

4431/2015

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

9-200207/15

100-24, 4741-

Certified that the Document is admitted to Registration. The Stamp Sheet and the endorser shall be joined to this document as the part of this Document.

Additional Registrar
of Assurances-3, Kolkata

6.6.15

THIS DEED OF CONVEYANCE made on this 5th day of June

200/15
100/15
300/15

2015 **BETWEEN (1) SRI DEBASHISH SEN alias DEBASIS SEN (PAN NO. ALCPS1685G), son of Late Gopal Chandra Sen AND (2) SMT. PIYALI SEN (PAN NO. ANGPS0324Q), wife of Sri Debashish Sen both residing at 44D, Kalighat Road, P.O.-Kalighat, P.S. - Bhowanipore, Kolkata - 700 026, hereinafter jointly referred to as the "VENDORS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART AND SRI VARUN MOHTA (PAN NO. AMCPM1935A), son of Shri Rajendra Kumar Mohta, residing at 'Mani Kanchan' apartments, Flat no. 1WC, 5/1/1B, Dr. R.K.M. Sarani, P.O. & P.S. - Ballygunge, Kolkata-700019, hereinafter referred to as the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successors and assigns) of the OTHER PART.**

WHEREAS:

- A. One Abdus Sattar, son of Late Safive Raheman, resident of 8, Mistripara Lane, Police Station – Beniapukur, Kolkata was the absolute Owner of ALL THAT property being Premises No. 95/1, Karaya Road, Police Station previously Ballygunge now Karaya, Kolkata by way of purchase from Ashutosh Dutta for a valuable consideration mentioned therein. The said Deed of Conveyance was duly registered before the Office of the Sub-Registrar at Sealdah on 18th June, 1943 and recorded in Book No.I, Volume No. 24, Pages 15 to 18, Being No. 855 for the year 1943.
- B. The said Abdus Sattar, son of Late Safive Raheman a resident of 8, Mistripara Lane, Police Station – Beniapukur, Kolkata while leaving for Dacca was in peaceful continuous possession of the property at Premises No. 95/1, Karaya Road, Police Station – previously Ballygunge now Karaya, Kolkata on obtaining the property from Ashutosh Dutta, being a Deed of Lease in perpetuity, dated 18th April, 1951 transferred, conveyed his right, title, interest and possession

by way of Lease in perpetuity being 5 Cottahs, 14 Chittaks, 25 Sq.ft. land be it little more or less together with two storied building to (1) Gopal Chandra Sen, (2) Kamalendu Sen, (3) Sisir Bindu Sen, (4) Diptendu Sen, (5) Amalendu Sen, all sons of Late Rajeswar Sen and (6) Sura Bala Sen, wife of Late Rajeswar Sen. The said Deed of Lease was registered before Office of the Registrar of Sealdah on 19th April, 1951 in Book No. 1, Volume No. 10, Pages 284 to 293, being No. 1001 for the year 1951. This property was acquired by the Purchaser-in-interest of the parties in exchange of their Decca property. The said Lessor Abdus Sattar by a Deed of Conveyance dated 19th April, 1951 transferred his existing right, title, interest in the aforesaid property his right to receive the fixed annual rent from the Leases namely - (1) Gopal Chandra Sen, (2) Kamalendu Sen, (3) Sisir Bindu Sen, (4) Diptendu Sen, (5) Amalendu Sen, all sons of Late Rajeswar Sen and (6) Sura Bala Sen, wife of Late Rajeswar Sen mentioned herein for a consideration and the said Deed was registered in the Office of Sub-Registrar at

Sealdah and duly recorded in Book No. I, Volume No. 24, Pages 33 to 38, Being No. 1062 for the year 1951.

- C. By virtue of the Deed of Lease in perpetuity and Deed of Conveyance as mentioned hereinabove, the said (1) Gopal Chandra Sen, (2) Kamalendu Sen, (3) Sisir Bindu Sen, (4) Diptendu Sen, (5) Amalendu Sen, all sons of Late Rajeswar Sen and (6) Sura Bala Sen, wife of Late Rajeswar Sen have become the absolute owner of Premises No. 95/1, Karaya Road, Police Station - previously Ballygunge now Karaya, Kolkata - 700 019.
- D. The aforesaid owners were seized and in possession of the property at 95/1, Karaya Road, Police Station - previously Ballygunge now Karaya, Kolkata - 700 019. One of the Owners Sura Bala Sen died intestate leaving behind her five sons name - (1) Gopal Chandra Sen, (2) Kamalendu Sen, (3) Sisir Bindu Sen, (4) Diptendu Sen, (5) Amalendu Sen, as her heirs and representatives.

