

278/23

I-00252/2023

# भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 585391

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

Add. Dy. Sub-Registrar  
Alipore, South 24 Parganas

21 FEB 2023

### DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** is made this 15<sup>th</sup> day of February. Two Thousand Twenty Three (2023)

**BETWEEN**

*Handwritten notes:*  
M.C.T.S.  
Case No.  
108/2023  
15-02-2023  
361167-2023

*Handwritten notes:*  
V.L.M. 108/23  
7-32 PM

*Handwritten notes:*  
Loham...  
Loham...  
Loham...  
Loham...  
Loham...

105636

PANCHU GOPAL SHAW  
(Advocate)  
G.M.M Court Kol-1

SOLD TO \_\_\_\_\_  
OF \_\_\_\_\_  
RS \_\_\_\_\_  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO 351RS2015

9 JAN 2023

9 JAN 2023

Nikhil Halder

V<sub>CAW</sub> 361



Nikhil Halder

V<sub>CAW</sub> 362



Surnita Majumdar



V<sub>CAW</sub> 363

Ankita Senanjoye



Adidi. Dist. Sub-Registrar  
Alipore  
13 FEB 2023  
South 24 Parganas  
Kolkata-700027

Jayanta Mondal  
S/o At. Sanat Ko. Mondal  
Alipore Judges Court.  
Karl- 700027.  
Law Clerk

- (1) **SMT. SUNITA MAJUMDER** (PAN-BFVPM8506A, Aadhaar No.7984 9167 5799), wife of Late Bhagaban Chandra Majumder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 3, Raja S.C. Mullick Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084, (2) **SMT. ANKITA DEWANJI** (PAN -AJLPD3847L, Aadhaar No.7224 4487 0653) daughter of Late Bhagaban Chandra Majumder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at D-27, New Patuli, Post Office - Panchasayar, Police Station - Purba Jaduvpur, Kolkata - 700094, (3) **SMT. CHAINA MAJUMDER** (PAN - AOVPM7535B, Aadhaar No. 8882 5617 8025), wife of Late Krishnapad Majumder, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 3, Raja S.C. Mullick Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084 (4) **SRI KOUSHIK MAJUMDER** (PAN - AJTPM0328H, Aadhaar No. 6610 4007 7657), son of Late

Krishnapad Majumder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 3, Raja S.C. Mullick Road, Post Office - Garia, Police Station - Patuli, Kolkata - 700084 **(5) SMT. ANINDITA DEB** (PAN - ANQPD8341J, Aadhaar No. 9026 5540 7968) wife of Sri Sankha Deb and daughter of Late Krishnapad Majumder, by faith - Hindu, by occupation- Housewife, by Nationality - Indian, residing at Sunny Plaza, 319A, Bagha Jatin 'G' Block, Flat No. A-2, Block - 2, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700086 and **(6) SRI SATYA NARAYAN GHOSH**, son of Late Nepal Chandra Ghosh, by faith - Hindu, by occupation - Business, <sup>by Nationality - Indian.</sup> residing at 2/40, Netaji Nagar, Post Office - Regent Estate, Police Station - Netaji Nagar, Kolkata - 700092, hereinafter called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their, heirs, executors, administrators, representatives and assigns) of the **ONE PART**

Nirmiti Halder

**AND**

**SRI NIKHIL HALDER** (PAN - AHRPH6311H, Aadhaar No.5652 9142 3656) son of Late Gobinda Halder, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 45, H.L. Sarkar Road, Post Office & Police Station -Bansdroni, Kolkata - 700070, 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<sup>7</sup>/<sub>12</sub> 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<sup>th</sup> share each and the four daughters got undivided 1/14<sup>th</sup> share each .

**AND WHEREAS** while thus seized and possessed of the aforesaid property Aimana Khatun Bibi sold her 1/14<sup>th</sup> 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 1/7<sup>th</sup> undivided share in favour of Jadavpur Estate Limited.

