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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

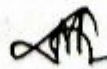
Director Sub-Registrar-V  
Alipora, South 24 Parganas

12.8 JAN 2020

### DEED OF CONVEYANCE

THIS INDENTURE OF SALE made on this the 28<sup>th</sup> day January of Two Thousand and Twenty (2020)

BETWEEN

 MS  
Agnor.com



**SMT. PRITHA CHAKRABORTY**, (PAN - AEIPC8528B), Aadhar No.794531003414, wife of Sri Arun Kumar Chakraborty, by faith : Hindu, Occupation : Housewife, by Nationality : Indian, residing at 1/30A, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to include her representative heirs, executors, administrators and assigns) of the **ONE PART**

**AND**

**"ABASAN KOLKATA"**, (PAN - AAMFA4040Q), a Partnership firm, having its registered office at 18/1(898) Kalikapur Road, Post Office : Mukundapur, P.S. Garfa, Kolkata - 700 099, represented by its partners namely (1) **SRI PRADIP KUMAR DEY**, (PAN - AEAPD7576A), Aadhar No.778656565918, son of Late Harendra Lal Dey, by faith Hindu, by Occupation : Business, by Nationality : Indian, residing at 3, North Purbachal Garden Road, Post Office - Haltu, Police Station - Garfa, Kolkata - 700 078 and (2) **SRI SANJEET KUMAR ROY**, (PAN - AFPPR0028F), Aadhar No.694487191024, son of Sri Rabindra Prasad Roy, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 7, Rupanjali Park, Kalikapur, Post Office - Mukundapur, Police Station - Garfa, Kolkata - 700 099, District - South 24-Parganas hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-interest, successors-in-office, nominees, assigns and legal representatives) of the **OTHER PART**.

**WHEREAS** one Nabakishore Mondal, since deceased, Pravash Chandra Mondal, Jugal Chandra Mondal of Bawali, were seized and possessed of or otherwise well and sufficiently entitled to the landed property comprising C.S. Dag No.102, R.S. Dag Nos. 191 & 194, measuring 40.02 Decimeals and 21.09 Decimeals appertaining to District Settlement Khatian Nos. 5 & 6, R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, under Touzi






No.56, Pargana – Khaspur, P.S. formerly Tollygunge, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Additional Sub-Registry office at Sealdah, District South 24-Parganas.

AND WHEREAS one Nagendra Nath Dey Sarkar and others being the predecessors of Gyanendra Nath Dey Sarkar of Baishnabghata by four Mourashi Mekarari Pattas took permanent Settlement in respect of the property acquired by some of the co-sharers of the said Mondal family in respect of their shares in the said property and thus the said Nagendra Nath Dey Sarkar started enjoying the said property as owner thereof after recording their name in respect of Khatian No.5 of Mouza-Nayabad and Khatian No.11 of Mouza-Chakgaria.

AND WHEREAS the said Gyanendra Nath Dey Sarkar and others after becoming the owners in respect thereof established a firm in the name of the Suburban Agricultural Dairy & Fisheries Co. Ltd. and transferred the said property to the said firm.

AND WHEREAS thereafter the said Suburban Agricultural Dairy & Fisheries Co. Ltd., with the object of demarcation of its shares and exclusive and separate enjoyment of the said land acquired by its, instituted a Civil Suit as Plaintiff vide No.16 of 1941 before the Learned 3<sup>rd</sup> Sub-Judge at Alipore against the other co-sharers of the property.

AND WHEREAS after hearing of the said suit in the said Court the Plaintiff firm was declared to be the rightful owner in respect of its shares and Sri Sachindra Nath Koley, Executor of the Swarnamoyee Dassi Estate, the Defendant No.16 was declared to be the rightful owner in respect his shares and the Defendant Nos. 12, 13 & 14 namely Pravash Chandra Mondal, since deceased, Pratul Chandra Mondal and Amarendra Nath Mondal were declared to be the owners in respect of their respective shares in the said property.





**AND WHEREAS** during the pendency of the said suit the said Pravash Chandra Mondal died intestate on 17.04.1968, leaving behind him surviving his two sons Sri Sasanka Sekhar Mondal, Sri Biswa Sekhar Mondal, only wife Smt. Sudhangsu Bala Mondal and four daughters namely (1) Smt. Ashima Rani Roy, (2) Smt. Susama Rani Das, (3) Smt. Bimala Rani Mondal (Dolui) and (4) Miss. Pratima Rani Mondal as his only legal heirs who were substituted in the said Suit in place of the deceased Pravash Chandra Mondal, the defendant No.12.

**AND WHEREAS** thereafter by a registered short-term lease dated 15.02.1969, registered at the District Registrar, Alipore and recorded in Book No.I, Volume No.11, Pages 218 to 255, Being No.271, for the year 1969, the said Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dalui) and Smt. Pratima Rani Mondal granted a Lease in Rayati right in favour of two brothers the said Biswa Sekhar Mondal and Sasanka Sekhar Mondal at an yearly rent of Rs.1.75 Paise and by registered Indenture dated 25.01.1969, recorded as Deed No.275, for the year 1969, the aforesaid Lessors sold their right, title and interest in the said lease hold land unto and in favour of Smt. Sudhangsu Bala Mondal, wife of Late Pravash Chandra Mondal and Smt. Nilima Rani Mondal, wife of Sri Sasanka Sakhar Mondal and the right, title and interest of the said lessors in the said property became ceased and destroyed there from forever.

