowanipore, P.O. Bhowanipore, Kolkata 700 025, by virtue of a Power of Attorney dated 16.06.2017 and duly registered in the office of the Sub-Registrar V, Kalkaji, Mehrauli, New Delhi and recorded in Book No. 4, Volume No. 4252, Pages 146 to 151 and Being No. 662 for the year 2017 hereinafter called and referred to as the **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the subject or context, include her 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 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.**

Signature.....

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A. **WHEREAS** by a Deed of Conveyance dated March 03rd, 1937 duly registered in the office of the District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 20, Pages 159 to 164 and Being No. 716 for the year 1937 and made between one Surapati Mukhopadhyay and Sriparti Mukhopadhyay, therein jointly called and referred to as the Vendors of the One Part and One Subodh Kumar Niyogi, Sudhendu Kumar Niyogi, Saradindu Kumar Niyogi and Himangshu Kumar Niyogi, therein collectively called and referred to as the Purchasers of the Other Part, the said Vendors for the valuable consideration therein mentioned sold transferred and conveyed **ALL THAT** piece or parcel of revenue free land by ad-measurement containing an area of about 01 Cottah 01 Chittak 10 Sq. Ft. a little more or less situate and being a portion of Premises No. 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301), in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and also **ALL THAT** piece or parcel of revenue paying land being Plot No. "C" by ad-measurement containing an area of 02 Cottahs 13 Chittaks and 3.33 Square feet more or less situate and being Old Municipal Premises No. 8 and portion of 8/1, Mullick Lane, being a Part of Holding No. 325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, more fully and particularly

Signature.....

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ADDL. DIST. SUB-REGISTRAR
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described in the Schedule there under written, unto and in favour of the said Purchasers.

B. **AND WHEREAS** the said Subodh Kumar Niyogi, Sudhendu Kumar Niyogi, Saradindu Kumar Niyogi and Himangshu Kumar Niyogi became the joint and absolute owners in respect of **ALL THAT** piece or parcel of land measuring an area of about 03 Cottahs 12 Chittaks 30 Sq. Ft. a little more or less (along with/besides the common passage) situate and being a portion of old Municipal Premises No. 8 and portion of 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301) and Holding No. 325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22 and 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and the said two Premises being adjacent to each other have been amalgamated into one premises and the said two premises are now known and renumbered as 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025, hereinafter for the sake of brevity referred to as the **Said Entire Property,** free from all encumbrances, liens, charges, lispendences, trusts and attachments whatsoever and howsoever.

C. **AND WHEREAS** the said Subodh Kumar Niyogi, a Hindu, governed by the Hindu Law died intestate on 22.12.1983 leaving behind him surviving his wife Bela Niyogi, two daughters namely Anju Sengupta

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South 24 Pgs.

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and Archana Sengupta and one son Sadhan Niyogi (since deceased) as his only heirs and legal representatives and none else who jointly inherited the estate of the said Subodh Kumar Niyogi and/or the undivided 1/4th share and/or interest in the Said Entire Property.

D. **AND WHEREAS** the said Bela Niyogi, a Hindu, governed by the Hindu Law died testate on 27.03.1986 after executing her last Will and Testament dated 21.09.1984 whereby and where under she gave, devised and bequeathed her undivided 1/16th share and/or interest in the said entire property in its entirety to his only son Sadhan Kumar Niyogi.

E. **AND WHEREAS** after the death of the said Bela Niyogi, the Legatee/executor namely Sadhan Kumar Niyogi duly applied for grant of probate vide Act 39 Case No. 364 of 1986 in respect of her said last Will dated 21.09.1984 and the Ld. District Delegate at Alipore in its Testamentary and Intestate Jurisdiction vide Order dated 01.03.1990 duly granted probate in respect of her last Will and testament.

F. **AND WHEREAS** the said Sadhan Kumar Niyogi, a Hindu, governed by the Hindu Law died intestate on 16.08.2012 leaving behind him surviving his wife Dolan Niyogi and his two daughters namely Ananya Bhattacharya and Nayana Hazra as his only heirs and legal representatives and none else who jointly inherited the estate of the said Sadhan Kumar Niyogi and/or the undivided 1/8th share and/or interest in the Said Entire Property.

