



भारतीय नैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 952658

310/121331  
M.V. 270, 00, 10/11/11  
Additional Registrar of Assurances  
Kolkata



Stamp duty is in conformity with the  
Registration. The Decree Sheet was the  
most recent copy made in this court  
in the part of the Decree.

*Suvarna*  
Registrar of Assurances  
of Assurances, Kolkata  
- 5 AUG 2010

- 5 AUG 2010

THIS INDENTURE made this 5<sup>th</sup> day of August . Two  
Thousand Nineteen BETWEEN (1) ASHOKE MUKHERJEE ALIAS ASHOKE KUMAR  
MUKHERJEE, having PAN AJAPM8200H, (2) AMIT MUKHERJEE ALIAS AMIT  
KUMAR MUKHERJEE, having PAN AZKPM9743R, (3) ALOKE KUMAR MUKHERJEE  
ALIAS ALOKE KUMAR MUKHERJEE, having PAN AHOPM8439L, all sons of Sushil  
Mukherjee alias Sushil Kumar Mukherjee alias Sushil Mohcherjee, deceased, all residing

S. KHAN

Advocate

10, Old Post Office Street,

Room No. 8 & 9

Kolkata-700 005

10 JUL 2019  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Nat-1

10 JUL 2019



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ADDITIONAL REGISTRAR  
OF ASSURANCE - II, KOLKATA  
- 5 JUL 2019

at 12, Gossain Lane, P.S. Shyampukur, P.O. Baghatar, Kolkata- 700003, all by Nationality- Indian, by Religion- Hindu and by Occupation- Business, hereinafter collectively called the "VENDORS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators and legal representatives) of the **ONE PART AND NST HOUSING DEVELOPMENT PRIVATE LIMITED**, having PAN AACCN0189L, a company incorporated under the companies Act, 1956 and having its registered office at 20/1, Manindra Nath Mitra Row, P.S. Muchipara, P.O. Amherst Street, Kolkata-700009, represented by one of its directors Sakti Pada Dhar, having PAN ACXPD7498Q, son of Manendra Kumar Dhar, deceased, residing at AK-123, Salt Lake City, Sector-II, P.S. Bidhan Nagar (East), P.O. Sech Bhawan, Kolkata-700091, by Nationality- Indian, by Religion- Hindu and by Occupation- Business, hereinafter called the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and assigns) of the **OTHER PART**;

**WHEREAS** by a Bill of Sale dated 28<sup>th</sup> August, 1925 one Shibabibash Mukherjee conveyed the Premises No. 2, Abhay Charan Ghosh Lane, Calcutta unto Brojo Gopal Mukherjee, Joy Gopal Mukherjee and Bejoy Gopal Mukherjee;

**AND WHEREAS** by a deed of Gift dated 14<sup>th</sup> June, 1927 and registered in the office of the Registrar of Assurances- Calcutta, in Book No. 1, Volume No. 53, Pages 281 to 287, Being No. 2451 for the year 1927 the said Hari Narayan Mukherjee granted, conveyed and transferred inter-alia Premises No. 2, Abhay Charan Ghosh Lane, Calcutta unto Sahil Kumar Mukherjee absolutely, and the said Brojo Gopal Mukherjee, Joy Gopal Mukherjee and Bejoy Gopal Mukherjee confirmed the said gift as they were the benamdar of Hari Narayan Mukherjee;





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**AND WHEREAS** thus the said Sushil Kumar Mukherjee became the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to interalia Premises No. 2, Abhoy Charan Ghosh Lane, Calcutta;

**AND WHEREAS** the said Sushil Kumar Mukherjee who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956, died intestate on 9<sup>th</sup> day of December, 1967; leaving behind him surviving his wife Sm. Annapurna Devi, three sons Ashoke Kumar Mukherjee, Amit Kumar Mukherjee and Aloke Kumar Mukherjee and three daughters Sm. Aloka Ganguly, Sm. Amita Mukherjee and Sm. Asoka Banerjee and interalia the said Premises No. 2, Abhoy Charan Ghosh Lane, Calcutta;