**AND WHEREAS** subsequently one Hirendralal Sarkar, son of Shyamlal Sarkar, purchased undivided 1/7<sup>th</sup> share of the aforesaid property from Jadavpur Estate Limited and undivided 1/14<sup>th</sup> 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 2<sup>nd</sup> 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 7<sup>th</sup> 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<sup>th</sup> share and subsequently on 3<sup>rd</sup> March 1956 the said heirs of Jamela Khatoon sold their undivided 1/14<sup>th</sup> share in favour of one Santiram Chattopadhyay. After the final decree of the said suit Amena Bibi also sold her 1/14<sup>th</sup> share in favour of said Shantiram Chattopadhyay on 10.12.1956. Thereafter Omer Ali Ostagar also sold his 1/7<sup>th</sup> share in favour of said Shantiram Chattopadhyay on 15.01.1957 and Golam Hossain Ostagar sold his 1/7<sup>th</sup> share on 21.12.1956 to one Anupama Chattapadhyay. Thereafater Meher Ali Ostagar

sold his 1/7<sup>th</sup> share on 05.01.1957 to Smt. Annapurna Devi . Subsequently on 08.01.1957 Dechher Ali Ostagar and Arjan Bibi sold their 3/14<sup>th</sup> share to one Gostho Behari Mistry.

**AND WHEREAS** in view of the above said Hirendralal Sarkar and the other respective purchasers 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 .06 decimals equivalent 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 20<sup>th</sup> Bhadra 1364 which was duly

registered in the office of the District Sub-Registrar Alipore Sadar and recorded in Book No. I, 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 .06 decimals equivalent 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 1/8<sup>th</sup> 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 1/7<sup>th</sup> 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<sup>th</sup> share in favour 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 Prabha Dey and Bhanumati Roy to inherit his undivided share in the aforesaid property. Thereafter on 16.11.2009

said Krishnapada Majumder died intestate leaving behind his wife China Majumder and one son Koushik Majumder and one daughter Anindita Deb as his legal heirs and successors to inherit his undivided share in the aforesaid property. Subsequently on 09.10.2012 said Bhagwan Chandra Majumder died intestate leaving behind his wife Sumita Majumder and one daughter Ankita Dewanji to inherit his undivided share in the property. Thereafter Haripada Majumder also died intestate on 16.04.2018 leaving behind his wife Aruna Majumder as his legal heirs and successor to inherit his undivided share in the aforesaid property according to the Hindu Law of Succession.

**AND WHEREAS** by way of inheritance Sunita Majumder, Ankita Majumder, Aruna Majumder, China Majumder, Koushik Majumder, Anindita Majumder, Prabha Dey and Bhanumati Roy, the Landowners herein became the

absolute owners of **ALL THAT** Premises No. 3, Raja Subodh Chandra Mullick Road, Kolkata – 700084.

**AND WHEREAS** while thus seized and possessed of the aforesaid property said Aruna Majumder, wife of Late Haripada Majumder, sold, transferred and conveyed her undivided 3/10<sup>th</sup> share in favour of the Owner No.6 herein on valuable consideration in respect of the aforesaid property by a Registered Deed of Conveyance duly executed on 26.09.2019 and registered on 30.09.2019 in the office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2019, Pages from 201225 to 201266 Being No. 160505944, for the year 2019.

**AND WHEREAS** subsequently said Prabha Dey and Bhanumati Roy also sold, transferred and conveyed their undivided 1/10<sup>th</sup> share in favour of the Owner No.6 herein on valuable consideration in respect of the aforesaid

property by a Registered Deed of Conveyance duly executed and registered on 04.03.2020 in the office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2020, Pages from 53274 to 53313 Being No. 160501389, for the year 2020.

**AND WHEREAS** by virtue of two separate Registered deed of Conveyance the Vendor No. 6 herein became the joint Owners and co-sharers .

**AND WHEREAS** the Vendors have decided to sell a part or portion of the said land on the South-East side measuring more or less 410 Square Feet togetherwith structure measuring more or less 100 Square Feet at or for a total consideration of Rs.1,00,000/- (Rupees One Lakh) only .