**AND WHEREAS** thereafter by a registered Deed of Gift dated 03.10.1969, registered at the office of the Joint Sub-Registrar at Alipore at Behala and recorded in Book No.I, Volume No.65, Pages 233 to 276, as Deed No.4198, for the year 1969, the said Smt. Sudhangsu Bala Mondal transferred, conveyed, sold and assigned, bestowed and assured her right, title and interest acquired by her by way of succession and inheritance from her husband unto and in favour of Sri Biswa Sekhar Mondal and his eldest brother Sasanka Sekhar Mondal and the said Smt. Sudhangsu Bala Mondal became ceased and dispossessed there from.





**AND WHEREAS** in the manner aforesaid the said Biswa Sekhar Mondal and Sasanka Sekhar Mondal jointly became the owners of  $\frac{6}{7}$ <sup>th</sup> share of the share left by the said deceased Pravash Chandra Mondal and the said Smt. Ashima Rani Roy became the owner of her share of the said property.

**AND WHEREAS** thereafter the said Biswa Sekhar Mondal and Sasanka Sakhar Mondal as the Principal Party of the said Suit No.16 of 1941, applied before the Ld. Court for Sale of 1 Ganda 2 Karas being  $\frac{27}{320}$ <sup>th</sup> share of each of them and the Ld. Court granted the said prayer.

**AND WHEREAS** thereafter Amarendra Nath Mondal the another co-sharer of the land of C.S. Dag No.102, R.S. Dag Nos. 191 and 194 of the said Mouza – Nayabad alongwith other land with the object of exclusive possession and separate enjoyment of the said land filed an application praying inter-alia for partition of his share in the suit property in partition suit No.16 of 1941 pending before the Ld. Sub-Judge at Alipore. After hearing of the said application a Pleader Commissioner was appointed by the said Ld. Court with a view to effect partition and/or separation and/ or division of the said property among the co-sharers thereof. Accordingly Sri Bibhuti Bhusan Majumdar, the Pleader Commissioner after proper survey of the said land prepared a Sketch Plan annexed thereto submitted his Report before the said Ld. Court and on the basis of the report submitted by the Pleader Commissioner the said Suit was finally decreed on 14.07.1971, by the Ld. 3<sup>rd</sup> Sub-Judge, Alipore.

**AND WHEREAS** as per decree passed by the said Ld. Court based on the report of the Pleader Commissioner, Sri Sasanka Sekhar Mondal was absolutely allotted a separately demarcated area of land of the said Mouza – Nayabad, comprising C.S. Khatian Nos. 5 and 6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121,



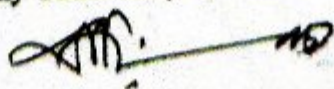


122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag Nos.191 and 194 and since then the said Sasanka Sekhar Mondal had been enjoying the said property peaceably and in severally from others.

**AND WHEREAS** as per report submitted by the Pleader Commissioner and final decree passed by an order dated 04<sup>th</sup> June, 1971, being Order No.546, by the said Ld. Court based on the said report it was specifically noted of land marked "CHHA" (measuring 19½ Bigha) and land marked "JHA" (measuring 19½ Bigha) of land as delineated in the Site Plan annexed with the said report was absolutely allotted to Sri Sasanka Sekhar Mondal.

**AND WHEREAS**, while being in peaceful and uninterrupted possession of the said property, said Sasanka Sekhar Mondal being in need of money and for his legal necessities, by a registered Indenture dated 14.10.1988 registered in the office of A.D.S.R. Sealdah, 24-Parganas recorded in Book No.1, Deed No.1301, for the year 1988, sold, transferred and conveyed a plot of land measuring about 9 Bighas 15 Cottahs situate in the said Mouza – Nayabad, comprising C.S. Dag No.102, appertaining to C.S. Khatian No.5, in R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag No.194, J.L. No.25, R.S. No.3, under Collectorate Touzi No.56, P.S. formerly Tollygunge, thereafter Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, also lying within the local limits of The Kolkata Municipal Corporation Ward No.109 in favour of (1) Sri Amit Kumar Ghosh, son of Sri Ganga Prasad Ghosh, (2) Smt. Lilamoyee Ghosh, wife of Sri Ganga Prasad Ghosh, both residing at 32/A, Chandranath Chatterjee Street, P.S. Bhowanipur, Kolkata – 700 025.

**AND WHEREAS** after purchase of the said land said Smt. Lilamoyee Ghosh empowered her son namely Sri Amit Kumar Ghosh to transfer her undivided ½ share of the property to any Third Party by virtue of a registered General Power of





attorney dated 07.11.1988, registered at A.D.S.R. Alipore, recorded into Book No.IV, Volume No.23, at Pages 135 to 142, Deed No.931 for the year 1988.