**AND WHEREAS** by a Deed of Gift dated 1<sup>st</sup> June, 1992, and registered in the office of the Registrar of Assurances, Calcutta in Book No. 1, Volume No. 416, Pages 19 to 28, Being No. 12009 for the year 1992, the said Sm. Annapurna Devi, Sm. Aloka Ganguly, Sm. Amita Mukherjee and Sm. Asoka Banerjee for the consideration therein mentioned granted, conveyed and transferred their undivided four equal seventh part or share in Premises No. 2, Abhoy Charan Ghosh Lane, Calcutta, particularly described in the schedule thereunder written unto their sons/ brothers Ashoke Kumar Mukherjee, Amit Kumar Mukherjee and Aloke Kumar Mukherjee absolutely;

**AND WHEREAS** the said Abhoy Charan Ghosh Lane subsequently known as Abhoy Ghosh Lane by the Kolkata Municipal Corporation;

**AND WHEREAS** thus the said Ashoke Kumar Mukherjee, Amit Kumar Mukherjee and Aloke Kumar Mukherjee, vendors herein, become the absolute owners of Premises No. 2, Abhoy Charan Ghosh Lane, Kolkata, hereinafter called the said premises;



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*Amal B. Singh*

**AND WHEREAS** the vendors have applied for and obtained a plan sanctioned by the Kolkata Municipal Corporation being Plan No. 2017020010, dated 14.07.2017, to erect a G+3 storied building thereon, for residential purpose which is still in force;

**AND WHEREAS** the vendors have agreed to sell and the purchaser have agreed to purchase the said Premises No. 2, Abhay Charan Ghosh Lane, Kolkata, particularly described in the first schedule hereunder written togetherwith the benefit of the aforesaid plan, in fee simple in possession and free from all encumbrances at or for the price or sum of Rs. 2,70,00,000/- (Rupees Two Crores Seventy Lakhs) only;

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 2,70,00,000/- (Rupees Two Crores Seventy Lakhs) only to the vendors paid by the purchaser on or before the execution of these presents (the receipt whereof the vendors do hereby admit and acknowledge and of and from whereof the vendors do hereby acquit, release and forever discharge the Purchaser as well as the said premises) the vendors do hereby grant, convey, transfer, sell and assign unto and in favour of the Purchaser ALL THAT the Premises No. 2, Abhay Charan Ghosh Lane, Kolkata with structure thereon, particularly described in the first schedule hereunder written togetherwith the benefit of the aforesaid plan, OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or heretofore were or was situated, tenanted, tenanted, bounded, called, known, numbered, described or distinguished TOGETHER WITH the benefits of all and ancient and other rights, liberties, easements, appendages, appurtenances and all estate right, title and interest whatsoever of the vendors in the said property free from all encumbrances and attachments whatsoever TOGETHER WITH all pits, drains, sewers, drains, ways, paths, passages, water, water courses, light all manner of rights, liberties, easements and appurtenances whatsoever belong to the said property or in anywise appurtenant thereto or usually held, occupied or enjoyed or adopted, reputed, deemed taken or known as part or parcel or member thereof or appurtenant thereto



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AND ALL reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate right, title, interest, claim and demand whatsoever of the vendors into or upon the said property or any part thereof TOGETHER WITH all deeds pattahs, muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are in the possession power or control of the vendors or any other person or persons from whom the vendors can procure the same without any action or suit TO HAVE AND TO HOLD the said property hereby granted, transferred, sold, conveyed, assigned and assured or expressed to be unto and to the use of the Purchaser in fee simple in possession free from all encumbrances and discharges forever and the vendors do hereby for their heirs, executors, administrators and assigns covenant with the Purchaser AND THAT NOTWITHSTANDING any act deed or thing by the vendors done or executed or knowingly suffered to the contrary they the vendors are lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted transferred sold conveyed assigned and assured or expressed to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and will and at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits thereof without any lawful eviction interruption hindrance disturbance claim or demand whatsoever from or by the vendors or any person or persons now or hereinafter lawfully and equitably claiming or to claim from under or in trust for them AND THAT free and clear and freely and clearly and absolutely discharged or exonerated or otherwise by the vendors well and sufficiently saved, defended, kept harmless and indemnified from or against all former and other estate, charges, liens, encumbrances, attachments and executions whatsoever had made done executed occasioned or suffered by the vendors or any person or persons claiming from through under or in trust for the vendors as aforesaid AND ALSO that the vendors shall and will all at all times hereafter at the request and cost of the purchaser produce to the purchaser or as the purchaser shall direct the deeds and