G. **AND WHEREAS** the said Sudhendu Kumar Niyogi, a Hindu, governed by the Hindu Law died intestate on 26.04.1984 leaving behind him

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surviving his wife Jhunu Niyogi, four daughters namely Manika Sen (since deceased), Sunipa Dasgupta, Purabi Sengupta and Sushmita Dasgupta and two sons namely Himendu Niyogi and Mahadeb Niyogi as his only heirs and legal representatives and none else who jointly inherited the estate of the said Sudhendu Kumar Niyogi and/or the undivided 1/4th share and/or interest in the Said Entire Property.

H. **AND WHEREAS** the said Jhunu Niyogi, a Hindu, governed by the Hindu Succession Act, 1956 died intestate on 26.10.1985 leaving behind her surviving her four daughters namely Manika Sen (since deceased), Sunipa Dasgupta, Purabi Sengupta and Sushmita Dasgupta and two sons namely Himendu Niyogi and Mahadeb Niyogi as her only heirs and legal representatives and none else who jointly inherited the estate of the said Jhunu Niyogi and/or the undivided 1/4th share and/or interest in the Said Entire Property left by the said Sudhendu Kumar Niyogi.

I. **AND WHEREAS** the said Manika Sen, a Hindu, governed by the Hindu Law died intestate on 04.01.2014 leaving behind her surviving her only son Koosal Sen as her only heir and legal representative and none else who inherited the estate of the said Manika Sen and/or the undivided share and/or interest in the Said Entire Property. Her husband Shyamal Sen predeceased her on 07.07.1994.

J. **AND WHEREAS** by a Deed of Gift dated 17th June, 2016 and duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 1605-2016, Pages 113811 to 113828 and Being No. 160504192 for the year 2016 and made between the said Purabi Sengupta, therein called and referred to as the Donor of

Signature.....

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the One Part and the said Himendu Kumar Niyogi, therein called and referred to as the Donee of the Other Part, the said Donor for the Love and affection which she bears and had for the donee gifted and/or transferred her undivided 1/24th share and/or interest and/or her entire right title and interest in **ALL THAT** piece or parcel of land lying and situate at Premises No. 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025, District 24 Parganas (South), unto and in favour of the said Donee.

K. **AND WHEREAS** the said Saradindu Niyogi, a Hindu, governed by the Hindu Law died testate on 27.11.1979 after executing her last Will and Testament whereby and where under he gave, devised and bequeathed his undivided 1/4th share and/or interest in the said entire property in its entirety to his only son Amitava Niyogi.

L. **AND WHEREAS** after the death of the said Saradindu Niyogi, the said Legatee/executor namely Amitava Niyogi duly applied for grant of probate vide Act 39 Case No. 176 of 1981 in respect of his said last Will and the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction vide Order dated 23.09.1981 duly granted probate in respect of his last Will and testament.

M. **AND WHEREAS** the said Amitava Niyogi, a Hindu, governed by the Hindu Law died intestate on 05.09.2014 leaving behind him surviving his Wife Aparna Niyogi and his mother Ramola Niyogi (the Vendor herein) as his only heirs and legal representatives and none else who

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jointly inherited the estate of the said Amitava Niyogi and/or his undivided share and/or interest in the Said Entire Property.

N. **AND WHEREAS** the said Himangshu Kumar Niyogi, a Hindu bachelor, governed by the Hindu Law died testate on 11.02.2001 after executing his last Will and Testament dated 15.02.1969 whereby and where under he gave, devised and bequeathed his undivided 1/4th share and/or interest in the said Entire property in its entirety to his nephew Mahadeb Niyogi.