- E. The owners of the property at 95/1, Karaya Road, Police Station – previously Ballygunge now Karaya, Kolkata – 700 019 all entered into an Agreement with the promoter/ Developer – M/s. Sen Dorico for promotion/ development of the said property. The Agreement between the Owners and Developer was registered before the office of Sub-Registrar at Sealdah and recorded in Book No.II, Deed No. 1257 for the year 1989, which has been executed on 11.02.1989.
- F. As per the above mentioned Agreement, in Article 5 under Term, the Owner Gopal Chandra Sen was allotted one Flat measuring 738 Sq.ft. super built up area including a Car Parking Space about 125 Sq.ft.
- G. The said Gopal Chandra Sen died intestate on 07.08.1989 during such continuation of the promoting Agreement leaving behind his widow, Madhuri Sen, one son Debasis Sen and one daughter Nabanita Chakraborty as his heirs and representatives. The heirs jointly inherited the flat being Flat No. 1B on the First Floor measuring super built up area

738 Sq.ft. be the same a little more or less and a Car Parking Space measuring 125 Sq.ft be the same a little more or less at the Ground Floor at Premises 95/1, Karaya Road, Police Station – previously Ballygunge now Karaya, Kolkata – 700 019, having $1/3^{\text{rd}}$ undivided each share therein, morefully described in the Schedule “B” thereunder. Be it pertinent to mention herein that the said building was constructed as per a building plan being No. 117, dated 13.01.1995 duly sanctioned by the concerned department of the Kolkata Municipal Corporation.

- H. Subsequently by a Deed of Conveyance dated 14.02.2007 the said Smt. Nabanita Chakraborty sold, transferred, conveyed her undivided $1/3^{\text{rd}}$ share of the Flat being Flat No. 1B on the First Floor measuring super built area 738 Sq.ft. be the same a little more or less and her undivided $1/3^{\text{rd}}$ share in respect of a Car Parking Space measuring 125 Sq.ft. built up area, be the same a little more or less, at the Ground Floor being covered Car Parking Space No. 4 at Premises No. 95/1, Karaya Road, Police Station – previously Ballygunge now Karaya, Kolkata – 700 019, morefully

described in the Schedule thereunder to and in favour of her brother Sri Debasis Sen. The said Deed was registered in the office of the District Sub-Registrar III at Alipore and recorded in Book No. 1, Volume No. 5, Pages 2776 to 2795, Being No. 1899 for the year 2007. After execution of the said Deed of Conveyance the said Debasis Sen became the Owner of 2/3rd undivided share in the said Flat and a covered Car Parking Space being No. 4 on the Ground Floor at Premises No. 95/1, Karaya Road, Police Station - Karaya, Kolkata - 700 019, morefully described in the Schedule "B" therein.

- I. As per the last Will and Testament of Amalendu Sen, the brother-in-Law of Smt. Madhuri Sen, which was executed on 17.10.1995 and as the said Will was Probated before the Additional District and Session Judge, 13th Court at Alipore, 24 Parganas (South) in O.S. Case No. 3 of 1999 upon which the Probate of the said Will was granted on 8th day of April, 1999 in favour of the executrix of the said Will, Madhuri Sen, the said Madhuri Sen become the absolute Owner in respect of another covered Car Parking Space measuring more or less 125 Sq.ft built up area being Car Parking area

No. 5 on the Ground Floor at Premises No. 95/1, Karaya Road, Police Station – Karaya, Kolkata – 700 019.

J. Therefore the said Smt. Madhuri Sen in the aforesaid manner became Owner in respect of $1/3^{\text{rd}}$ undivided proportionate share of the Flat being Flat No. 1B on the First Floor measuring super built up area 246 Sq.ft. be the same a little more or less and $1/3^{\text{rd}}$ undivided proportionate share in respect of a Car Parking Space measuring 42 Sq.ft. built up area be the same a little more or less at the Ground Floor being Car Parking area No. 4 and another Car Parking area measuring 125 Sq.ft. built up area being Car Parking area No. 5 on the Ground Floor totaling 167 Sq.ft. built up area car parking space at Premises No. 95/1, Karaya Road, Police Station – Karaya, Kolkata – 700 019 morefully described in the Schedule “B” thereunder.