**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** hereunder at or for a total consideration of Rs.1,00,000/- (Rupees One Lakh) only.

**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.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.1,00,000/- (Rupees One Lakh) 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** piece and parcel of bastu land measuring more or less 410 Square Feet togetherwith 100 Square Feet structure 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, remainder 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 ever 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 REFERRED TO**

**ALL THAT** piece and parcel of bastu land measuring more or less 410 Square Feet togetherwith 100 Square Feet structure 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** : The rest land of the Vendors
- 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** : House of East Bengal Sweets

**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. Jayanta Mondal  
Alipore Judges Court  
Kolkata-27.

Anita Majumder  
Ankita Senaraj  
Chairna Majumder  
Koushik Majumder

Anindita Deb  
Alipore Narayan Ghosh

2. Uttam Saha  
47/47, Hazrapara,  
Kabarclanga,  
Kolkata-700104.

**SIGNATURE OF THE VENDORS**

Nikhil Halder

**SIGNATURE OF THE PURCHASER**

**Drafted by :**

Dakshin Saha  
WB/10/1997

Advocate

Alipore Judges' Court  
Kolkata - 700 027

**Computer Print by :**

Soma Ghosal.  
SRI RAM COMPUTER  
Alipore Judges' Court  
Kolkata 700027

**MEMO OF CONSIDERATION**

**RECEIVED** from the within - named **PURCHASER** the within mentioned sum of Rs.1,00,000/- (Rupees One Lakh) only as full and final consideration money of the flat hereby conveyed in its satisfaction :

**MODE OF PAYMENT**

Rs. 1,00,000/-

**TOTAL**Rs. 1,00,000/-

(Rupees One Lakh) only

**WITNESSES:**

1. Jayanta Mondal  
Alipore Judges Court.  
Kolkata - 27.

Sunita Majumdar  
Anketa Kewariji  
Shaina Majumdar  
Koushik Majumdar  
Anindita Deb

Jadun Narayan Singh

2.  
Uttam Saha  
47/47, Hazratpura,  
Kobordanga,  
Kolkata - 700104.

**SIGNATURE OF THE VENDORS**



	Index	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
 Signature *Koushik Majumder*



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

Name .....  
 Signature *Rinkita Ghosh*



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

Name .....  
 Signature *Smita Majumder*



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

Name *Anindita Deb*  
 Signature .....



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

Name *Shesina Majumder*  
 Signature .....



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

Name .....

Signature *Nikhil Holder*



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

Name .....