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writings specified in the second schedule hereunder written for, evidencing the title of the said land, hereditaments and premises and also furnish to the purchasers copies of or extracts from the said deeds and writings and shall and will in the meanwhile keep the same safe, damage by fire or other accident excepted AND FURTHER that the vendors and all or every person or persons having or claiming or who shall or may have claim any estate right, title, interest, claim, demand whatsoever in law or in equity in, to or upon the said property hereby granted so to be or any part thereof under or in trust for them the vendors shall and will from time to time and at all times hereafter at the request and the cost of the Purchaser made do acknowledge and execute or cause to be done or executed all such further and more effectually and satisfactorily granting or assuring the said property and every part or parcel thereof unto and to the use of the Purchaser in manner aforesaid as the Purchaser shall or may be reasonably required.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** partly one and partly two storied brick built messuage, tenement hereditament being Premises No. 2, Abhay Charan Ghosh Lane, (at Present 2, Abhay Ghosh Lane), P.S. Shyambazar, P.O. Shyambazar, Kolkata- 700004, together with rent free Basti land measuring an area of 5 Cottaks 12 Chittaks 35 SR. be the same a little more or less, having a covered area on the Ground floor 2500 SR., on the First floor 1800 SR., particularly delineated in the map or plan annexed hereto, in Susanny, in the North Division of the town of Calcutta, within Kolkata Municipal Corporation, Ward No. 010, which is bounded and bounded as follows:-

ON THE NORTH	:	By 2/1, Abhay Charan Ghosh Lane;
ON THE EAST	:	Partly by 2/1, Abhay Charan Ghosh Lane, partly by Municipal Sewered Ditch and partly by 90/1, Grey Street;
ON THE SOUTH	:	By 90, 90/1 and 90/2, Grey Street;
ON THE WEST	:	By Abhay Charan Ghosh Lane;





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OR HOWSOEVER OTHERWISE the same is butted and bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

1. Deed of Gift dated 14.06.1927 and registered in the office of the Registrar of Assurance, Calcutta, Book No. I, Volume No. 53, Pages 281 to 287, Being No. 2451 for the year 1927 between Hari Narayan Mukherjee and Sushil Kumar Mukherjee & Anr. and Brojogopal Mukherjee & Ors. confirmed the said gift.
2. Deed of Gift dated 01.06.1992 and registered in the office of the Registrar of Assurance, Calcutta, Book No. I, Volume No. 416, Pages 19 to 28, Being No. 12009 for the year 1992 between Sm. Annapurna Mukherjee & Ors. and Ashoke Kumar Mukherjee & Ors.



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

SIGNED AND DELIVERED by the PARTIES at Kolkata in presence of:

Archan  
Advocate  
10, Old Post Office St.  
Kolkata

Shubham Khan  
Advocate  
10, Old Post Office Street,  
Kolkata - 700001

Ashou Mondal  
Amit Mukherjee  
Aloke Mukherjee

VENDORS

For NST Housing Development Pvt. Ltd.

Suman Poddar  
Director

PURCHASER

Drafted by

Archan

Advocate  
WB-1504/83  
High Court, Calcutta.



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Received of and from the withinnamed purchaser the within mentioned sum of Rupees Two Crores Seventy Lakhs only being the full consideration money as per memo below.

Rs. 2,70,00,000/-

MEMO OF CONSIDERATION

<u>Bank/Branch</u>	<u>Demand Draft No.</u>	<u>Date</u>	<u>Amount (Rs.)</u>
Bank of India/ Sealdah	026422	01.08.2019	89,10,000/-
-DO-	026423	01.08.2019	89,10,000/-
-DO-	026424	01.08.2019	89,10,000/-
T.D.S.	N.A.	N.A.	2,70,000/-
<b>TOTAL</b>			<b>Rs. 2,70,00,000/-</b>

(Rupees Two Crores Seventy Lakhs) only

Witnesses:

Ibrahim  
Advocate

Shubhan Khan  
Advocate

Acharya Prasad Singh

Amit Mukherjee

Alok Mukherjee





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OF ASSURANCE-II, KOLKATA

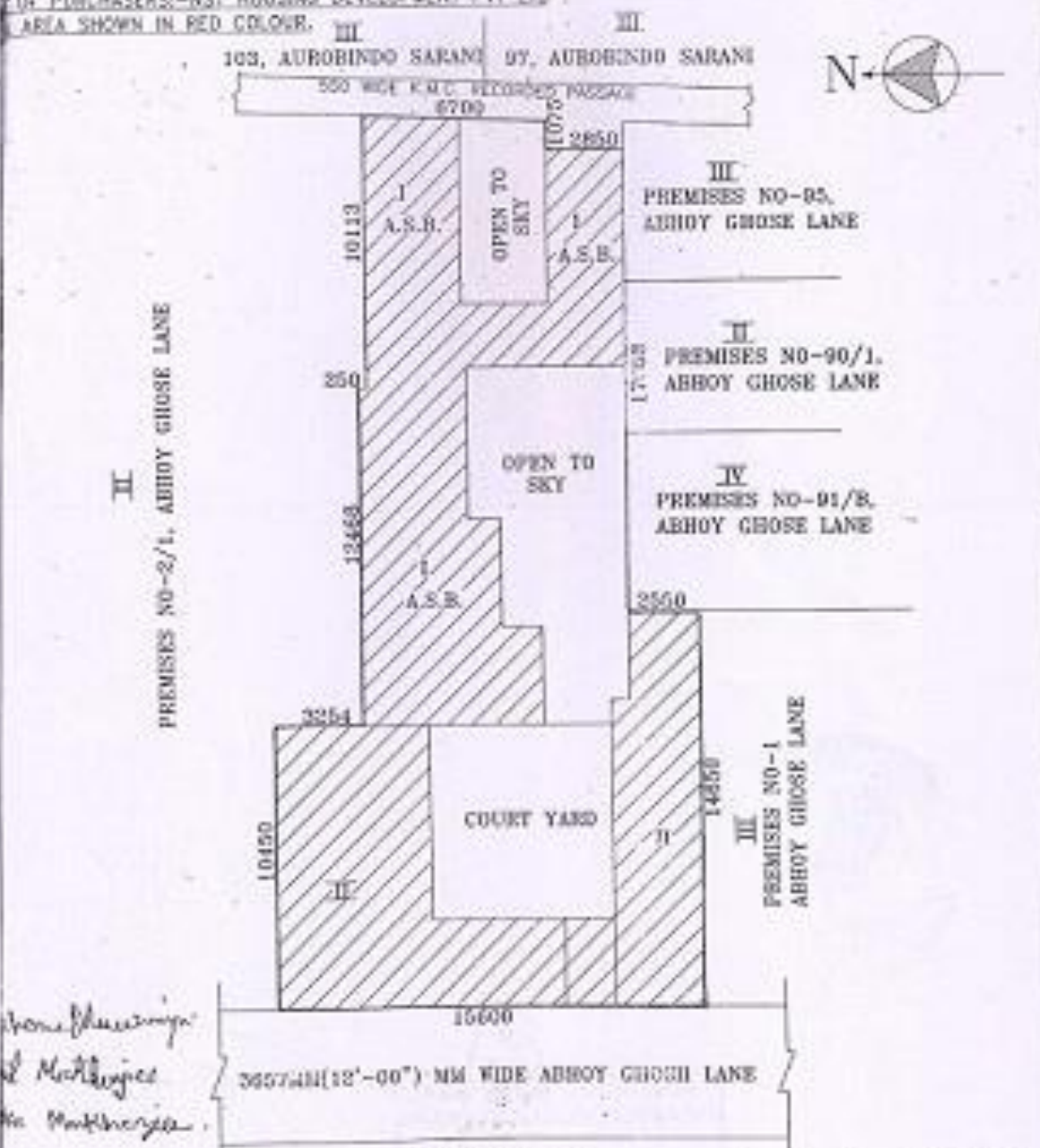
- 5 AUG 2010

PLAN OF PREMISES NO:-2, ABHOY GHOSE LANE, KOLKATA-004, IN WARD NO:-10, BOROUGH-11, WITHIN THE KOLKATA MUNICIPAL CORPORATION, F.S.-SHYAMPUR, AREA SHOWN IN RED COLOUR.

AREA OF LAND :-387.866 SQ.M.(096-12CH-35 SFT.)  
 GROUND AREA EXISTING GROUND FLOOR :-232.255 SQ.M.(2500 SFT.)  
 GROUND AREA EXISTING FIRST FLOOR :-167.224 SQ.M.(1800 SFT.)

SCALE-1:200

OF SELLERS:-1.ASHOKE MUKHERJEE, 2.AMIT MUKHERJEE, 3.ALOKE MUKHERJEE,  
 OF PURCHASERS:-NST HOUSING DEVELOPMENT PVT.LTD



*Home Ownership  
of Mukherjee  
No Mukherjee*

**SITE PLAN**

For NST Housing Development Pvt. Ltd.