K. The said Smt. Madhuri Sen duly mutated her name in respect of her undivided share in the said Flat and Car Parking Space being No. 4 on the Ground Floor 95/1, Karaya Road, Police Station – Karaya, Kolkata – 700 019

morefully described in the Schedule "B" therein before the office of Assessment Collection Department of Kolkata Municipal Corporation on 22.10.2014 being Assessee No. 110692400860 and has duly been paying the taxes and other outgoings in respect of the said Flat and Car Parking Space before the competent authorities.

- L. By a Deed of Gift dated 29th January, 2015 and registered at the Office of District Sub-Registrar III Alipore - South 24 Parganas in Book No. I, CD Volume No. 2, Pages 5137 to 5158 Being No. 00728 for the year 2015 and made by and between Smt. Madhuri Sen therein referred to as the Donor of the First Part and Smt. Piyali Sen therein referred to as the Donee of the Other Part, the Donor therein without any consideration and out of natural love and affection transferred and gifted unto the Donee (being her daughter in law) All That the undivided $1/3^{\text{rd}}$ right, title and interest in the Flat No. IB on the 1st floor measuring 246 Sq.ft. super built up (out of total area of 738 Sq.ft.) together with undivided $1/3^{\text{rd}}$ share of the covered Car Parking Space measuring 42 Sq.ft. (out of total 125 Sq.ft. built up area) on

the Ground Floor, being Car Parking Space No.4 and another Covered Car Parking area being No.5 measuring 125 Sq.ft. built up area on the Ground floor.

- M. Thus virtue of the aforesaid the Vendors herein became the Joint Owners in respect to inter alia ALL THAT the Flat No. 1B, on the First Floor measuring super built up area 738 Sq.ft. be the same a little more or less together with 2 Covered Car Parking Space, each measuring 125 Sq.ft. built up area being Nos. 4 and 5 respectively on the Ground Floor, together with the undivided, proportionate, impartiable share of land below and beneath the Building at Premises No. 95/1, Karaya Road, P.S. - Karaya, Kolkata - 700 019, morefully and particularly described in Schedule "B" written hereinbelow.
- N. The Vendors agreed to sell and the purchaser agreed to purchase ALL THAT the Flat No, 1B on the First Floor measuring super built up area 738 Sq.ft. be the same a little more or less togetherwith 1 Covered Car Parking Space, measuring 125 Sq.ft. built up area being Nos. 4 on the

Ground Floor, together with ALL THAT the undivided proportionate share in all common parts portions areas facilities and amenities comprised in the said building at the said premises And together with the undivided, proportionate share of land below and beneath the building situated at Premises No. 95/1, Karaya Road, P.S. Karaya, Kolkata - 700 019, more fully and particularly described in the Schedule "B" hereunder written free from all encumbrance whatsoever (hereinafter collectively referred to as the said Unit).

O. The Vendors represent to the Purchaser as follows:-

- i) The Vendors are the absolute owners of the said unit free from all encumbrances, charges liens and lispendences having a clear marketable title in respect of the said unit but subject to the tenancy.
- ii) Apart from the Vendors none have any right title interest of any nature whatsoever in respect of the said unit.

- iii) The Vendors have not agreed to sale the said unit to any one else nor there exists any Agreement or Agreement for sale or any memorandum of Understanding in respect of the said unit.
- iv) The said unit is not the subject matter of any litigation either civil or criminal or any litigation is pending in any court of law.
- v) The said unit is not subject to any requisition or acquisition nor vendors have received any such notice.
- vi) The Vendors will pay all the Corporation rates and taxes till the date of execution of this Deed as well as all the maintenance charges have also been paid by the vendors. There will be no encumbrances or any liability attached to the said Unit.

P. Relying on the aforesaid representations of The Vendors, and acting on the faith thereof, the Purchaser has agreed to buy the SAID UNIT as described in the Schedule-"B" hereunder

for the said consideration of Rs 43,00,000/- (Rupees Forty Three Lacs) only free from all encumbrances whatsoever;

