

1521/2020

F-1389/2020

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 776551

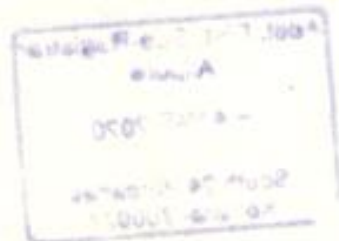
Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 4th day of March Two Thousand Twenty (2020).

BETWEEN



4.3.2020
 17.5.2020
 1605-0000
 389908/2020

v-e-303
 5-57Pm

[Faint handwritten notes in the bottom right corner, including the word 'alright']

Sl. No. 1491 Date 26 FEB 2020 Rs. 50/-

Name Debashis Saha, Adv.

Address Alipore Judges' Court, Kol-27.

Vendor Swarup Chandra
SWARUP CHANDRA
Alipore Judges' Court, Kol-27

Sahju Narayan Saha



934

Digitally signed by Sahju Narayan Saha, DN: cn=Sahju Narayan Saha, o=Alipore Judges' Court, Kol-27, email=saha@aliporejudgescourt.gov.in, c=IN

Sahju Narayan Saha



935

Babha Deb.



936

Bhannumati Roy.

Jayanta Mondal
Sohal. Sanat Krs. Mondal
Alipore Judges Court.
Kol-27.
Law Clerk.

Adl. Dist. Sub-Registrar
Alipore
- 4 MAR 2020
South 24 Parganas
Kolkata-700027

(1) **SMT. PRABHA DEY** (PAN - CCKPD1082R, Aadhaar No. 4831 4818 6442, Mobile No. 9674178500), wife of Jadu Gopal Dey and daughter of Late Ananda Chandra Majumder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at B-47, New Raipur Road, Post Office - Garia, Police Station - Netaji Nagar, Kolkata - 700084 and (2) **SMT. BHANUMATI ROY**, (PAN - AXXPR2746J, Aadhaar No. 5904 0684 5150, Mobile No. 9830096263), wife of Dhruvajyoti Roy and daughter of Late Ananda Chandra Majumder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing DC1/4, Golf Green Urban Complex, Phase - I, Post Office - Golf Green, Kolkata - 700095, hereinafter jointly called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

SRI SATYA NARAYAN GHOSH, (PAN - AXWPG4611Q, Aadhaar No. 4875 9350 4667, Mobile -9831076907), son of Late Nepal Chandra Ghosh, by faith - Hindu, by occupation - Business, residing at 2/40, Netaji Nagar, Police Station- formerly Jadavpur thereafter Patuli now Netaji Nagar, Kolkata - 700092, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Janab Ali Ostagar was absolutely seized and possessed all that piece and parcel of land measuring more or less 1.39 Acre under Khatian No. 476 of Mouja - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56 within the Police Station - Tollygunge , District : 24-Parganas

AND WHEREAS while thus seized and possessed of the aforesaid property said Janab Ali Ostagar died in the

year 1326 B.S. leaving behind him five sons namely Osman Gani, Golam Hossain, Omar Ali, Maher Ali and Dechher Ali Ostagar and four daughters namely Arjan Bibi, Jamila Khatun Bibi, Amena Khatun Bibi, Aimana Khatun Bibi and wife Kulsam Bibi as his legal heirs and successors according to the Muslim Law of Succession .

AND WHEREAS about 10/12 years after the death of Janab Ali Ostagar his wife Kulsam Bibi also died intestate leaving behind her aforesaid sons and daughters to inherit undivided share in the aforesaid property.

AND WHEREAS by way of inheritance the aforesaid sons and daughters of Janab Ali inherited 1.39 Acres of land under Khatian No. 476 of Mouza - Raipur and in terms of the Muslim Law of Succession five sons of Janab Ali got undivided $1/7^{\text{th}}$ share each and the four daughters got undivided $1/14^{\text{th}}$ share each .

AND WHEREAS while thus seized and possessed of the aforesaid property Aimana Khatun Bibi sold her 1/14th undivided share in favour of one Saudar Rahaman on 25.07.1938 .