O. **AND WHEREAS** after the death of the said Himangshu Kumar Niyogi, in the absence/non-availability of the executor, the Legatee under the said Will duly applied for Letter of Administration vide O.S. No. 06 of 2004 in respect of the said last Will dated 15.02.1969 and the Ld. Additional District Judge 6th Court, Alipore vide Order dated 07.02.2008 duly granted letter of administration in respect of the said last Will and testament dated 15.02.1969.

P. **AND WHEREAS** thus the Vendor herein namely Ramola Sen Niyogi became the sole and absolute owner in respect of **ALL THAT** undivided 12.5% share and/or interest in **ALL THAT** piece or parcel of land measuring an area of about 03 Cottahs 12 Chittaks 30 Sq. Ft. a little more or less (12.5% being 07 Chittaks 26.25 Sq. Ft. a Little more or less or 341.25 Sq. Ft.) together with G+II storied structure standing thereon and measuring approximately 4500 Sq. Ft. (12.5% being 562.50 Sq. Ft.) situate and being a portion of old Municipal Premises No. 8 and 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301) and Holding No.

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325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22 and 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and the said two Premises being adjacent to each other have been amalgamated into one premises and the said two premises are now known and numbered as 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025 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, attachments whatsoever and howsoever and the said property is now mutated and/or recorded in the records of the Kolkata Municipal Corporation in the name of Subodh Kumar Niyogi, Sudhendu Kumar Niyogi, Amitava Niyogi and Mahadeb Niyogi.

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,

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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 her 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 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 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 whosoever and/or any other agreement whatsoever in

Signature.....

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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** undivided 12.5% share and/or interest in **ALL THAT** piece or parcel of land measuring an area of about 03 Cottahs 12 Chittaks 30 Sq. Ft. a little more or less (12.5% being 07 Chittaks 26.25 Sq. Ft. a Little more or less or 341.25 Sq. Ft.) together with G+II storied structure standing thereon and measuring approximately 4500 Sq. Ft. (12.5% being 562.50 Sq. Ft.) situate and being a portion of old Municipal Premises No. 8 and 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301) and Holding No. 325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22 and 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and the said two Premises being adjacent to each other have been amalgamated into one premises and the said two premises are now known and numbered as 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025,

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Alipore, South 24 Pgs.

Signature.....

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ALIPORE, SOUTH 24 PGS.

District 24 Parganas (South), 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. 50,00,000/- (Rupees Fifty 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. 50,00,000/- (Rupees Fifty 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, convey, transfer, assign and assure unto and to the use of the Purchaser her ownership entitlements, right, title and interest in **ALL THAT** undivided 12.5% share and/or interest in **ALL THAT** piece or parcel of land measuring an area of about 03 Cottahs 12 Chittaks 30 Sq. Ft. a little more or less (12.5% being 07 Chittaks 26.25 Sq. Ft. a Little more or less or 341.25 Sq. Ft.) together with G+II storied structure standing thereon and measuring approximately 4500 Sq. Ft. (12.5% being 562.50 Sq. Ft.) situate and being a portion of old Municipal Premises No. 8 and 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301) and Holding No. 325 (formerly No. 354), being Plot

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No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22 and 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and the said two Premises being adjacent to each other have been amalgamated into one premises and the said two premises are now known and numbered as 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025, District 24 Parganas (South), 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 vendors do hereby covenant with the Purchaser that **NOTWITHSTANDING** any act, deed, matter and things, by the Vendor 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 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,

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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.

THE SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY HEREBY CONVEYED)

ALL THAT undivided 12.5% share and/or interest in **ALL THAT** piece or parcel of land measuring an area of about 03 Cottahs 12 Chittaks 30 Sq. Ft. a little more or less (12.5% being 07 Chittaks 26.25 Sq. Ft. a Little more or less or 341.25 Sq. Ft.) together with G+II storied structure standing thereon and measuring approximately 4500 Sq. Ft.

Signature.....

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ALIPORE, SOUTH 24 PGS.