NOW THIS INDENTURE WITNESSETH :-

1. In pursuance of the said Agreement and in consideration of a sum of **Rs 43,00,000/-** (Rupees Forty Three Lacs) only paid by the Purchaser to the Vendors (the receipt whereof the Vendors do and each one of them doth hereby admit and acknowledge and of and from the payment of the same forever release discharge and acquit the Purchaser) the Vendors do and each one of them doth hereby grant sell convey transfer assign and assure unto the Purchaser **ALL THAT** the Flat No. **1B** on the **First** Floor measuring an area of **738** Sq.ft. super built up be same a little more or less together with One Covered Car Parking Space No. 4 measuring 125 Sq.ft. built up area on the Ground Floor of the Building at Premises No. 95/1, Karaya Road, Kolkata - 700 019 (morefully described in the Schedule "B" hereinbelow) together with the Undivided Share in the land attributable to the said Flat on the First Floor (the Undivided Share and the said Flat and 1 Car Parking Space being hereinafter collectively referred to as "**the**

said Unit") **TOGETHER WITH ALL THAT** the undivided proportionate share in all common parts portions areas facilities and amenities comprised in the said building Together With the right to use the Common Portions passages in common with the Co-owners and/or occupiers of the Building **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the said Unit **AND** all the estate right title interest property claim and demand whatsoever of the Vendors into or upon the said Unit and all other benefits and rights herein comprised and hereby granted and conveyed transferred assigned and assured or expressed or intended so to be and every part or parts thereof respectively **TOGETHER WITH** the rights liberties and appurtenance whatsoever in respect of the said Unit to and unto the Purchaser free from all encumbrances trusts liens and attachments whatsoever (save only those as are expressly mentioned herein) **AND TOGETHER WITH** easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Unit and other Units by the respective Co-owners and/or occupants of the Building and/or the said Land **TO HAVE AND TO HOLD** the

said Unit and all other benefits and rights hereby granted sold conveyed transferred assigned and assured and every part or parts thereof respectively absolutely and for ever **AND ALSO SUBJECT TO** the Purchaser regularly paying and discharging all taxes and impositions in respect of the said Unit wholly and the Common Expenses proportionately and all other outgoing in connections with the said Unit wholly and those in connection with the Common Portions of the Building proportionately.

II. THE VENDORS DO AND EACH ONE OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- i) The interest which the Vendors do and each one of them doth hereby profess to transfer subsists and that the Vendors have the absolute right, full power to grant, sell, convey, transfer, assign and assure unto the Purchaser the said Unit and Undivided Share together with the benefits and rights in the manner aforesaid.
- ii) It shall be lawful for the Purchaser from time to time and all times hereafter to enter into and upon and to hold and enjoy

the said Unit and every part thereof and to receive rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendors or any person or persons claiming through under or in trust for them **AND** freed and cleared from and against all manner of encumbrances trust liens and attachments whatsoever save only those as are mentioned herein expressly and/or in the Agreement.

- iii) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser make do acknowledge execute and perfect all such further and/or other lawful and reasonable acts deeds matters and things whatsoever for better or more perfectly assuring the said Unit together with the benefits and rights hereby granted unto the Purchaser and in the manner aforesaid.
- iv) The Vendors shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon every reasonable request and at the costs of the

Purchaser produce or cause to be produced to the Purchaser or to his attorneys or agents or before or at any Court of law, trial, examination or commission for inspection or otherwise, as occasion shall require, the title deed relating to the Unit in the possession of the Vendors and also shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other copies or extracts therefrom as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

III. THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDORS that the Purchaser shall observe fulfill and perform the covenants including those for the Common Purpose and shall regularly pay and discharge all taxes and impositions in respect of the said Unit wholly and the Common Expenses proportionately and all other outgoings in connection with the said Unit wholly and those in connection with the Common Portion of the Building proportionately.

SCHEDULE "A" ABOVE REFERRED TO :
(Total land property)

ALL THAT piece and parcel of land of about 05 (five) Cottahs, 14 (fourteen) Chittacks, 25 (twenty five) Sq.ft., be the same a little more or less, together with G+4 storied building standing thereon, within District South 24 Parganas, Sub-Registry office at Sealdah, Police Station – previously Ballygunge now Karaya, under Mouza – Karaya, Dehi Panchannyagram, Division – 5, Sub-Division – “A”, under the Kolkata Municipal Corporation, Ward No. 69, and being known and numbered as the K.M.C. Premises No. 95/1, Karaya Road, Police Station – Karaya, Kolkata – 700 019.

The Property is butted and bounded by : -

- ON THE NORTH** : By the Premises No. 95/2, Karaya Road;
- ON THE SOUTH** : By the Premises No. 95, Karaya Road and the Premises No. 27/1, Ahiripukur Road;
- ON THE EAST** : By Karaya Road;
- ON THE WEST** : By the Premises No. 27, Ahiripukur Road.