Signature *Helip Nayan Singh*

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

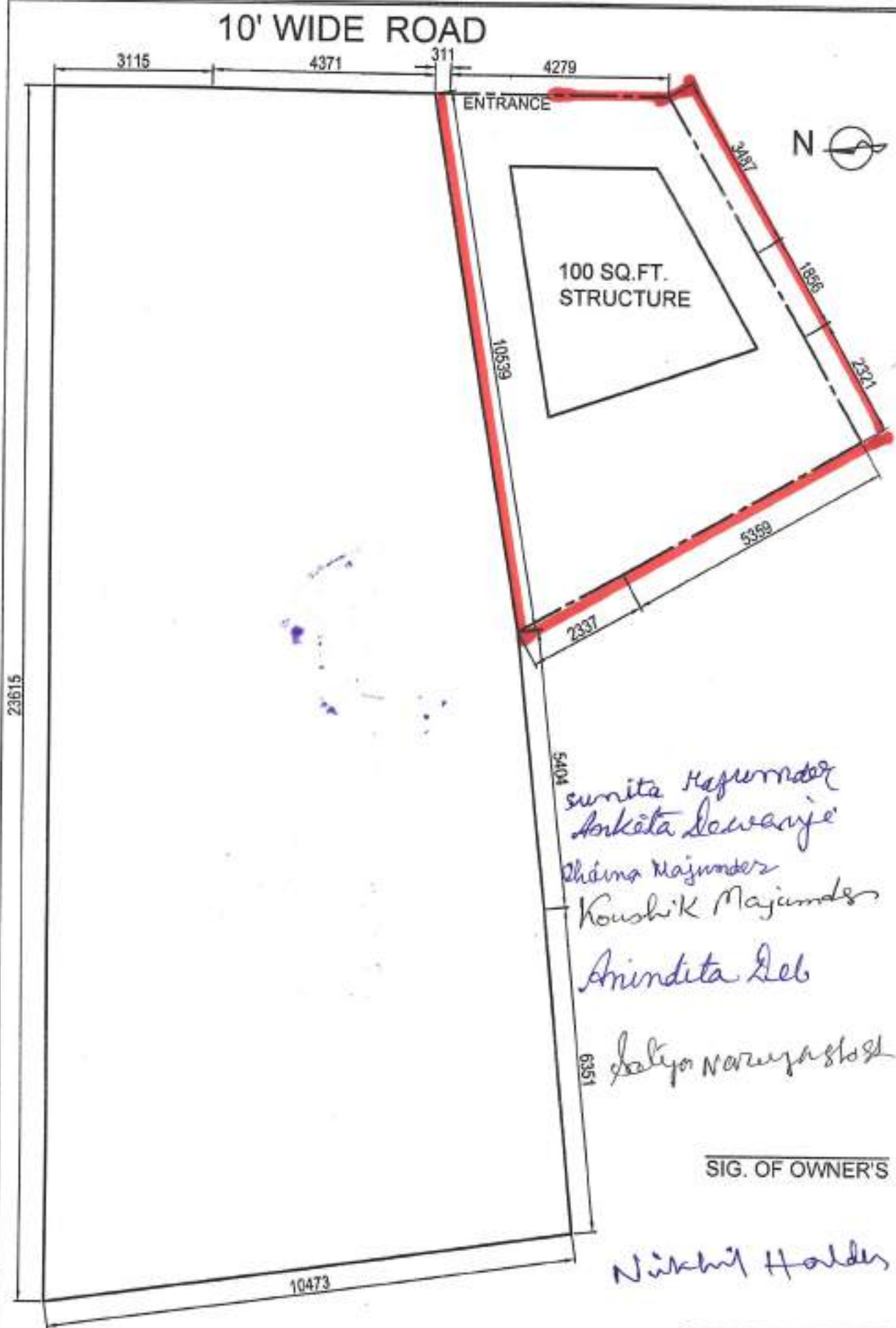
	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

SITE PLAN AT PREMISES NO:-3, RAJA SUBODH MALLICK ROAD  
WARD NO:-101, BOROUGH :-XII, UNDER K.M.C

AREA OF LAND= 410 SQ.FT.






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 16052000361164/2023

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mrs Sunita Majumdar 3,Raja S C Mullick Road, City:- , P.O:- Garis, P.S:- Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Seller			Sunita Majumdar 15/02/23
2	Mrs Ankita Dewanji D- 27,new Patuli, City:- , P.O:- Panchasayat, P.S:- Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700094	Seller			Ankita Dewanji 15/02/23
3	Mrs Chaina Majumdar 3, Raja S C Mullick Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Seller			Chaina Majumdar 15/02/23

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

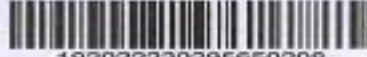
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Koushik Majumder 3, Raja S C Mullick Road, City:- , P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Seller			Koushik Majumder 15/02/23
5	Mrs Anindita Deb 319A, bagha Jatin, g Block, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Seller			Anindita Deb 15/02/23
6	Mr Satya Narayan Ghosh 2/40, Netaji Nagar, City:- , P.O:- Regent Estate, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700092	Seller			Satya Narayan Ghosh 15/02/23
7	Mr Nikhil Halder 45, h.i.sarkar Road, City:- , P.O:- Banskroni, P.S:- Banskroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700070	Buyer			Nikhil Halder 15/02/23

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, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mr Satya Narayan Ghosh, Mr Nikhil Halder,		 368	Jayanta Mondal 15/02/23.