(12.5% being 562.50 Sq. Ft. having cement flooring and approximately 20 years old) situate and being a portion of old Municipal Premises No. 8 and 8/1, Mullick Lane and being a Part of Holding No. 325 (formerly No. 301) and Holding No. 325 (formerly No. 354), being Plot No. 98 of surplus land of Improvement Scheme No. 5, in Division VI, Sub Division M, Dihi Panchannagram, in the District of 24 Parganas, Thana Bhowanipore, and renumbered as Premises No. 22 and 24, Priya Nath Mullick Road, P.S. Bhowanipore, District 24 Parganas, and the said two Premises being adjacent to each other have been amalgamated into one premises and the said two premises are now known and numbered as 24, Priya Nath Mullick Road, P.S. Bhowanipore, within the local limits of the Kolkata Municipal Corporation, Ward No. 72, Kolkata 700 025, District 24 Parganas (South) and butted and bounded in the following manner:-

On The North	**: By Premises No. 20, Priyanath Mullick Road, Kolkata.**
On The South	**: By Premises No. 6, Bakul Bagan Road, Kolkata.**
On The East	**: By Priyanath Mullick Road, Kolkata**
On The West	**: By Premises No. 8/3, Mullick Lane, Kolkata**

Seal of the Additional Dist. Sub-Registrar, Alipore, South 24 Pgs.

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
   122/1 d, Matilal Nehru Road
   Kolkata - 700029

2. Sramana Das
   New Alipore, Block - R
   Kolkata - 53

Aparna Niyogi
APARNA NIYOGI
[As Constituted Attorney of Ramola Sen Niyogi]

VENDOR

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

WITNESSES:

1 Prabir Ghosh

RUDRAPRIYA ABASAN LLP

Partner

PURCHASER

2. Sramana Das

Seal of the Additional Dist. Sub-Registrar
Alipore, South 24 Pgs.

Signature.....

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ALIPORE, SOUTH 24 PGS.

MEMO OF CONSIDERATION

RECEIVED from the within mentioned Purchaser the within mentioned sum of **Rs. 50,00,000/- (Rupees Fifty Lacs) only** being the consideration money as per memo below.

BANK NAME	DD/CHEQUE NO.	DATED	AMOUNT(Rs)
BANDHAN BANK	036254	02/05/17	RS.7,50,000/-
BANDHAN BANK	036372	14/06/17	RS.42,00,000/-
		Less:- TDS @1%	RS.50,000/-
		Total Rs.	50,00,000/-

(Rupees Fifty Lacs) only

WITNESSES:

1. Prabir Ghosh
   122/1 D, Motilal Nehru Road
   Kolkata - 700029
2. Sramana Das
   New Alipore, Block-'R'
   Kolkata - 53

Aparna Niyogi
APARNA NIYOGI
[As Constituted Attorney of Ramola Sen Niyogi]

VENDOR

Drafted by

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

Signature.....

20 JUN 2017

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

SPECIMEN FORM FOR TEN FINGERPRINTS

Aparna Mujoogi

	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					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature.....

20 JUN 2017

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

PREMISES
NO.24,PRIYANATH MULLICK
ROAD, KOLKATA- 700025.
LAND AREA
253.623 SQ.METRE
03K, 12CH, 30SFT
(MORE OR LESS)
RUDRAPRIYA ABASAN LLP
Partner
APARNA NIYOGI
[Ac Constituted Attorney
of Remote Sen Niyogi]
M.NORTH.
PRIYANATH MALLICK ROAD
12180
12650
21342
2543
4845
4284
2704
FIVE STORIED BUILDING
PREMISES NO.6A,PRIYANATH MALLICK ROAD
TWO STORIED BUILDING
ONE STORIED BUILDING
I
ACS
2956
7998
8444
1503
2594
3080
11358
3000
KMC ROAD
TWO STORIED BUILDING
PREMISES NO.8/3,MULLICK LANE
TWO STORIED BUILDING
PREMISES NO.2C,MULLICK LANE

Seal of the Additional Dist. Sub-Registrar
Alipore, South 24 Pgs.

Signature.....