AND WHEREAS while thus seized and possessed of the aforesaid property Osman Gani Ostagar sold his 1/7th undivided share in favour of Jadavpur Estate Limited.

AND WHEREAS subsequently one Hirendralal Sarkar, son of Shyamlal Sarkar, purchased undivided 1/7th share of the aforesaid property from Jadavpur Estate Limited and undivided 1/14th share from Saudar Rahaman.

AND WHEREAS while thus seized and possessed of the aforesaid property said Hirendralal Sarkar filed Title Suit No. 34 of 1946 before the 2nd Sub Judge of Alipore, District 24-Parganas for partition of his share in the aforesaid property. Subsequently the said suit was transferred before the First Sub Judge of Alipore and renumbered as Title

Suit No. 22 of 1947 . On 30.01.1948 the Learned Court was pleased to pass a preliminary decree in the said suit.

AND WHEREAS being aggrieved and dissatisfied with the order of Preliminary Decree passed by the Learned First Sub-Judge at Alipore, the Defendants of the said suit Golam Hossain Ostagar and Others filed First Appeal vide No. 123 of 1948 before the Hon'ble High Court Calcutta. After hearing of the said Appeal finally on 7th December 1950 the Hon'ble High Court Calcutta remanded the said appeal before the Court below for rehearing of the said suit and after hearing of the said suit the Learned Court appointed one Advocate Commissioner to effect partition and after submission of the report of the Learned Commissioner, the Learned Court was pleased to pass final decree in the year 1956. Said Hirendralal Sarkar was given possession as per the plan of the final decree .

AND WHEREAS after obtaining demarcated possession said Hirendralal Sarkar had been enjoying the said property with other properties .

AND WHEREAS during the pendency of the said suit one of the co-sharer Jamela Khatoon died and on her death her heirs and successors inherited her $1/14^{\text{th}}$ share and subsequently on 3rd March 1956 the said heirs of Jamela Khatoon sold their undivided $1/14^{\text{th}}$ share in favour of one Santiram Chattopadhyay. After the final decree of the said suit Amena Bibi also sold her $1/14^{\text{th}}$ share in favour of said Shantiram Chattopadhyay on 10.12.1956. Thereafter Omer Ali Ostagar also sold his $1/7^{\text{th}}$ share in favour of said Shantiram Chattopadhyay on 15.01.1957 and Golam Hossain Ostagar sold his $1/7^{\text{th}}$ share on 21.12.1956 to one Anupama Chattapadhyay. Thereafter Meher Ali Ostagar sold his $1/7^{\text{th}}$ share on 05.01.1957 to Smt. Annapurna Devi . Subsequently on 08.01.1957 Dechher Ali Ostagar and Arjan Bibi sold their $3/14^{\text{th}}$ share to one Gostho Behari Mistry.

AND WHEREAS in view of the above said Hirendralal Sarkar and the other respective Purchaser for their

convenience partitioned their respective properties amicably by metes and bounds on 22.02.1957 by a Registered Deed of Partition and said Hirendralal Sarkar and others seized and possessed their respective properties without any hindrance.

AND WHEREAS after abolition of Madhyasatta by the enactment of W.B. E. A. Act said Hirendralal Sarkar recorded his name before the competent authority and had been paying Khajana in respect of his landed properties.

AND WHEREAS as per plan which was drawn by the Commissioner in Final Decree as well as by virtue of the Deed of Partition Deed dated 22.02.1957 said Hirendralal Sarkar became he absolute owner of his demarcated property.

AND WHEREAS while thus seized and possessed of the aforesaid Hirendralal Sarkar sold, transferred and

conveyed 3 (Three) Cottahs 9 (Nine) Chittacks of land comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, within the Police Station - Sadar Tollygunge in the District : 24-Parganas in favour Bhagawan Chandra Majumder, Haripada Majumder, Kalipada Majumder and Krishnapada Majumder, all sons of Ananda Chandra Majumder by a Registered Deed of Sale in Bengali language on 06.09.1957 corresponding to 20th Bhadra 1364 which was duly registered in the office of the District Sub-Registrar Alipore Sadar and recorded in Book No. 1, Volume No. 131, Pages from 13 to 17, Being No. 7302 for the year 1957.