(MANIMALA  
CHAKRABORTY)  
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  
GRIPS eChallan



192022230295650208

GRN Details

GRN: 192022230295650208 Payment Mode: SBI Epay  
GRN Date: 14/02/2023 21:14:29 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 8555978153923 BRN Date: 14/02/2023 21:15:26  
Gateway Ref ID: IGAPDJDXG3 Method: State Bank of India NB  
GRIPS Payment ID: 140220232029565019 Payment Init. Date: 14/02/2023 21:14:29  
Payment Status: Successful Payment Ref. No: 2000361164/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Debnath Saha  
Address: Alipore Judges Court, Kolkata-700027  
Mobile: 9830312847  
Period From (dd/mm/yyyy): 14/02/2023  
Period To (dd/mm/yyyy): 14/02/2023  
Payment Ref ID: 2000361164/2/2023  
Dept Ref ID/DRN: 2000361164/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000361164/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	68885
2	2000361164/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	17243
<b>Total</b>				<b>86128</b>

IN WORDS: EIGHTY SIX THOUSAND ONE HUNDRED TWENTY EIGHT ONLY.





Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



140220232029565019

GRIPS Payment Detail

GRIPS Payment ID:	140220232029565019	Payment Init. Date:	14/02/2023 21:14:29
Total Amount:	86128	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8555978153923	BRN Date:	14/02/2023 21:15:26
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Debnath Saha  
Mobile: 9830312847

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230295650208	Directorate of Registration & Stamp Revenue	86128
Total			86128

IN WORDS: EIGHTY SIX THOUSAND ONE HUNDRED TWENTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

### Major Information of the Deed

Deed No :	I-1605-00252/2023	Date of Registration	21/02/2023
Query No / Year	1605-2000361164/2023	Office where deed is registered	
Query Date	09/02/2023 9:03:57 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. : 7980417310, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 17,22,877/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 68,935/- (Article:23)	Rs. 17,243/- (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	410 Sq Ft	90,000/-	16,55,377/-	Width of Approach Road: 10 Ft.,
<b>Grand Total :</b>				.9396Dec	90,000 /-	16,55,377 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	10,000 /-	67,500 /-	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Sunita Majumdar</b> Wife of Late Bhagaban Chandra Majumder 3,Raja S C Mullick Road, City:- , P.O:- Garis, 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.:: Bfxxxxxx6a, Aadhaar No: 79xxxxxxxx5799, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence
2	<b>Mrs Ankita Dewanji</b> Daughter of Late Bhagaban Chandra Majumder D-27,new Patuli, City:- , P.O:- Panchasayat, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Ajxxxxxx7l, Aadhaar No: 72xxxxxxxx0653, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence
3	<b>Mrs Chaina Majumder</b> Wife of Late Krishnapada Majumder 3, Raja S C Mullick Road, City:- , P.O:- Garia, 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.:: Aoxxxxxx5b, Aadhaar No: 88xxxxxxxx8025, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence
4	<b>Mr Koushik Majumder</b> Son of Late Krishnapada Majumder 3, Raja S C Mullick Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Ajxxxxxx8h, Aadhaar No: 66xxxxxxxx7657, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence
5	<b>Mrs Anindita Deb</b> Daughter of Late Krishnapada Majumder 319A,bagha Jatin,g Block, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Anxxxxxx1j, Aadhaar No: 90xxxxxxxx7968, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence
6	<b>Mr Satya Narayan Ghosh</b> Son of Late Nepal Chandra Ghosh 2/40, Netaji Nagar, City:- , 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.:: Axxxxxxx1q, Aadhaar No: 48xxxxxxxx4667, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Nikhil Halder (Presentant )</b> Son of Late Gobinda Halder 45,h.l.sarkar Road, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No.:: Ahxxxxxx1h, Aadhaar No: 56xxxxxxxx3656, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Pvt. Residence