20 JUN 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 16050000830490/2017

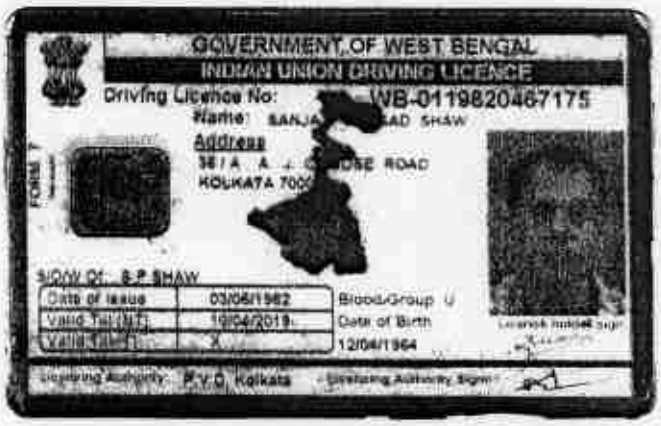
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs APARNA NIYOGI 24, PRIYA NATH MULLICK ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Attorney of Seller [Mrs RAMOLA SEN NIYOGI]			Aparna Niyogi 20.06.2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
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	Representative of Buyer [RUDRAPRIYA ABASAN LLP]			20/06/17
Sl No.	Name and Address of identifier		Identifier of		Signature with date
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		Mrs APARNA NIYOGI, Mr VIKRAM SIKARIA		20/06/2017

(Amitava Chanda)
ADDITIONAL DISTRICT
SUB-REGISTRAR

Seal of Sub-Registrar
Alipore, Sub-Registrar Office

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



GOVERNMENT OF WEST BENGAL

INDIAN UNION DRIVING LICENCE

Driving Licence No: WB-0119820467175

Name: SANJA[redacted]AD SHAW

Address

36 / A A. J. C[redacted]OSE ROAD

KOLKATA 700[redacted]

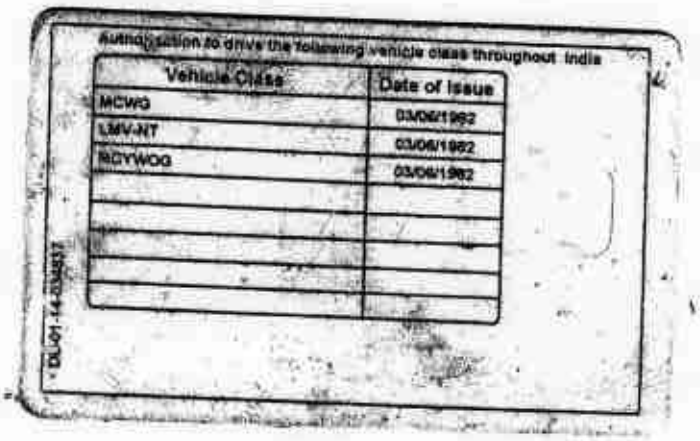
FORM 7

S/DOW OF: S P SHAW

Date of Issue	03/06/1982	Blood Group U
Valid Till (NT)	10/04/2019	Date of Birth 12/04/1964
Valid Till (T)	X	

Licence holder sign

Licensing Authority: R.T.O. Kolkata Licensing Authority Sign



Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
MCWG	03/06/1982
LMV-NT	03/06/1982
RCYWOG	03/06/1982

DL-01-14-034837

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

RAMOLA SEN NIYOGI

PARESH NATH SEN

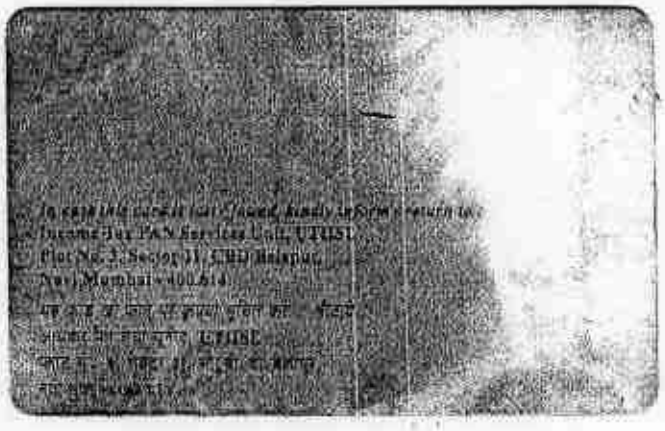
10/04/1918

Permanent Account Number

BDMPN7994L

Signature

Aparna Niyogi



RUDRAPRIYA ABASAN LLP

Partner


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
ALLPS1846L
VIKRAM SIKARIA
MAHABIR PRASAD SIKARIA
11/07/1972

Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-002084050-1 Payment Mode Online Payment