AND WHEREAS by another Deed of Sale in Bengali language said Hirendralal Sarkar sold, transferred and conveyed 2 (Two) Chittacks 10 (Ten) Square Feet of land comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under

Collectorate Touji No. 56, within the Police Station – Sadar Tollygunge in the District : 24-Parganas in favour Bhagawan Chandra Majumder, Haripada Majumder, Kalipada Majumder and Krishnapada Majumder, all sons of Ananda Chandra Majumder by a Registered Deed of Sale in Bengali language on 22.02.1961 which was duly registered in the office of the District Sub-Registrar Alipore Sadar and recorded in Book No. I, Volume No. 34, Pages from 215 to 219, Being No. 1869 for the year 1961.

AND WHEREAS by virtue of two Deed of Sale in Bengali Languages said Bhagawan Chandra Majumder, Haripada Majumder, Kalipada Majumder and Krishnapada Majumder, all sons of Ananda Chandra Majumder became the absolute owners of **ALL THAT** piece and parcel of land measuring more or less 3 (Three) Cottahs 11 (Eleven) Chittacks 10(Ten) Square Feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza – Raipur, J.L. No. 33, Pargana – Khaspur under Collectorate Touji No. 56,

within the Police Station – Sadar Tollygunge in the District
: 24-Parganas .

AND WHEREAS by a Deed of Release dated 02.11.1966 registered in the office of the Sub-Registrar Alipore recorded in Book No. I, Volume No. 152, Pages 108 to 111, being No. 8544 for the year 1966 said Bhagawan Chandra Majumder, Haripada Majumder, Kalipada Majumder and Krishnapada Majumder, all sons of Ananda Chandra Majumder released their said land in favour of their father Ananda Chandra Majumder. By way of said Deed of Release said Ananda Chandra Majumder became the sole and absolute owner of the aforesaid property.

AND WHEREAS while thus seized and possessed of the aforesaid property said Ananda Chandra Majumder died intestate leaving his wife Purna Sashi Majumder and four sons namely Bhagawan Chandra Majumder, Haripada Majumder, Kalipada Majumder and Krishnapada Majumder, and three daughters Leelabati Dewanji, Prabha

Dey and Bhanumati Roy as his legal heirs and successors to inherit his aforesaid property according to the Hindu Law of Succession. Subsequently said Purna Sashi Majumder also died intestate leaving behind her aforesaid sons and daughters to inherit her undivided 1/8th share in the aforesaid property as per the Hindu Succession Act.

AND WHEREAS while thus joint possession and occupation of the aforesaid property said Leelabati Dewanji died intestate leaving behind her three sons namely Anuj Kumar Dewanji, Anjan Kumar Dewanji and Ambuj Kumar Dewanji to inherit her undivided 1/7th share in the aforesaid property. Subsequently Ambuj Kumar Dewanji died intestate as bachelor leaving behind him his two brothers Anuj Kumar Dewanji and Anjan Kumar Dewanji who thus became the joint owners in respect of the aforesaid property.

AND WHEREAS by way of inheritance said Bhagawan Chandra Majumder, Haripada Majumder, Kalipada

Majumder Krishnapada Majumder, Prabha Dey, Bhanumati Roy, Anuj Kumar Dewanji and Anjan Kumar Dewanji became the joint owners and co-sharers in respect of the aforesaid property.

AND WHEREAS by a Deed of Gift dated 14.01.2006 registered in the office of the Additional Registrar of Assurances Kolkata recorded in Book No. I, Volume No. 1, Pages 1 to 11, being No. 3773 for the year 2006 said Prabha Dey, Bhanumati Roy, Anuj Kumar Dewanji and Anjan Kumar Dewanji gifted their undivided $3/7^{\text{th}}$ share in favour of Bhagawan Chandra Majumder, Haripada Majumder, Kalipada Majumder and Krishnapada Majumder.