SCHEDULE "B"

ALL THAT residential Flat, being Flat No. 1B, on the First Floor, South-Eastern side, measuring the super built up area 738 Sq.ft., be the same a little more or less, consisting of Two Bed Rooms, One Lobby, One Kitchen, One Toilet, One W.C and Verandah all of Mosaic Floor and one covered Car parking space being No. 4 measuring about 125 Sq.ft. built up area, be the same a little more or less, on the Ground Floor together with the undivided, proportionate impartiable share of land of the said building at Premises No. 95/1, Karaya Road, Police Station – Karaya, Kolkata – 700 019 morefully described in the Schedule "A" hereinabove along with all other common facilities and amenities the common liabilities and with all other general, quasi easement and easement rights and liberties attached thereto. The flat at present occupied by tenant namely MD. HAIDER ALI at a monthly rental of Rs. 5,000/- only.

IN WITNESS WHEREOF the parties hereto have signed these presents on the day, month and year first above written.

SIGNED SEALED AND

DELIVERED by the **VENDORS** at

Kolkata in the presence of :

Subin Sen.
Piyali Sen.

1. *Debayan Sen.*
44-D, Kalighat Road
KOL-26

SIGNATURE OF THE VENDORS

2. *Ashok Rai*
(ASHOK KUMAR RAI)
1/2, LORD SINHA ROAD,
KOL-700071

SIGNED SEALED AND

DELIVERED by the **PURCHASER**

at Kolkata in the presence of :

1. *Debayan Sen*

Varun Mait

2. *Ashok Rai*

SIGNATURE OF THE PURCHASER

Drafted by
Anand Kumar Roy
Advocate
High Court
Calcutta
WB/1927/1978

RECEIVED of and from the withinnamed Purchaser the within mentioned sum of **Rs 43,00,000/-** (Rupees Forty Three Lacs) only being the full consideration money as per memo below :-

Rs. 43,00,000/-

MEMO OF CONSIDERATION

<u>Date</u>	<u>DD</u>	<u>DD No.</u>	<u>Amount RS.</u>
(1) Debasis Sen			
03.06.2015	Indian Overseas Bank, Ballygunge, Kolkata.	962266	9,60,000/-
03.06.2015	Indian Overseas Bank, Ballygunge, Kolkata.	962267	9,70,000/-
03.06.2015	Indian Overseas Bank, Ballygunge, Kolkata.	962268	9,70,000/-
(2) Piyali Sen			
03.06.2015	Indian Overseas Bank, Ballygunge, Kolkata.	962270	5,00,000/-
03.06.2015	Indian Overseas Bank, Ballygunge, Kolkata.	962269	9,00,000/-
Total :			43,00,000/-

(Rupees Forty Three Lacs only).

Debasis Sen.
Piyali Sen.

WITNESSES:

1. *Debayan Sen*

2. *Ashok Kumar*

SPECIMEN FORM FOR TEN FINGERPRINTS

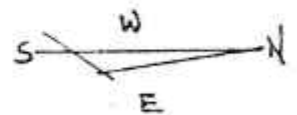
	<i>Subir Sen.</i>						
Little		Ring	Middle	Fore	Thumb		
(Left Hand)							
							
Thumb		Fore	Middle	Ring	Little		
(Right Hand)							
	<i>Piyali Sen.</i>						
Little		Ring	Middle	Fore	Thumb		
(Left Hand)							
							
Thumb		Fore	Middle	Ring	Little		
(Right Hand)							
	<i>Varun Mittal</i>						
Little		Ring	Middle	Fore	Thumb		
(Left Hand)							
							
Thumb		Fore	Middle	Ring	Little		
(Right Hand)							

PLAN FOR FLAT NO-1B ON THE FIRST FLOOR AT PREMISES
NO. 95/1 KARAYA ROAD UNDER K.M.C, WARD NO-69
KOLKATA-700019 P.S. KARAYA SCALE 1"=8'0"

 SUPER BUILT UP AREA = 738 SFT. (MORE OR LESS)