*Amrita Chatterjee*

Director

*Kamalesh Seal*

KAMALESH SEAL, B.Tech (Civil)  
 L.B.S. No.:- 1020 (Class-I)  
 The Kolkata Municipal Corporation

SIGNATURE OF SELLERS

SIGNATURE OF PURCHASERS

SIGNATURE OF L.B.S.



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- 5 AUG 2010



=====

DATED THIS 5<sup>TH</sup> DAY OF August 2019

=====

BETWEEN

ASHOKE KUMAR MUKHERJEE & ORS.

.....VENDORS

AND

NST HOUSING DEVELOPMENT PRIVATE  
LIMITED

.....PURCHASER

CONVEYANCE

S. Khan  
Advocate  
10, Old Post Office street,  
Kolkata-700 001.

2, ABHOY GHOSH LANE

SPECIMEN FORM FOR TEN FINGERPRINTS



*Anam Lal Chohan*

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



*Prabhu Bhambhani*

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



*Anil Mathurjee*

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



*Nalika Mathurjee*

	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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OF ASSURANCE-II, KOLLAM

- 5 AUG 2010



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NST HOUSING DEVELOPMENT  
PVT.LTD.

13/10/2001  
Permanent Account Number  
AACCN0189L



Signature:

For NST Housing Development Pvt. Ltd.

*Bruno P. de A. Silva*

Director

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



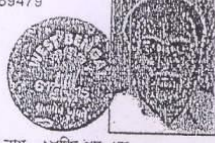
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OF ASSURANCE-II, KOLLAM

- 5 AUG 2010

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

DKN5089479



নির্বাচকের নাম : সক্তি পদা ধর

Elector's Name : Sakti Pada Dhar

পিতার নাম : রমেন্দ্র কুমার ধর

Father's Name : Ramendra Kr Dhar

সিপ / Sex : পুং / M

জন্ম তারিখ : 27/02/1959

DKN5089479

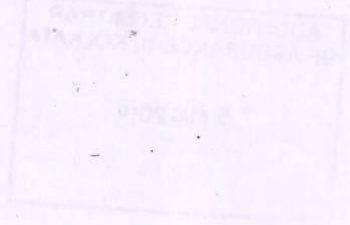
ঠিকানা:  
একে-123 সল্টলেক সিটি, সেক্টর-2, ব্লক-একে,  
ওয়ার্ড নং. 12, বিধাননগর উত্তর 24 পরগণা 700091

Address:  
AK-123 SALT LAKE CITY, SECTOR-II,  
BLOCK-AK, WARD NO. 12, BIDHAN  
NAGAR NORTH 24 PARGANAS 700091

Date: 22/03/2009  
116-বিধান নগর নির্বাচন, কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অঙ্গুষ্ঠি  
Facsimile Signature of the Electoral  
Registration Officer for  
116-Bidhannagar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
ভেদে ও একই নামের নতুন সঠিক পরিচয়পত্র পাওয়ার  
অন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number. 12/09/11