AND WHEREAS by way inheritance and by virtue of registered Deed of Gift said Bhagawan Chandra Majumder, Haripada Majumder, Kalipada Majumder and Krishnapada Majumder became the absolute owners of **ALL THAT** piece and parcel of land measuring more or less 3 (Three)

Cottahs 11 (Eleven) Chittacks 10(Ten) Square Feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, within the Police Station - Sadar Tollygunge thereafter Jadavpur thereafter Patuli in the District : South 24-Parganas.

AND WHEREAS thus being in possession of the aforesaid property said Bhagwan Chandra Majumder and others mutated their names in the record of the Assessment Collection Department of Kolkata Municipal Corporation vide Assessee No. 31-101-21-0003-0 and after mutation of their names said property is numbered as 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084 and had been paying municipal taxes in respect of the aforesaid property.

AND WHEREAS while thus seized and possessed of the aforesaid property said Kalipada Majumder died intestate as bachelor on 18.03.2007 leaving behind him his three

brothers namely Bhagawan Chandra Majumder, Haripada Majumder, and Krishnapada Majumder and two sisters Prava Dey and Bhanumati Roy to inherit his undivided share in the aforesaid property.

AND WHEREAS after the death of said Kalipada Majumder his brothers and sisters jointly inherited his undivided $1/4^{\text{th}}$ share in the aforesaid property .

AND WHEREAS said Bhagwan Chandra Majumder, Haripada Majumder and Krishnapada Majumder got $3/10^{\text{th}}$ share of the aforesaid property and Prava Dey and Bhanumati Roy each has got undivided $1/20^{\text{th}}$ share in the aforesaid property.

AND WHEREAS by way of inheritance the Vendors herein became the joint owners and co-sharers having $1/10^{\text{th}}$ share in respect of **ALL THAT** piece and parcel of land measuring more or less 5 (Five) Chittacks 41.5 (Forty One

point Five) Square Feet togetherwith the undivided 1/10th share of structure measuring more or less 60 Square Feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, within the Police Station - Patuli, in the District : South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-21-0003-0 being K.M.C. Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084 morefully and particularly described in the Schedule 'B' hereunder written.

AND WHEREAS for urgent need of money the Vendors herein has decided to sell their undivided 1/10th share in the aforesaid property measuring more or less 5(Five) Chittackss 41.5 (Forty One point Five) Square Feet togetherwith the undivided 1/10th share of structure measuring more or less 60 Square Feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji

No. 56, within the Police Station - Patuli, in the District :
 South 24-Parganas within the municipal limits of the
 Kolkata Municipal Corporation, Ward No. 101, Assessee
 No. 31-101-21-0003-0 being K.M.C. Premises No. 3, Raja
 Subodh Chandra Mullick Road, Kolkata - 700084
 morefully and particularly described in the Schedule
 hereunder written at or for a total consideration of
~~Rs. 10,00,000/-~~
 Rs. 8,00,000/- (Rupees ^{Ten} ~~Eight~~ Lakhs) only.

Babu

AND WHEREAS the Purchaser herein on coming to know
 such intension of the Vendors made contact with them
 and upon going through the proposal of the Vendors has
 agreed to purchase the aforesaid property morefully and
 particularly described in the Schedule 'B' hereunder at or
 for a total consideration of Rs. 10,00,000/- (Rupees ^{Ten} ~~Eight~~
 Lakhs) only.

*Dialakha Debey
 Bhanumati Roy*

Soligo Shu

AND WHEREAS the Purchaser herein in terms of the said
 agreement paid the full and final consideration money to
 the Vendors as per Memo of Consideration below and upon

receipt of full and final consideration money the Vendors herein sign, execute and register this Deed of Conveyance in favour of the Purchaser.

*Shrikrishna Roy
Bhanumati Roy*

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. ~~10~~,00,000/- (Rupees ^{Ten} ~~Eight~~ Lakhs) only paid by the Purchaser to the Vendors before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge) and hereby acquit, release and discharge the Purchaser, his heirs, executors, administrators, representatives and assigns and every one of them and also the said property the Vendors as beneficial Owners do by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchaser his heirs, executors, administrator, representatives and assigns **ALL THAT** undivided 1/10th share in the aforesaid, property measuring more or less 5(Five) Chittacks 41.5 (Forty One point Five) Square Feet