**AND WHEREAS** said (1) Sri Amit Kumar Ghosh, (2) Smt. Lillamoyee Ghosh, were in continuous possession of their said purchased land alongwith unfettered right, title, interest thereto and they have been paying the necessary taxes to the concerned authority.

**AND WHEREAS** in need of cash money and also for other various legal necessities said Sri Amit Kumar Ghosh, for self and also on behalf of his mother namely Smt. Lillamoyee Ghosh, decided to sell their property by dividing their total purchased land into several small plots of land leaving therein passages for egress and ingress.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 17.11.1999, registered in the Office of A.D.S.R. Seldah, and recorded into Book No. 1, Volume No.48, at Pages 266 to 275, Deed No.2141 for the year 1999 said Sri Amit Kumar Ghosh, for himself and also on behalf of his mother namely Smt. Lillamoyee Ghosh, sold, transferred, conveyed, assigned and granted a Plot of land measuring an area 3 (Three) Cottahs 13 (Thirteen) Chittacks 05 (Five) Sq.ft. more or less being Plot No.E-37, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag No.194, under R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, corresponding to C.S. Dag No.102, appertaining to C.S. Khatian No.5, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, in favour of the present OWNER herein namely **SMT. PRITHA CHAKRABORTY**.

**AND WHEREAS** after purchasing the said plot of land the present OWNER/VENDOR herein namely **SMT. PRITHA CHAKRABORTY**,



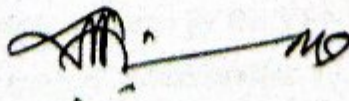


mutated and recorded her name in the record of B.L. & L.R.O. Kasba vide Reference No. 650/2009 and the property is now under R.S. Dag No.194, under present R.S. Khatian No.131 of said Mouza – Nayabad, J.L. No.25 and accordingly the Mutation Certificate is issued in favour of the present OWNER herein. The present OWNER has recorded her name in the record of The Kolkata Municipal Corporation in respect of her total purchased land area measuring 3 (Three) Cottahs 13 (Thirteen) Chittacks 05 (Five) Sq.ft. within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109 and K.M.C. Premises No.3730, Nayabad, and Assessee No.31-109-08-8954-4, P.S. Panchasayar, Kolkata – 700 094.

AND WHEREAS the present VENDOR herein is the absolute owner of the said plot of land measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks 05 (Five) Sq.ft. alongwith one tile shed structure standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in portion of R.S. Dag No.194, under R.S. Khatian No.131, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, K.M.C. Premises No.3730, Nayabad, Assessee No.31-109-08-8954-4, P.S. Panchasayar, Kolkata – 700 094.

AND WHEREAS THE VENDOR doth hereby covenant :

- i) Since acquiring the right title interest in the said land and hereditament the VENDOR is in physical possession of the said land and hereiditament.
- ii) The VENDOR has not received any notice from any authority for acquisition or requisition and declare that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.





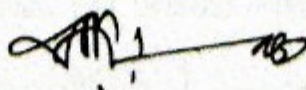
- iii) Save as mentioned hereinabove, since acquiring the right title interest of the said land and hereditament the **VENDOR** have not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defective in title.
- iv) The **VENDOR** has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all in respect of the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the **VENDOR** or the **VENDOR** predecessor in title. Further the said land and hereditament is not affected by or subjected to any personal security for securing any financial accommodation.

**AND WHEREAS** being in need of money the present **VENDOR** has decided for absolute sale of her said plot of land measuring an area of 3 (Three) Cottahs 13 (Thirteen), Chittacks 05 (Five) Sq.ft. alongwith one tile shed structure standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in Mouza : Nayabad, J.L. No.25, in R.S. Dag No.194, under R.S. Khatian No.131, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, K.M.C. Premises No.3731, Nayabad, P.S. Panchasayar, Kolkata - 700 094, as morefully mentioned in the **SCHEDULE** below and the **PURCHASER** herein also necessary to search and satisfied the same has also agreed to purchase the same at or for the consideration price declared by the **VENDOR** and the **PURCHASER** has paid to the **VENDOR** the total consideration sum of Rs.46,98,000/- (Rupees



**Forty six lac and ninety eight thousand) only** as full and final consideration money as described in the Memo herein below against **ALL THAT** piece and parcel of land measuring an area of **3 (Three) Cottahs 13 (Thirteen) Chittacks 05 (Five) Sq.ft.** more or less alongwith one tile shed structure standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in **Mouza : Nayabad, J.L. No.25, in R.S. Dag No.194, under R.S. Khatian No.131,** within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, K.M.C. **Premises No.3730, Nayabad, P.S. Panchasayar, Kolkata – 700 094** as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this Deed of Conveyance.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the Agreement and declared consideration of the said sum of **Rs.46,98,000/- (Rupees Forty six lac and ninety eight thousand) only** well and truly paid by the **PURCHASER** to the **VENDOR** on or before the execution of these presents and that being the full consideration money of the said land, (the receipt whereof the **VENDOR** do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the **VENDOR** do hereby acquit, release and forever discharge the said **PURCHASER** as well as the said land hereby conveyed) and the **VENDOR** do hereby grant, transfer, convey, sell, assure and assigns unto the said **PURCHASER ALL THAT** piece and parcel of land measuring an area of **3 (Three) Cottahs 13 (Thirteen) Chittacks 05 (Five) Sq.ft.** more or less alongwith one tile shed structure standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in **Mouza : Nayabad, J.L. No.25, comprising in R.S. Dag No.194, under R.S. Khatian No.131,** within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, K.M.C. **Premises No.3730, Nayabad, P.S. Panchasayar, Kolkata – 700 094** and more specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or