*Sakti Pada Dhar*







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- 5 AUG 2010

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACXPD7498Q



नाम /NAME

SAKTI PADA DHAR

पिता का नाम /FATHER'S NAME

RAMENDRA KUMAR DHAR

जन्म तिथि /DATE OF BIRTH

27-02-1959

हस्ताक्षर /SIGNATURE

*Sakti Pada Dhar*

*RKD*

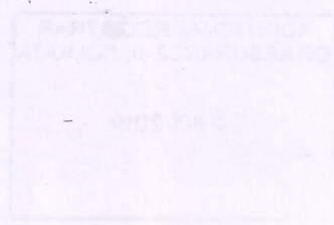
आयकर अधिकारी, प.सं.-11

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

*Sakti Pada Dhar*

*Sakti Pada Dhar*

*Sakti Pada Dhar*





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- 5 AUG 2010



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AJAPM8200H

नाम / Name  
ASHOKE MUKHERJEE

पिता का नाम / Father's Name  
SUSHIL MUKHERJEE

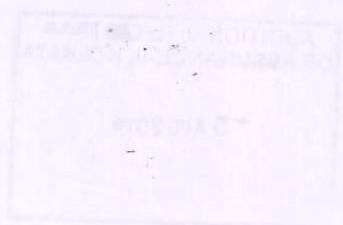
जन्म तिथि / Date of Birth  
21/10/1947

हस्ताक्षर / Signature



*Ashoke Mukherjee*

no 9830291861







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OF ASSURANCE-II, KOLLAM

- 5 AUG 2010

  
ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
FLG0068254



নির্বাচকের নাম : অশোক মুখার্জী  
Elector's Name : Ashoke Mukherjee

পিতার নাম : সুশীল মুখার্জী  
Father's Name : Sushil Mukherjee


লিঙ্গ / Sex : পুং / M  
জন্ম তারিখ : 21/10/1947  
Date of Birth

*Ashoke Mukherjee*

FLG0068254

ঠিকানা:  
12 গোসাই লেন ৪ শ্যামপুর কলকাতা 700003

Address:  
12 GOSSAIN LANE 8 SHYAMPUKUR  
Kolkata 700003



Date: 09/08/2007  
140-কসীপুর নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক  
আনিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
140-Cossipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ডেটার সিক্রে নাম  
তোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number. 6420488






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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLLAM

- 5 AUG 2010

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AEKPM9743E



नाम /NAME  
AMIT MUKHERJEE

पिता का नाम /FATHER'S NAME  
SUSHIL KUMAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH  
27-10-1957

हस्ताक्षर /SIGNATURE  
*Amit Mukherjee*

आयकर अधिकारी, पं.बं.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

*Amit Mukherjee*


9830425971




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OF ASSURANCE-II, KOLLAM

- 5 AUG 2010

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB / 21 / 140 / 165605  
 পরিচয় পত্র




Elector's Name	Mukherjee Amit
নির্বাচকের নাম	মুখার্জী অমিত
Father/Mother/ Husband's Name	Sushil Kr
পিতা/মাতা/স্বামীর নাম	সুশীল কুমার
Sex	M
লিঙ্গ	পুং
Age as on 1.1.1995	36
১.১.১৯৯৫-এ বয়স	৩৬

*Amit Mukherjee*

Address 12, Gossain Lane, Calcutta.

ঠিকানা ১২, গোসাঁই লেন, কলিকাতা।

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক-নিবন্ধন আধিকারিক

For 140 -COSSIPORE Assembly Constituency  
 ১৪০ -কাশীপুর বিধানসভা নির্বাচন ক্ষেত্র

Place	Calcutta
স্থান	কলিকাতা
Date	22.06.95
তারিখ	২২.০৬.৯৫





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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLLAM

- 5 AUG 2010

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHOPM8439L



नाम /NAME

ALOKE KUMAR MOKHERJEE

पिता का नाम /FATHER'S NAME

SUSHIL MOKHERJEE

जन्म तिथि /DATE OF BIRTH

01-01-1959

हस्ताक्षर /SIGNATURE

*Aloke Mokherjee*

*Stalin*

आयकर आयुक्त, प.नं.-111

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

*Aloke Mokherjee*

9674131495



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLLAM

- 5 AUG 2010



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLLAM

- 5 AUG 2010



ভারতীয় নির্বাচন কমিশন  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD



নাম : সৌমেন খাঁ  
Electoral Name : Soumen Khan

পিতার নাম : সালেন্দ্রা খাঁ  
Father's Name : Salendra Khan

জন্ম তারিখ : ১১ / ১১  
Date of Birth : 11 / 11 / 1955

HCR: 256743

পিন কোড:  
10th Floor, 7th Street, Pashchim Medinipur Kankalata  
700006

Address:  
10c, Balaran Dey Street, Kmc Jorasanko  
Kolkata - 700008

Date: 20/02/2008  
143-কোম্পিউটার নিবন্ধন অফিস নির্বাচন নিবন্ধন  
অধিকারিকের স্বাক্ষর অঙ্গীকৃত  
Facsimile Signature of the Electoral  
Registration Officer for  
143-Jorasanko Constituency

বিদ্যমান না হলেই মূল নথি বিদ্যমান হওয়ার চিহ্নে নাম  
প্রোগ্রাম বা অন্য কোন প্রোগ্রামে পরিবর্তন করলে  
কোন নির্বাচন ক্ষেত্রে পরিবর্তন করা হবে।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLLAM

- 5 AUG 2010

Govt of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-005340451-1 Payment Mode Online Payment  
GRN Date: 02/08/2019 13:31:28 Bank: BANK OF INDIA  
BRN: 400002032019500830 BRN Date: 02/08/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19020001213317/4/2019  
(Entry No./Entry Year)