Shrikrishna Roy

togetherwith the undivided 1/10th share of structure measuring more or less 60 Square Feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, within the Police Station - Patuli, in the District : South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-21-0003-0 being K.M.C. Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084 morefully described in the Schedule hereunder written **HOWSOEVER OTHERWISE** the said property now or heretofore were or was situated, butted, bounded, called, known, numbered described and distinguished together with the land on part whereof the same is all erected and built benefit and advantage of ancient and other lights, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used,

occupied or enjoyed or reputed to belong or be appurtenant thereto and the reversion or reversions, reminder or reminders, rents, issues and profits thereof and/or every part thereof together further more and all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or every part thereof and all deeds, pattas, muniments, writings, evidence of title which in any wise relate to the said property or any part or parcel and it now are or hereafter shall or may be in the custody power or possession of the Vendors their heirs executors, administrators representatives and assigns or any person from whom they can or may procure the same without action or suit or law or in equity **TO ENTER INTO AND HAVE HOLD POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed and transferred expressed and intended so to be with their right, liberties and appurtenances unto and to the use of the Purchaser his heirs, executors, administrators,

representatives and assigns for over freed and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances claims, liens etc. whatsoever created or suffered by the Vendors from to these presents and the Vendors doth hereby for themselves and their heirs executors administrators and representatives covenant with the Purchaser and his heirs executors administrators representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendors or by any of her predecessor or ancestors in title, done or executed or knowingly suffered to the contrary the Vendors had at all material times heretobefore and now have good right, full power absolute authority and indefeasible title to grant, sell, convey, transfer assign and assure the said property hereby granted, sold, transferred, conveyed or expressed or intended so to be unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the Purchaser,

his heirs, executors administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive, rents, issues and profits thereof, without any lawful eviction hindrance interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for their or from or under any of their ancestors or predecessor in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified of from and against all and all manner or claims, charges, liens debts attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessor-in-title or any person or persons lawfully or equitably and claiming aforesaid **AND FURTHER THAT** the Vendors all persons having or lawfully or equitably claiming any estate or

interest whatsoever in the said property or any part thereof from, under or in trust for them the Vendors or from or under any of their predecessor or ancestor in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser his heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the Vendors and all their heirs, executors and administrators, shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs, executors, administrators representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors.

SCHEDULE "A" REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3 (Three) Cottahs 11 (Eleven) Chittacks 10(Ten) Square Feet together with pucca structure measuring more or less 600 Square Feet comprised in Dag No. 1376, under Sabek Khatian No. 476 of Mouza - Raipur, J.L. No. 33, Pargana - Khaspur under Collectorate Touji No. 56, within the Police Station - Patuli, in the District : South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-21-0003-0 being K.M.C. Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084, which is butted and bounded by :

ON THE NORTH : House of Mrinmoyee Devi;

ON THE SOUTH : House of Akshay Kumar Sen presently Swapan Kumar Dey, 32 & 34, Raja S.C. Mullick Road, Kolkata - 700084 and land of Dr. Biman Roy Chowdhury;

ON THE EAST : 10 feet wide common passage
known as Green Row, Ganguly
Bagan, Kolkata - 700084;

ON THE WEST : Raja S. C. Mullick Road;

SCHEDULE "B" REFERRED TO

ALL THAT undivided 1/10th share in the aforesaid property measuring more or less 5 (Five) Chittacks 41.5 (Forty One point Five) Square Feet i.e. 266.50 Square Feet togetherwith undivided 1/10th share of structure measuring more or less 60 Square Feet comprised in Dag No. 1376, under Sabek Khâtian No. 476 of Mouza - Raipur, J.L. No. 33, Parganâ - Khaspur under Collectorate Touji No. 56, within the Police Station - Patuli, in the District : South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation, Ward No. 101, Assessee No. 31-101-21-0003-0 being K.M.C. Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata - 700084.

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

SIGNED. SEALED & DELIVERED

In the Presence of :

WITNESSES :

1. Nikhil Halder,
45, H.L. Sarkar Rd.
Kolkata - 70070

Prakha Dasg.
Bhrammati Roy.

SIGNATURE OF THE VENDORS

2.