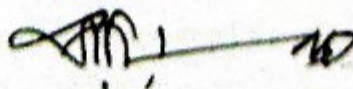
**HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said **PURCHASER** absolutely, forever, free from all encumbrances and the **VENDOR** do hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or executed or knowingly suffered to the contrary the **VENDOR** now have good, right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be, unto and to the use of the **PURCHASER** in manner aforesaid and deliver vacant and peaceful possession of the said land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting their names duly mutated in the Kolkata Municipal Corporation in place of the **VENDOR** or her predecessors in interest and title and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the **VENDOR** or any



person or persons lawfully or equitably claiming title from under or in trust for the **VENDOR** or any of her predecessors in title and interest and the **VENDOR** hereby also covenant to keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of her predecessors in interest and title and declares the schedule mentioned property is free from all encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming under them as aforesaid and **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further, better and more perfectly assuring and conveying the said land to and unto the said **PURCHASER** as shall or may reasonably be required.

**THE VENDOR** do hereby declares that the land hereby sold and fully described in the **SCHEDULE** hereunder written has not been previously leased, mortgaged, sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the **VENDOR** received any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The **VENDOR** is selling, the said land while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful possession of the said land unto the **PURCHASER**.

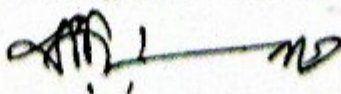
If any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** shall at the costs and request of the **PURCHASER** do and execute any supplementary deed or deed of rectification in favour of the Purchaser, its successors, representatives and assigns.





**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. That in respect of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed hereby to the **PURCHASER**, the **VENDOR** have good right and title as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said land and hereditament hereby sold and transferred, every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declares that she has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of their said land and hereditament save and except with the **PURCHASER** herein.
2. That the **PURCHASER** shall have the right to mutate its name in the records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the **VENDOR** or her legal heirs or any person or persons claiming under them.
3. That it shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rehts, issues and profits therefrom as to be fetched without any interruption, claims or demand whatsoever by or from the **VENDOR** or any person claiming through, under or in trust arising through or for them.
4. That the said land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lispendences, debts, liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or





have agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or made by the **VENDOR** or any of her predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the **VENDOR** or any of her predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate, right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASER** in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring their full rights of ownership, free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the said land measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks 05 (Five) Sq.ft. more or less alongwith one tile shed structure standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in Mouza : Nayabad, J.L. No.25, comprising in R.S. Dag No.194, under R.S. Khatian No.131, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, K.M.C. Premises No.3730, Nayabad, P.S. Panchasayar, Kolkata - 700 094 and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.



7. That the **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.

9. That the said **VENDOR** have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

10. That the **VENDOR** also declares that she shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the **PURCHASER**.

11. That the **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer of the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.





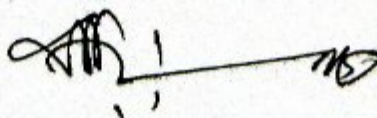
12. The **PURCHASER** shall be entitled to or will have the right to use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

**BE IT NOTED THAT** the **VENDOR** have delivered the Original title Deed, certified copy of the link Deed, Power of Attorney, upto date paid up land-tax bills, B.L. & L.R.O. Mutation certificate, R.S. Record of Right, K.M.C. Mutation Certificate, paid up K.M.C. tax bills etc, relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

### **SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of land measuring an area of **3 (Three) Cottahs 13 (Thirteen) Chittacks 05 (Five) Sq.ft. more or less** alongwith one tile shed structure standing thereon measuring an area of **100 (one hundred) Sq.ft. more or less** situated in **Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3**, comprising in portion of **R.S. Dag No.194, under R.S. Khatian No.131**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, **K.M.C. Premises No.3730, Nayabad**, Assessee No.31-109-08-8954-4, P.S. Panchasayar, Kolkata – 700 094 and the entire sold plot of land as delineated in the Site Plan annexed hereto and shown by **RED BORDER** lines and entire sold property is butted and bounded in the manner following :-

|                            |   |   |
|----------------------------|---|---|
| <b><u>ON THE NORTH</u></b> | : | <b><u>30'-0" wide Road ;</u></b>                |
| <b><u>ON THE SOUTH</u></b> | : | <b><u>K.M.C. Premises No.3731, Nayabad;</u></b> |
| <b><u>ON THE EAST</u></b>  | : | <b><u>Plot No A-36;</u></b>                     |
| <b><u>ON THE WEST</u></b>  | : | <b><u>30'-0" wide Road .</u></b>                |





IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

**WITNESSES :**

1. *Rasbihari Nath Banerjee*  
92, Bhagat Singh Nagar Colony  
K51-700094

*Pritha Chakraborty*

SIGNATURE OF THE VENDOR

For ABASAN KOLKATA

*Aradip Kanungo*  
Partner

2. *Tarak Deb*  
127, Makunda Pur  
K51-900099

For ABASAN KOLKATA  
*Soumit Kumar Roy*  
Partner

SIGNATURE OF THE PURCHASER

**PREPARED & DRAFTED BY :**

*Debes Kumar Misra*  
(MR. DEBES KUMAR MISRA)  
ADVOCATE [Enrollment No. F/364/329/1989]  
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700 086.  
PH-9830236148(D.K.M.),  
Email: debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email: mishrasomesh08@gmail.com  
9836115120(Tapash),  
Email: tapash.mishra85@gmail.com



**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the within named **PURCHASER** the within mentioned sum of **Rs.46,98,000/- (Rupees Forty six lac and ninety eight thousand) only** as full and final settlement of entire consideration sum in respect of the within mentioned property in the manner followings :

| Sl. No. | Date       | Through Online Transfer | Name of the Bank & Branch   | Amount (Rs.)    |
|---------|------------|-------------------------|-----------------------------|-----------------|
| 1.      | 06.12.2019 | Online Transfer         | SBI, Kalikapur Branch       | Rs. 1,00,000.00 |
| 2.      | 28.01.2020 | RTGS                    | HDFC Bank, Kalikapur Branch | Rs.45,98,000.00 |

**Total : Rs.46,98,000.00**

(Rupees Forty six lac and ninety eight thousand) only

**WITNESSES :**

1. *Rajendra Nath Banerjee*  
92, *Bangabai Singh Nagar colony*  
Kol-700099











*Pritha Chakraborty*

**SIGNATURE OF THE VENDOR**

2. *TARA Koley*  
127, *Mukundapur*  
Kol-700099











*Adarsh*



|            | Thumb   | 1 <sup>st</sup> finger  | Middle finger   | Ring finger   | Small finger  |
|------------|---|---|---|---|---|
| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |






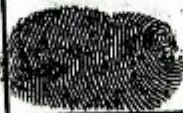




Name PRITHA CHAKRABORTY

Signature Pritha Chakraborty

|            | Thumb  | 1 <sup>st</sup> finger   | Middle finger  | Ring finger  | Small finger   |
|------------|--|--|--|--|--|
| left hand  |   |   |   |   |   |
| right hand |  |  |  |  |  |

Name PRADIP KUMAR DEY

Signature Pradip Kumar Dey

|            | Thumb   | 1 <sup>st</sup> finger   | Middle finger   | Ring finger   | Small finger  |
|------------|---|--|---|---|---|
| left hand  |  |  |  |  |  |
| right hand |  |   |  |  |  |

Name SANJEET KUMAR ROY

Signature Sanjeet Kumar Roy

|            | Thumb | 1 <sup>st</sup> finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------------------|---------------|-------------|--------------|
| left hand  |       |                        |               |             |              |
| right hand |       |                        |               |             |              |

Name .....

Signature .....