VENDOR/OWNER

Subin Sen
Piyali Sen



Varnu Mlt

FIRST FLOOR PLAN

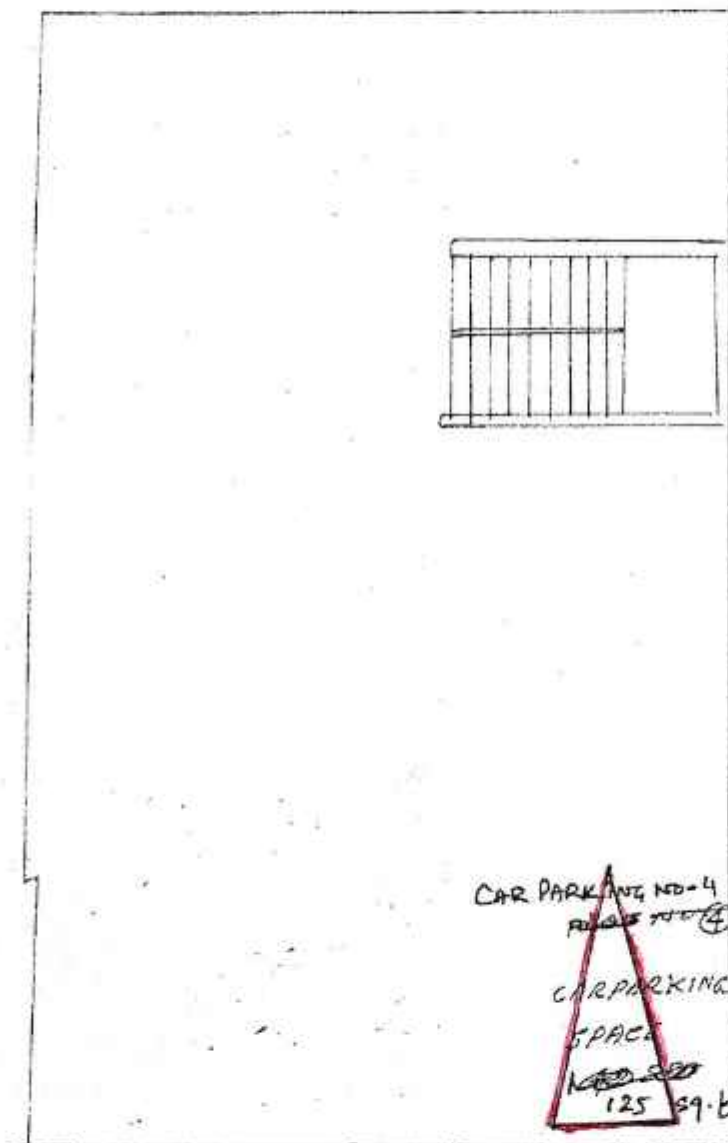
PLAN FOR CAR PARKING SPACE ON THE GROUND FLOOR, AT PREMISES NO. 95/1, KARAYA ROAD UNDER N.M.C. WARD NO. 69, KOLKATA-700012 P.S. KARAYA.

ONE CARPARKING SPACE AREA ~~AREA~~ ~~125 59.67~~ ~~SQ. FT.~~ ~~(3)~~ NO. 4, AREA - 125 59.67.

SHOWN IN RED BORDER.

Vendor/OWNER :-

SCALE



CAR PARKING NO-4
125 59.67
CARPARKING
SPACE
125 59.67

Shanku Sen.
Piyali Sen.

Vaani Mlt

GROUND FLOOR PLAN

Baskin
TRACED BY

Survey, Plans &
B.N. NALIN (100/100)
P.O. NALIN - P.O. NALIN
No. 100/100

ATK AT NALIN



(M/S can)

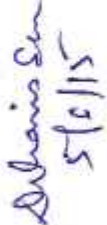
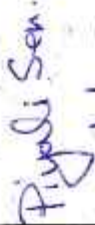
Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000200207/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Debashish Sen 44D, Kalighat Road., P.O:- Kalighat, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller		2953 	 5/6/15
2	Mrs Piyali Sen 44D, Kalighat Road., P.O:- Kalighat, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller		2954 	 5/6/15
PRESENTANT 3	Mr Varun Mohta Flat No. 1WC, 5/1/1B, Dr. K. M. Sarani, Kolkata, P.O:- Bullygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Buyer		2952 	 05/06/15

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Partha Nandy Son of Late Arun Kumar Nandy 210, Baksara Village Road, P.O.- Baksara, P.S.- JAGACHHA, District:- Howrah, West Bengal, India, PIN :- 711110	Mr Debashish Sen, Mrs Piyali Sen, Mr Varun Mohta	<i>Partha Nandy</i> 05/06/2015

(Dinabandhu Roy)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. - I
KOLKATA