[Signature]
D-1/4 Golf Green
Complex (A-1)
Kolkata - 95.

SIGNATURE OF THE PURCHASER

Drafted by :

[Signature]
Advocate
Alipore Judges' Court,
Kolkata - 700 027

Computer Print by:

[Signature]
SRI RAM COMPUTER
Alipore Judges' Court,
Kolkata - 700 027

MEMO OF CONSIDERATION

RECEIVED of and from the within named **PURCHASER** the within mentioned sum of Rs. ~~10~~^{Ten},00,000/- (Rupees ~~Eight~~^{Eight} Lakhs) only being the full and final consideration money for the property to be conveyed.

MODE OF PAYMENT

1. Paid by Ch. no. 313334 dt. 04.03.20 Rs. 5,00,000/-
(SBI, Haridwar Br.)
2. Paid by ch. no. 313335 dt. 04.03.20 Rs. 500,000/-

TOTAL Rs. 10,00,000/-

(Rupees ~~Eight~~^{Ten} Lakhs) only

WITNESSES:

1. Nikhil Halder.

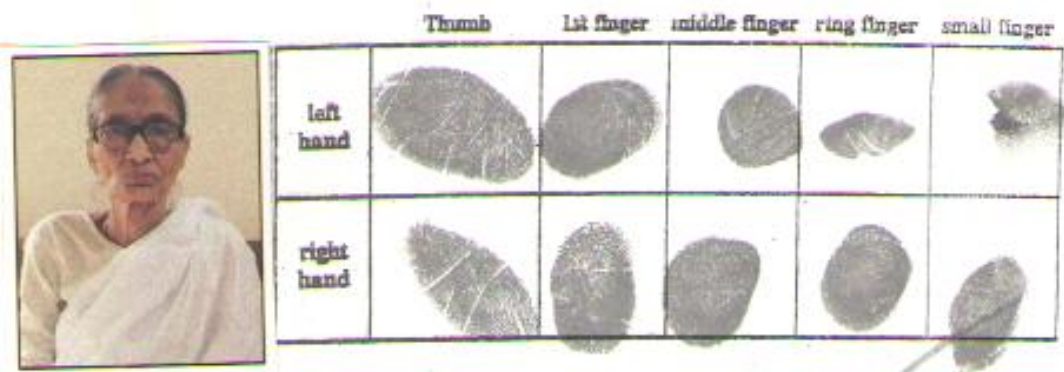
Prabha Roy
Bhanumati Roy

SIGNATURE OF THE VENDORS

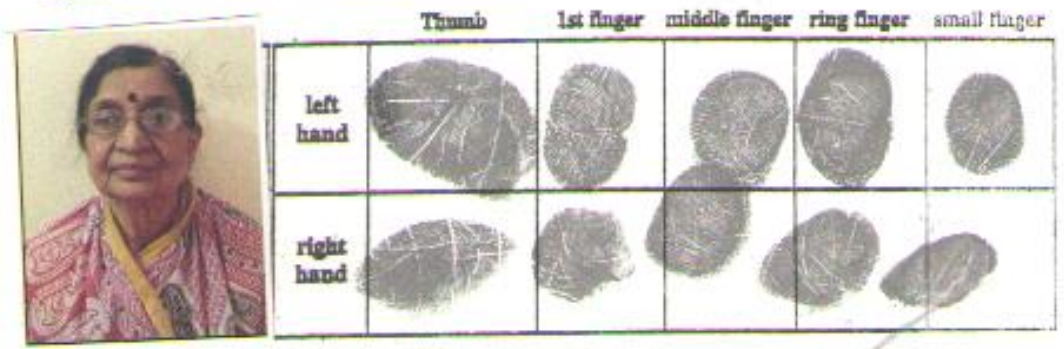
2. *[Signature]*

Prabha Roy
Bhanumati Roy

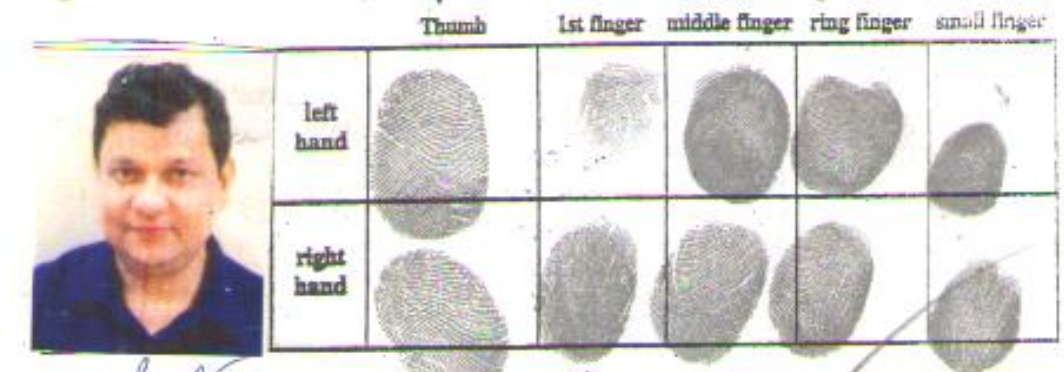
Prabha Roy
Bhanumati Roy



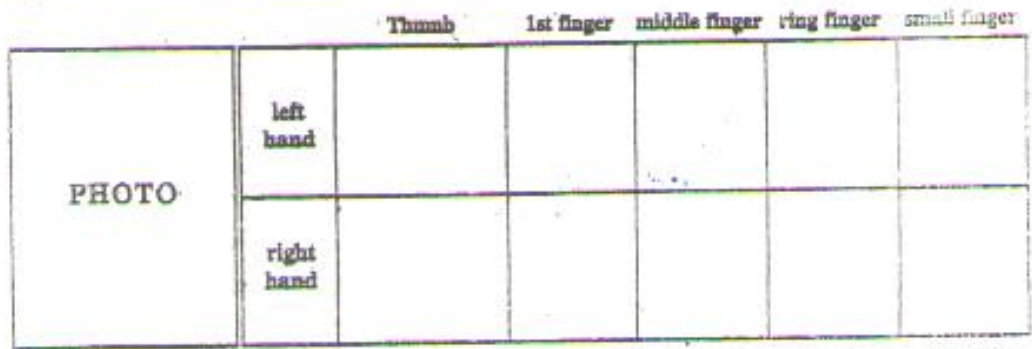
Name.....
 Signature *Phalaka Koley*



Name.....
 Signature *Phanimati Roy*



Name.....
 Signature *Babu Narayan Sen*



Name.....
 Signature.....



Government of West Bengal







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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16050000389908/2020

I. Signature of the Person(s)

at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Prabha Dey B-47, New Rajpur Road, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Seller			<i>Prabha Dey</i> 4.3.20
2	Mrs Bhanumati Roy DC1/4, Golf Green Urban Complex, Phase-1, P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700095	Seller			<i>Bhanumati Roy</i> 4.3.20