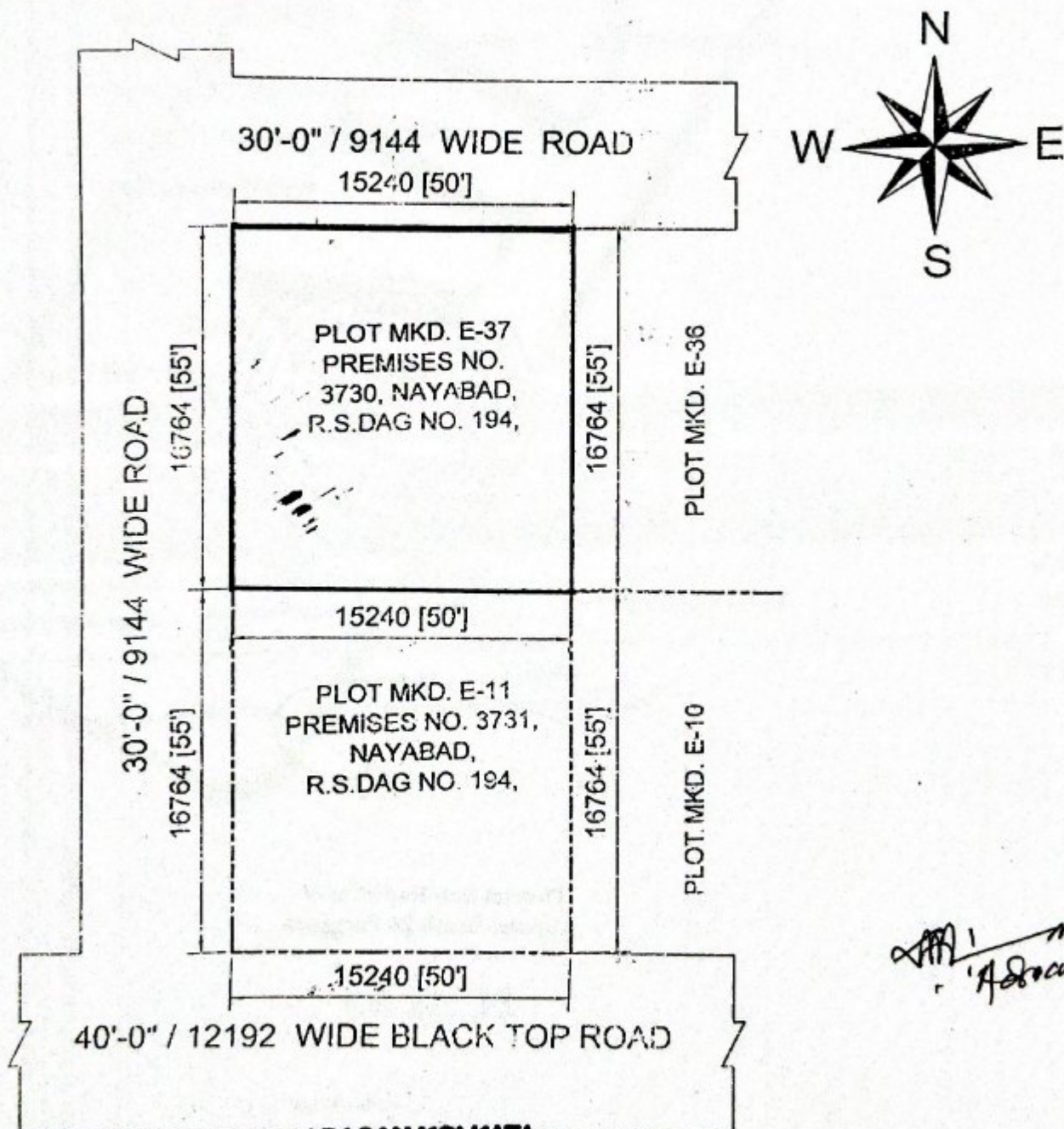


SITE PLAN OF PLOT MKD. E-37, AT PREMISES NO. 3730, NAYABAD, KOLKATA:- 700 094, K.M.C. WARD NO. 109, BOROUGH NO. XII, ASSESSEE NO. 31-109-08-8954-4, P. S. - PANCHASAYAR, OF R. S. DAG NO. 194, R. S. KHATIAN NO. - 131, J.L. - 25, MOUZA :- NAYABAD, AREA OF LAND = 03 K. - 13 CH. - 05 SQ.FT.

SHOWN IN RED BORDER

PLOT MKD. E-37

SCALE :- 1:300, ALL DIMENSIONS ARE IN MM.



For ABASAN KOLKATA

*Dradip Kumar*  
Partner

For ABASAN KOLKATA

*Soumit Kumar*  
Partner

*Pritha Chakraborty*

*Parker*  
PINTU SARKER  
CLASS-I, LBS  
NO. 1194, K.M.C  
B/35, RABINDRA PALLY  
KOLKATA-700086

SIGN. OF L.B.S.

SIGN. OF PURCHASER

SIGN. OF VENDOR



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

GRN: 192019200165896451

GRN Date: 27/01/2020 17:19:45

BRN: CKM0356042

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 27/01/2020 17:20:53

DEPOSITOR'S DETAILS

Id No. : 16300000088497/4/2020  
[Query No./Query Year]

Name : ABASAN KOLKATA

Contact No. : 09830065692

E-mail : gharbari866@gmail.com

Address : 181 898 Kalikapur Road Kol99

Applicant Name : Mr Somesh Mishra

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       | 16300000088497/4/2020 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 482970     |
| 2       | 16300000088497/4/2020 | Property Registration- Registration Fees | 0030-03-104-001-16 | 80554      |

Total

563524

In Words :

Rupees Five Lakh Sixty Three Thousand Five Hundred Twenty Four only



आयकर विभाग  
INCOME TAX DEPARTMENT  
PRITHA CHAKRABORTY



भारत सरकार  
GOVT. OF INDIA

BIRENDRA NATH CHAKRABORTY

22/07/1962  
Permanent Account Number  
AEIPC8528B

Pritha Chakraborty

Signature



12072011

इस कार्ड के खोने / जाने पर कृपया सूचित करें / लौटाएं :  
आयकर पेन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चेंबर,  
बानेर टेलिफोन एक्चेंज के नजदीक,  
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel. 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: thinfo@nsdl.co.in

Pritha Chakraborty





भारत सरकार  
GOVERNMENT OF INDIA

पृथा चक्रवर्ती



PRITHA CHAKRABORTY  
जन्मदिनांक / DOB: 22/07/1962  
महिला / FEMALE



7945 3100 3414

Aadhaar-Aam Admi ka Adhikar



एकमात्र पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

[ठेका]:

1/30A, बिजयगढ़, यदवपुर, यदवपुर  
विश्वविद्यालय, कोलकाता,  
पश्चिम बंगाल - 700032

Address

1/30A, BIJOYGARH,  
JADAVPUR, Jadavpur  
University, Kolkata,  
West Bengal - 700032