GRN Date: 19/06/2017 18:04:02 Bank : ICICI Bank

BRN : 1234045196 BRN Date: 19/06/2017 18:06:31

DEPOSITOR'S DETAILS

Id No. : 16050000830490/2/2017
[Query No./Query Year]

Name : VIKRAM SIKARIA

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 1

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050000830490/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	350020
2	16050000830490/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	50014
		Total		400034

In Words : Rupees Four Lakh Thirty Four only

Major Information of the Deed

Deed No :	**I-1605-03639/2017**	**Date of Registration**	**21/06/2017**
Query No / Year	**1605-0000830490/2017**	**Office where deed is registered**	
Query Date	**12/06/2017 9:31:43 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. 50,00,000/-		Rs. 50,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,50,070/- (Article:23)		Rs. 50,014/- (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: Priyanath Mallick Road, , Premises No. 24, 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		7 Chatak 26.25 Sq Ft	42,00,000/-	42,00,000/-	Property is on Road
	Grand Total :				**.782Dec**	**42,00,000 /-**	**42,00,000 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	562.5 Sq Ft.	8,00,000/-	8,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 187.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 187.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 187.5 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**562.5 sq ft**	**8,00,000 /-**	**8,00,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs RAMOLA SEN NIYOGI** Wife of Late SARADINDU NIYOGI 24, PRIYA NATH MULLICK ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BDMPN7994L, Status :Individual, Executed by: Attorney, Executed by: Attorney

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

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs APARNA NIYOGI** Wife of Late AMITAVA NIYOGI 24, PRIYA NATH MULLICK ROAD, P.O:- BHOWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: ADIPN4804E Status : Attorney, Attorney of : Mrs RAMOLA SEN NIYOGI

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 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 Mrs APARNA NIYOGI, Mr VIKRAM SIKARIA	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs RAMOLA SEN NIYOGI	RUDRAPRIYA ABASAN LLP-0.782031 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs RAMOLA SEN NIYOGI	RUDRAPRIYA ABASAN LLP-562.50000000 Sq Ft

Endorsement For Deed Number : I - 160503639 / 2017

On 20-06-2017

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

Presented for registration at 17:00 hrs on 20-06-2017, at the Private residence by Mr VIKRAM SIKARIA ,.

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 50,00,000/-

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

Execution is admitted on 20-06-2017 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 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

Executed by Attorney

Execution by Mrs APARNA NIYOGI, , Wife of Late AMITAVA NIYOGI, 24, PRIYA NATH MULLICK ROAD, P.O: BHOWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by profession House wife as the constituted attorney of Mrs RAMOLA SEN NIYOGI 24, PRIYA NATH MULLICK ROAD, P.O: BHOWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025 is admitted by him

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

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

On 21-06-2017

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 50,014/- (A(1) = Rs 50,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2017 6:06PM with Govt. Ref. No: 192017180020840501 on 19-06-2017, Amount Rs: 50,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1234045196 on 19-06-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,50,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 3,50,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18163, Amount: Rs.50/-, Date of Purchase: 15/05/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/06/2017 6:06PM with Govt. Ref. No: 192017180020840501 on 19-06-2017, Amount Rs: 3,50,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1234045196 on 19-06-2017, 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 96338 to 96370

being No 160503639 for the year 2017.

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

Digitally signed by AMITAVA CHANDA
Date: 2017.06.29 16:22:14 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 29/06/2017 16:22:13

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)