**Identifier Details :**

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

Identifier Of Mrs Sunita Majumdar, Mrs Ankita Dewanji, Mrs Chaina Majumder, Mr Koushik Majumder, Mrs Anindita Deb, Mr Satya Narayan Ghosh, Mr Nikhil Halder

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sunita Majumdar	Mr Nikhil Halder-0.156597 Dec
2	Mrs Ankita Dewanji	Mr Nikhil Halder-0.156597 Dec
3	Mrs Chaina Majumder	Mr Nikhil Halder-0.156597 Dec
4	Mr Koushik Majumder	Mr Nikhil Halder-0.156597 Dec
5	Mrs Anindita Deb	Mr Nikhil Halder-0.156597 Dec
6	Mr Satya Narayan Ghosh	Mr Nikhil Halder-0.156597 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Sunita Majumdar	Mr Nikhil Halder-16.66666700 Sq Ft
2	Mrs Ankita Dewanji	Mr Nikhil Halder-16.66666700 Sq Ft
3	Mrs Chaina Majumder	Mr Nikhil Halder-16.66666700 Sq Ft
4	Mr Koushik Majumder	Mr Nikhil Halder-16.66666700 Sq Ft
5	Mrs Anindita Deb	Mr Nikhil Halder-16.66666700 Sq Ft
6	Mr Satya Narayan Ghosh	Mr Nikhil Halder-16.66666700 Sq Ft

On 15-02-2023

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

Presented for registration at 19:32 hrs on 15-02-2023, at the Private residence by Mr Nikhil Halder ,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 17,22,877/-

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

Execution is admitted on 15/02/2023 by 1. Mrs Sunita Majumdar, Wife of Late Bhagaban Chandra Majumder, 3,Raja S C Mullick Road, P.O: Garis, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Mrs Ankita Dewanji, Daughter of Late Bhagaban Chandra Majumder, D-27,new Patuli, P.O: Panchasayat, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife, 3. Mrs Chaina Majumder, Wife of Late Krishnapada Majumder, 3, Raja S C Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mr Koushik Majumder, Son of Late Krishnapada Majumder, 3, Raja S C Mullick Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mrs Anindita Deb, Daughter of Late Krishnapada Majumder, 319A,bagha Jatin,g Block, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 6. 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, 7. Mr Nikhil Halder, Son of Late Gobinda Halder, 45,h.l.sarkar Road, P.O: Bansdroni, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Private Service

Indetified 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



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

On 16-02-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,243.00/- ( A(1) = Rs 17,229.00/- ,E = Rs 14.00/- ) and Registration Fees paid by by online = Rs 17,243/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2023 9:15PM with Govt. Ref. No: 192022230295650208 on 14-02-2023, Amount Rs: 17,243/-, Bank: SBI EPay ( SBlePay), Ref. No. 8555978153923 on 14-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 68,935/- and Stamp Duty paid by by online = Rs 68,885/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/02/2023 9:15PM with Govt. Ref. No: 192022230295650208 on 14-02-2023, Amount Rs: 68,885/-, Bank: SBI EPay ( SBlePay), Ref. No. 8555978153923 on 14-02-2023, Head of Account 0030-02-103-003-02



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

On 21-02-2023

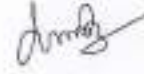
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 68,935/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 105636, Amount: Rs.50.00/-, Date of Purchase: 09/01/2023, Vendor name: Jaydeep Chatterjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 10892 to 10937

being No 160500252 for the year 2023.



Digitally signed by MD TABIS ANSARI  
Date: 2023.02.27 15:12:54 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/02/27 03:12:54 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)

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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 REFERRED TO**

**ALL THAT** piece and parcel of bastu land measuring more or less 410 Square Feet togetherwith 100 Square Feet structure 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** : The rest land of the Vendors

**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** : House of East Bengal Sweets

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2023, Page from 10892 to 10937

being No 160500252 for the year 2023.



Digitally signed by MD TABIS ANSARI  
Date: 2023.02.27 15:12:54 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/02/27 03:12:54 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)