Name : NST HOUSING DEVELOPMENT PVT LTD  
Contact No. : 9830043273 Mobile No. : +91 9830043273  
E-mail : nsthousingdevelopment@gmail.com  
Address : 201 m m row KOLKATA700009  
Applicant Name : Mr S Khan  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	19020001213317/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	1855020 ✓
2	19020001213317/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	270014 ✓

In Words : Rupees, Twenty One Lakh Fifty Five Thousand Thirty Four only  
Total 2155034



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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLLAM

- 5 AUG 2010



## Major Information of the Deed

Deed No :	I-1902-04023/2019	Date of Registration	05/08/2019
Query No / Year	1902-0001213317/2019	Office where deed is registered	
Query Date	26/07/2019 8:02:02 AM	A.R.A. - E KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S Khan 10, Old Post Office Street, Thana : Hans Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830279423, 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. 2,70,00,000/-	Rs. 2,70,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,90,020/- (Article 23)	Rs. 2,70,014/- (Article A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

## Land Details :



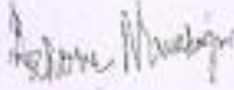


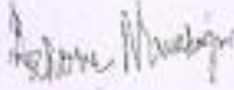


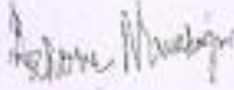


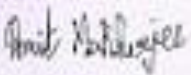


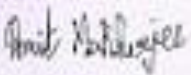


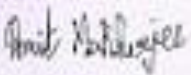









District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Abhay Ghosh Lane, Premises No: 2, , Ward No: 010 Pin Code : 700004

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 12 Chatak 35 Sq Ft	2,50,65,000/-	2,50,65,000/-	Property is on Road
Grand Total :				9.5677Dec	250,65,000 /-	250,65,000 /-	

## Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4300 Sq Ft.	19,35,000/-	19,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 94 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1800 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 94 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4300 sq ft	19,35,000 /-	19,35,000 /-	

Roller Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Ashoke Mukherjee,</b>                      (Alias: Mr Ashoke Kumar Mukherjee)                      Son of Mr Sushil Mukherjee                      Executed by: Self, Date of Execution: 05/08/2019                      , Admitted by: Self, Date of Admission: 05/08/2019 ,Place : Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>12, Gossain Lane, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJAPM8200H, Status :Individual, Executed by: Self, Date of Execution: 05/08/2019 , Admitted by: Self, Date of Admission: 05/08/2019 ,Place : Office</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Ashoke Mukherjee,</b> (Alias: Mr Ashoke Kumar Mukherjee) Son of Mr Sushil Mukherjee Executed by: Self, Date of Execution: 05/08/2019 , Admitted by: Self, Date of Admission: 05/08/2019 ,Place : Office				12, Gossain Lane, P.O:- Bagbazar, P.S:- Shyampukur, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJAPM8200H, Status :Individual, Executed by: Self, Date of Execution: 05/08/2019 , Admitted by: Self, Date of Admission: 05/08/2019 ,Place : Office			
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Name	Photo	Finger Print	Signature										
<b>Mr Amit Mukherjee, (Alias: Mr Amit Kumar Mukherjee)</b> Son of Mr Sushil Kumar Mukherjee Executed by: Self, Date of Execution: 05/08/2019 , Admitted by: Self, Date of Admission: 05/08/2019 ,Place : Office													
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Name	Photo	Finger Print	Signature										
<b>Mr Alok Kumar Mukherjee, (Alias: Mr Alok Kumar Mukherjee)</b> Son of Mr Sushil Mukherjee Executed by: Self, Date of Execution: 05/08/2019 , Admitted by: Self, Date of Admission: 05/08/2019 ,Place : Office													
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## Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NST HOUSING DEVELOPMENT PRIVATE LIMITED</b> 20/1, Manindra Nath Mitra Row, P.O.- Amherst Street, P.S.- Muckipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700009 . PAN No.: AACCN0189L, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>Mr Sakti Pada Dhar (Presentant)</b> Son of Late Ramendra Kumar Dhar Date of Execution - 05/08/2019, , Admitted by: Self, Date of Admission: 05/08/2019, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>AK-123, Salt Lake City, P.O.- Sech Bhawan, P.S.- East Bichannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACXPD7498Q Status : Representative, Representative of : NST HOUSING DEVELOPMENT PRIVATE LIMITED (as Director)</td> <td>REG 1000 349PM</td> <td>L1</td> <td>1000010</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Sakti Pada Dhar (Presentant)</b> Son of Late Ramendra Kumar Dhar Date of Execution - 05/08/2019, , Admitted by: Self, Date of Admission: 05/08/2019, Place of Admission of Execution: Office				AK-123, Salt Lake City, P.O.- Sech Bhawan, P.S.- East Bichannagar, Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACXPD7498Q Status : Representative, Representative of : NST HOUSING DEVELOPMENT PRIVATE LIMITED (as Director)	REG 1000 349PM	L1	1000010
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## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr S Khan</b> Son of Late S N Khan 10, Old Post Office Street, P.O.- GPO, P.S.- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr Ashoke Mukherjee, Mr Amit Mukherjee, Mr Aloke Kumar Mukherjee, Mr Sakti Pada Dhar			NO

## Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Ashoke Mukherjee	NST HOUSING DEVELOPMENT PRIVATE LIMITED-3, 16924 Dec
2	Mr Amit Mukherjee	NST HOUSING DEVELOPMENT PRIVATE LIMITED-3, 16924 Dec
3	Mr Aloke Kumar Mukherjee	NST HOUSING DEVELOPMENT PRIVATE LIMITED-3, 16924 Dec

## Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Ashoke Mukherjee	NST HOUSING DEVELOPMENT PRIVATE LIMITED-1433.30333000 Sq Ft
2	Mr Amit Mukherjee	NST HOUSING DEVELOPMENT PRIVATE LIMITED-1433.30333000 Sq Ft
3	Mr Aloke Kumar Mukherjee	NST HOUSING DEVELOPMENT PRIVATE LIMITED-1433.30333000 Sq Ft

Endorsement For Deed Number : I - 190204023 / 2019

On 05-08-2019

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 : 22 of Indian Stamp Act 1959

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

Presented for registration at 13:50 hrs on 06-08-2019, at the Office of the A.R.A. -II KOLKATA by Mr Sakri Pada Dhar .

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 2,70,00,000/-

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

Execution is admitted on 05/08/2019 by 1. Mr Ashoke Mukherjee, Alias Mr Ashoke Kumar Mukherjee, Son of Mr Sushil Mukherjee, 12, Gossain Lane, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 2. Mr Amit Mukherjee, Alias Mr Amit Kumar Mukherjee, Son of Mr Sushil Kumar Mukherjee, 12, Gossain Lane, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 3. Mr Alok Kumar Mukherjee, Alias Mr Alok Kumar Mukherjee, Son of Mr Sushil Mukherjee, 12, Gossain Lane, P.O: Bagbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business

Indentified by Mr S Khan, . . Son of Late S N Khan, 10, Old Post Office Street, P.O: GPO, 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 05-08-2019 by Mr Sakri Pada Dhar, Director, NST HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), 20/1, Manindra Nath Mitra Row, P.O:- Amherst Street, P.S:- Muchipara, Kolkata, District-Kolkata, West Bengal, India, PIN - 700009

Indentified by Mr S Khan, . . Son of Late S N Khan, 10, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,70,014/- ( A(1) = Rs 2,70,000/- JE = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,70,014/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2019 12:00/AM with Govt. Ref. No: 192019200053404511 on 02-08-2019, Amount Rs: 2,70,014/-, Bank: BANK OF INDIA ( BKID0004000), Ref. No. 400002182019550830 on 02-08-2019, Head of Account 0000-03-104-001-18



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,90,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 18,85,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 57953, Amount: Rs.5,000/-, Date of Purchase: 10/07/2019, Vendor name: SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2019 12:00AM with Govt. Ref. No: 192019200053404511 on 02-08-2019, Amount Rs: 18,85,020/-, Bank: BANK Of INDIA ( BKID0004000), Ref. No. 400002082019500830 on 02-08-2019, Head of Account 0030-02-103-003-02

*Tushar Kanti Mandal*

**Tushar Kanti Mandal**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

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Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1902-2019, Page from 153185 to 153214  
being No 190204023 for the year 2019.



*Tushar Kant Mandal*

Digitally signed by TUSHAR KANTI  
MANDAL  
Date: 2019.08.20 16:42:15 +05:30  
Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 8/20/2019 4:41:50 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

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