3	Mr Satya Narayan Ghosh 2/40, Netaji Nagar, P.O:- Regent Estate, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092	Buyer			<i>Satya Narayan Ghosh</i> 04/03/2020



Major Information of the Deed

Deed No :	I-1605-01389/2020	Date of Registration	12/03/2020
Query No / Year	1605-0000389908/2020	Office where deed is registered	
Query Date	28/02/2020 3:08:11 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Jayanta Mondal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9681818005, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 14,51,528/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 87,162/- (Article 23)	Rs. 14,529/- (Article A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, Premises No 3, Ward No: 101 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	5 Chatak 41.5 Sq Ft	9,60,000/-	14,06,528/-	Property is on Road
Grand Total :				.6107Dec	9,60,000 /-	14,06,528 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	60 Sq Ft.	40,000/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 60 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete					
Total :		60 sq ft	40,000 /-	45,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Prabha Dey Wife of Mr. Jadu Gopal Dey B-47, New Raipur Road, P.O:- Gana, P.S - Patuli, District: South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No: CCKPD1082R, Aadhaar No: 48xxxxxxxx6442, Status: Individual, Executed by: Self, Date of Execution: 04/03/2020 Admitted by: Self, Date of Admission: 04/03/2020, Place: Pvt. Residence, Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020, Place: Pvt. Residence</p>