Kolkata, West Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	19010000200207/2015	Query Date	26/05/2015
Office where deed will be registered	A.R.A. - I KOLKATA, District: Kolkata		
Applicant Name	Awani Kumar Roy		
Address	10, K. S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 9830971326		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 26,00,000/-	Total Market Value:	Rs. 43,24,474/-
Stampduty Payable	Rs. 3,02,733/-	Stampduty Article:-	23, 4
Registration Fee Payable	Rs. 47,662/-	Registration Fee Article:-	A(1), E, M(a), M(b), I
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details						
Sch No.	Location of Apartment	Plot No/Zone	Floor Area(In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karaya Road / Enayet Khan Sarani, Zone Name: (Beck Bagan (Ward-69) -- Amir Ali Avenue (Ward-69)), RS Plot No: , Khatian No: 00000, , Premises No: 95/1, Ward No: 69, Flat No: 1, Floor No: 1	Zone Name: (Beck Bagan (Ward-69) -- Amir Ali Avenue (Ward-69)), RS Plot No: , Khatian No: 00000,	Super built-up area: 738	25,00,000/-	37,39,630/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Mosaic, Age of Flat: 16 Year, Property is on Road, Encumbered By Tenant,

Transfer of Property from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area	Transferred Area in(%)
A1	Mr Debashish Sen	Mr Varun Mohta	369 Sq Ft	50
A1	Mrs Piyali Sen	Mr Varun Mohta	369 Sq Ft	50

Apartment Details						
Sch No.	Location of Apartment	Plot No/Zone	Floor Area(In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A2	District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karaya Road / Enayet Khan Sarani, Zone Name: (Beck Bagan (Ward-69) -- Amir Ali Avenue (Ward-69)), RS Plot No: , Khatian No: 00000, , Premises No: 95/1, Ward No: 69, Flat No: 0, Floor No: 0	Zone Name: (Beck Bagan (Ward-69) -- Amir Ali Avenue (Ward-69)), RS Plot No: , Khatian No: 00000,	Super built-up area: 125	1,00,000/-	5,84,844/-	Apartment Type: Covered Garage, Residential Use, Floor Type: Cemented, Age of Flat: 16 Year, Property is on Road, Encumbered By Tenant,

(Seam)

INDIAN UNION DRIVING LICENCE	
WEST BENGAL STATE	
No. WB-112011139546	Issue Dt. 13/04/2011
Name	PARTHA NANDY
Sex	MALE
Blood Gr.	B
Address:- 210 BAKSARA VILLAGE ROAD	
Valid Till 09/09/2030	
T 00/00/0000	
Badge Details	
Number	
Dt. of Issue	00/00/0000
Valid Till	00/00/0000

Holder's Sign
L. Authority
SHOWRAH

Partha Nandy



aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa
DATED THIS THE 5th DAY OF June 2015
aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa

B E T W E E N

SRI DEBASIS SEN & ANR.

... VENDORS

AND

SRI VARUN MOHTA

.... PURCHASER

DEED OF CONVEYANCE

MR. AWANI KUMAR ROY

Advocate

10, Kiran Shankar Roy Road

Kolkata-700 001.

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Debashish Sen Son of Late Gopal Chandra Sen 44D, Kalighat Road., P.O:- Kalighat, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ALCPS1685G, Status : Self Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
	Signature		
2	Mrs Piyali Sen Wife of Mr Debashish Sen 44D, Kalighat Road., P.O:- Kalighat, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ANGPS0324Q, Status : Self Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
	Signature		

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Varun Mohta Son of Mr Rajendra Kumar Mohta Flat No. 1WC, 5/1/1B, Dr. K. M. Sarani, Kolkata, P.O:- Bullygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AMCPM1935A, Status : Self Date of Execution : 05/06/2015 Date of Admission : 05/06/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Partha Nandy Son of Late Arun Kumar Nandy 210, Baksara Village Road, P.O:- Baksara, P.S:- JAGACHHA, District:- Howrah, West Bengal, India, PIN - 711110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr Debashish Sen, Mrs Piyali Sen, Mr Varun Mohta	

C. Transacted Property Details

Apartment Details						
Sch No.	Location of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karaya Road / Enayet Khan Sarani, Zone Name: (Beck Bagan (Ward-69) -- Amir Ali Avenue (Ward-69)), RS Plot No: , Khatian No: 00000, , Premises No: 95/1, Ward No: 69, Flat No: 1, Floor No: 1	Zone Name: (Beck Bagan (Ward-69) -- Amir Ali Avenue (Ward-69)), RS Plot No: , Khatian No: 00000,	Super built-up area: 738	25,00,000/-	37,39,630/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Mosaic, Age of Flat: 16 Year, Property is on Road, Encumbered By Tenant,