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001

✓ Pritha chakraborty





For ABASAN KOLKATA

*Pradip Kumar*  
Partner

For ABASAN KOLKATA

*Sanjay Kumar Roy*  
Partner





*Drakip Kanyas*







आधार

ভারত সরকার  
Unique Identification Authority of India

Enrollment No.: 1215/60002/02889

To  
Pradip Kumar Das  
প্রেদীপ কুমার দাস  
3  
NORTH PURSACHAL GARDEN ROAD  
11500  
New Delhi - 110076  
9432070001

28/05/2015

10-423483-423483  
42348345

আপনার আধার সংখ্যা / Your Aadhaar No. :

7786 5656 5918

আধার - সাধারণ মানুষের অধিকার

Pradip Kumar Das  
প্রেদীপ কুমার দাস  
Father : Narendra Lal Das  
নরেন্দ্র লাল দাস  
DOB: 19/12/1987  
পুরুষ / Male  
7786 5656 5918

আধার - সাধারণ মানুষের অধিকার

Pradip Kumar Das





Sanjeet Kumar Roy





भारत सरकार



संजित कुमार राय  
Sanjeet Kumar Roy  
जन्मतिथि / DOB : 10/01/1977  
पुरुष / MALE



6944 8719 1024

आधार - साधारण मानुषेर् अधिकार



आधार

ठिकाणः  
7, रुपनजलि पार्क, कलिकापुर,  
आनन्दा माण्डा क्लबर् विकेटे,  
मुकुन्दपुर, पश्चिम 28 पार्गना,  
पश्चिम बङ्ग, 700099

प्राधिकरण  
भारतीय जनता पार्टी

Address:  
C/O., 7, Rupanjali Park,  
Kalikapur, Near Ananda Sangha  
Club, Mukundapur, South 24  
Parganas, West Bengal, 700099



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

Sanjeet Kumar Roy



### Major Information of the Deed

|   |   |  |                   |
|---|---|--|-------------------|
| Deed No :                               | I-1630-00242/2020   | Date of Registration                   | 28/01/2020        |
| Query No / Year                         | 1630-0000088497/2020  | Office where deed is registered        |                   |
| Query Date                              | 16/01/2020 12:58:51 PM  | D.S.R. - V SOUTH 24-PARGANAS, District | South 24-Parganas |
| Applicant Name, Address & Other Details | Somesh Mishra<br>High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate |  |                   |
| Transaction                             | Additional Transaction  |  |                   |
| [0101] Sale, Sale Document              | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]   |  |                   |
| Set forth value                         | Market Value  |  |                   |
| Rs. 46,98,000/-                         | Rs. 80,50,832/-   |  |                   |
| Stamp duty Paid/Sd/-                    | Registration Fee/Paid   |  |                   |
| Rs. 4,83,070/- (Article:23)             | Rs. 80,554/- (Article:A(1), E, M(b), H)   |  |                   |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)  |  |                   |

#### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3730, , Ward No: 109 Pin Code : 700094



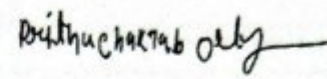


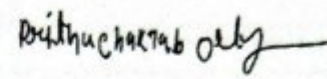


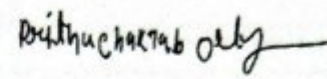
| Sch No               | Plot Number | Katha Number | Land Use Proposed | Area of Land              | Set forth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|----------------------|-------------|--------------|-------------------|---------------------------|--------------------------|-----------------------|--------------------------------|
| L1                   | (RS :- )    |              | Bastu             | 3 Katha 13 Chatak 5 Sq Ft | 46,68,000/-              | 80,20,832/-           | Width of Approach Road: 30 Ft, |
| <b>Grand Total :</b> |             |              |                   | <b>6.3021Dec</b>          | <b>46,68,000 /-</b>      | <b>80,20,832 /-</b>   |                                |

#### Structure Details :

| Sch No   | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market Value (In Rs.) | Other Details             |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 100 Sq Ft.        | 30,000/-                 | 30,000/-              | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                          |                       |                           |
| <b>Total :</b>   |                   | <b>100 sq ft</b>  | <b>30,000 /-</b>         | <b>30,000 /-</b>      |                           |












# **Seller 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>Smt Pritha Chakraborty</b><br/> Wife of Mr Arun Kumar Chakraborty<br/> Executed by: Self, Date of Execution: 28/01/2020<br/> Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>28/01/2020</td> <td>LTI</td> <td>28/01/2020</td> <td>28/01/2020</td> </tr> </tbody> </table> <p>1/30A, Bijoygarh, P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEIPC8528B, Aadhaar No: 79xxxxxxxx3414, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020<br/> Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office</p> | Name  | Photo   | Finger Print | Signature | <b>Smt Pritha Chakraborty</b><br>Wife of Mr Arun Kumar Chakraborty<br>Executed by: Self, Date of Execution: 28/01/2020<br>Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office |  |  |  | 28/01/2020 | LTI | 28/01/2020 | 28/01/2020 |
| Name   | Photo  | Finger Print  | Signature   |              |           |  |   |   |   |            |     |            |            |
| <b>Smt Pritha Chakraborty</b><br>Wife of Mr Arun Kumar Chakraborty<br>Executed by: Self, Date of Execution: 28/01/2020<br>Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Office |   |  |  |              |           |  |   |   |   |            |     |            |            |
| 28/01/2020   | LTI  | 28/01/2020  | 28/01/2020  |              |           |  |   |   |   |            |     |            |            |