2 Mrs Bhanumati Roy

Wife of Mr Dhrubajyoti Roy DC1/4,Golf Green Urban Complex,Phase-1, P.O:- Golf Green, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700095 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AXXP2746J, Aadhaar No: 59xxxxxxx5160, Status:Individual, Executed by: Self, Date of Execution: 04/03/2020
. Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/03/2020
. Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Satya Narayan Ghosh (Presentant) Son of Late Nepal Chandra Ghosh 2/40, Netaji Nagar, P.O:- Regent Estate, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AXWPG4611Q, Aadhaar No: 48xxxxxxx4667, Status:Individual, Executed by: Self, Date of Execution: 04/03/2020 . Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Mondal Son of Late Sanat Kumar Mondal Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District: South 24-Parganas, West Bengal, India, PIN - 700027			

Identifier Of Mrs Prabha Dey, Mrs Bhanumati Roy, Mr Satya Narayan Ghosh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Prabha Dey	Mr Satya Narayan Ghosh-0.305365 Dec
2	Mrs Bhanumati Roy	Mr Satya Narayan Ghosh-0.305365 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Prabha Dey	Mr Satya Narayan Ghosh-30.00000000 Sq Ft
2	Mrs Bhanumati Roy	Mr Satya Narayan Ghosh-30.00000000 Sq Ft

On 04-03-2020

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

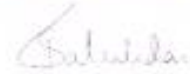
Presented for registration at 17:57 hrs on 04-03-2020, at the Private residence by Mr Satya Narayan Ghosh ,Claimant.

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 14,51,528/-

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

Execution is admitted on 04/03/2020 by 1. Mrs Prabha Dey, Wife of Mr Jadu Gopal Dey, B-47, New Raipur Road, P.O: Garia, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mrs Bhanumati Roy, Wife of Mr Dhruvajyoti Roy, DC1/4, Golf Green Urban Complex, Phase-1, P.O: Golf Green, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700095, by caste Hindu, by Profession House wife, 3. Mr Satya Narayan Ghosh, Son of Late Nepal Chandra Ghosh, 2/40, Netaji Nagar, P.O: Regent Estate, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business Identified by Mr Jayanta Mondal, Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk



Sukanya Talukdar

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

On 12-03-2020

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,529/- (A(1) = Rs 14,515/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,529/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2020 9:06PM with Govt. Ref. No: 192019200203711321 on 03-03-2020, Amount Rs: 14,529/-, Bank State Bank of India (SBIN0000001), Ref. No: IK0AMKGUK3 on 03-03-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 87,112/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 87,112/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1491, Amount: Rs.50/-, Date of Purchase: 26/02/2020, Vendor name: Swarup Chandra
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2020 9:06PM with Govt. Ref. No: 192019200203711321 on 03-03-2020, Amount Rs: 87,112/-, Bank State Bank of India (SBIN0000001), Ref. No: IK0AMKGUK3 on 03-03-2020, Head of Account 0030-02-103-003-02



Sukanya Talukdar

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

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Jayanta Mondal Son of Late Sanat Kumar Mondal Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs Prabha Dey, Mrs Bhanumati Roy, Mr Satya Narayan Ghosh			Jayanta Mondal. 4/8/20.

Sukanya Talukdar
(Sukanya Talukdar)

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



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

GRN: 19-201920-020371132-1

Payment Mode Online Payment

GRN Date: 03/03/2020 21:05:22

Bank : State Bank of India

BRN : IK0AMKGUK3

BRN Date: 03/03/2020 21:06:50

DEPOSITOR'S DETAILS

Id No. : 16050000389908/2/2020

[Query No./Query Year]

Name : debnath saha

Contact No. :

Mobile No. : +91 9830312847

E-mail :

Address : Alipore judges court

Applicant Name : Mr Jayanta Mondal

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050000389908/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	87112
2	16050000389908/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	14529

Total

101641

In Words : Rupees, One Lakh One Thousand Six Hundred Forty One only

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 53274 to 53313

being No 160501389 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2020.03.13 16:42:28 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/03/13 04:42:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)