Apartment Details

Sch No.	Location of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A2	District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karaya Road / Enayet Khan Sarani, Zone Name: (Beck Bagan (Ward-69) -- Amir Ali Avenue (Ward-69)), RS Plot No: , Khatian No: 00000, , Premises No: 95/1, Ward No: 69, Flat No: 0, Floor No: 0	Zone Name: (Beck Bagan (Ward-69) -- Amir Ali Avenue (Ward-69)), RS Plot No: , Khatian No: 00000,	Super built-up area: 125	1,00,000/-	5,84,844/-	Apartment Type: Covered Garage, Residential Use, Floor Type: Cemented, Age of Flat: 16 Year, Property is on Road, Encumbered By Tenant,

Transfer of Apartment from Seller To Buyer

Sch No.	Seller Name	Buyer Name	Transferred Area (In decimal)	Transferred Area in(%)
A1	Mr Debashish Sen	Mr Varun Mohta	369	50
	Mrs Piyali Sen	Mr Varun Mohta	369	50
A2	Mr Debashish Sen	Mr Varun Mohta	62.5	50
	Mrs Piyali Sen	Mr Varun Mohta	62.5	50

D. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	Awani Kumar Roy
Address	10, K. S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190104543 / 2015

Query No/Year	19010000200207/2015	Serial no/Year	1901004431 / 2015
Deed No/Year	I - 190104543 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Varun Mohta	Presented At	Private Residence
Date of Execution	05-06-2015	Date of Presentation	05-06-2015

Remarks

On 05/06/2015

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

Presented for registration at 14:52 hrs on : 05/06/2015, at the Private residence by Mr Varun Mohta ,Claimant.

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 43,24,474/-

Endorsement by Commissioner after execution of Visit Commission Case No:-001294 of 2015

Having visited the residence of

Mr Debashish Sen, Son of Late Gopal Chandra Sen, 44D, Kalighat Road., P.O: Kalighat, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Others
Who has been identified to my satisfaction by Mr Partha Nandy, Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: JAGACHHA, , Howrah, WEST BENGAL, India, PIN - 711110, By caste Hindu, By Profession Service and the said

1. Mr Debashish Sen has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001294 of 2015

Having visited the residence of

Mrs Piyali Sen, Wife of Mr Debashish Sen, 44D, Kalighat Road., P.O: Kalighat, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Others
Who has been identified to my satisfaction by Mr Partha Nandy, Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: JAGACHHA, , Howrah, WEST BENGAL, India, PIN - 711110, By caste Hindu, By Profession Service and the said

1. Mrs Piyali Sen has admitted the execution of this document

Endorsement by Commissioner after execution of Visit Commission Case No:-001294 of 2015

Having visited the residence of

Mr Varun Mohta, Son of Mr Rajendra Kumar Mohta, Flat No. 1WC, 5/1/1B, Dr. K. M. Sarani, Kolkata, P.O: Bullygunge, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession Others
Who has been identified to my satisfaction by Mr Partha Nandy, Son of Late Arun Kumar Nandy, 210, Baksara Village Road, P.O: Baksara, Thana: JAGACHHA, , Howrah, WEST BENGAL, India, PIN - 711110, By caste Hindu, By Profession Service and the said

1. Mr Varun Mohta has admitted the execution of this document


(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 06/06/2015

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, 4 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,662/- (A(1) = Rs 47,564/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 47,662/-

Description of Draft

1. Rs 47,662/- is paid, by the Draft(8554-16) No: 393003000404, Date: 04/06/2015, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata.

Payment of Stamp Duty

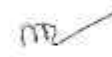
Certified that required Stamp Duty payable for this document is Rs. 3,02,733/- and Stamp Duty paid by Draft Rs 3,02,733/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 32765, Purchased on 03/06/2015, Vendor named Sujit Sarkar.

Description of Draft

1. Rs 3,02,733/- is paid, by the Draft(8554-16) No: 393010000404, Date: 04/06/2015, Bank: STATE BANK OF INDIA (SBI), Specialised Insti B K G Kolkata.


(Dinabandhu Roy)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 15735 to 15774
being No 190104543 for the year 2015.



Digitally signed by DINABANDHU ROY
Date: 2015.06.18 14:22:19 +05:30
Reason: Digital Signing of Deed.

(Dinabandhu Roy) 6/18/2015 2:22:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