## **Buyer Details :**



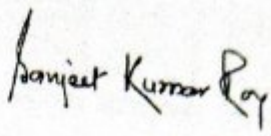
| Sl No | Name, Address, Photo, Finger print and Signature  |
|-------|---|
| 1     | <b>Abasan Kolkata</b><br>18/1, Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.:: AAMFA4040Q, Aadhaar No Not Provided by UIDAI, Status :Organization, 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 Pradip Kumar Dey (Presentant)</b><br/> Son of Late Harendra Lal Dey<br/> Date of Execution - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jan 28 2020 1:05PM</td> <td>LTI</td> <td>28/01/2020</td> <td>28/01/2020</td> </tr> </tbody> </table> <p>3, North Purbachal Garden Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AEAPD7576A, Aadhaar No: 77xxxxxxxx5918 Status : Representative, Representative of : Abasan Kolkata (as Partner)</p> | Name  | Photo   | Finger Print | Signature | <b>Mr Pradip Kumar Dey (Presentant)</b><br>Son of Late Harendra Lal Dey<br>Date of Execution - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office |  |  |  | Jan 28 2020 1:05PM | LTI | 28/01/2020 | 28/01/2020 |
| Name   | Photo   | Finger Print  | Signature   |              |           |  |   |   |   |                    |     |            |            |
| <b>Mr Pradip Kumar Dey (Presentant)</b><br>Son of Late Harendra Lal Dey<br>Date of Execution - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office |    |  |  |              |           |  |   |   |   |                    |     |            |            |
| Jan 28 2020 1:05PM   | LTI   | 28/01/2020  | 28/01/2020  |              |           |  |   |   |   |                    |     |            |            |



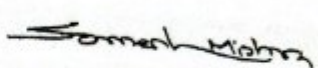


2

| Name  | Photo   | Fingerprint  | Signature   |
|---|---|--|---|
| <b>Mr Sanjeet Kumar Roy</b><br>Son of Mr Rabindra Prasad Roy<br>Date of Execution - 28/01/2020, , Admitted by: Self, Date of Admission: 28/01/2020, Place of Admission of Execution: Office | <br>Jan 28 2020 1:06PM | <br>LTI<br>28/01/2020 | <br>28/01/2020 |

7, Rupanjali Park, Kalikapur, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFPPR0028F, Aadhaar No: 69xxxxxxx1024 Status : Representative, Representative of : Abasan Kolkata (as Partner)

**Identifier Details :**

| Name   | Photo   | Fingerprint   | Signature   |
|--|---|---|---|
| <b>Mr Somesh Mishra</b><br>Son of Mr D K Misra<br>High Court Calcutta, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 | <br>28/01/2020 | <br>28/01/2020 | <br>28/01/2020 |

Identifier Of Smt Pritha Chakraborty, Mr Pradip Kumar Dey, Mr Sanjeet Kumar Roy

| Transfer of property for L1 |                        |                                   |
|-----------------------------|------------------------|-----------------------------------|
| Sl.No                       | From                   | To. with area (Name-Area)         |
| 1                           | Smt Pritha Chakraborty | Abasan Kolkata-6.30208 Dec        |
| Transfer of property for S1 |                        |                                   |
| Sl.No                       | From                   | To. with area (Name-Area)         |
| 1                           | Smt Pritha Chakraborty | Abasan Kolkata-100.00000000 Sq Ft |



Endorsement For Deed Number : I - 163000242 / 2020

on 28-01-2020

**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.

**Representation (Under Section 52 & Rule 22A of W.B. Registration Rules, 1962)**  
Represented for registration at 12:47 hrs on 28-01-2020, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Pradip Kumar Dey .

**Certificate of Market Value (WB PUVRules, 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,50,832/-

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

Execution is admitted on 28/01/2020 by Smt Pritha Chakraborty, Wife of Mr Arun Kumar Chakraborty, 1/30A, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-01-2020 by Mr Pradip Kumar Dey, Partner, Abasan Kolkata, 18/1, Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-01-2020 by Mr Sanjeet Kumar Roy, Partner, Abasan Kolkata, 18/1, Kalikapur Road, P.O:- Mukundapur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700099

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, , 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 80,554/- ( A(1) = Rs 80,508/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 80,554/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2020 5:20PM with Govt. Ref. No: 192019200165896451 on 27-01-2020, Amount Rs: 80,554/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKM0356042 on 27-01-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,83,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,82,970/-

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 7902, Amount: Rs.100/-, Date of Purchase: 21/01/2020, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/01/2020 5:20PM with Govt. Ref. No: 192019200165896451 on 27-01-2020, Amount Rs: 4,82,970/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKM0356042 on 27-01-2020, Head of Account 0030-02-103-003-02



Krishnendu Talukdar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 17316 to 17350

being No 163000242 for the year 2020.



Digitally signed by KRISHNENDU  
TALUKDAR

Date: 2020.02.14 18:27:02 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/02/14 06:27:02 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)