

013044/22

E-13913/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 618944

09/11/2022
 Q-2003160500/2022

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

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 09 NOV 2022

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made this the 9th day of November
 Two Thousand and Twenty-two (2022)

BETWEEN

[Signature]
 Advocate

1248

11 OCT 2022

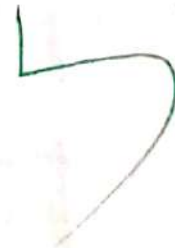
SL. No.....Date.....

Rs. 100/-

Name Tapesesh Mishra

Address CALCUTTA HIGH COURT, KOL-1

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Koi-27



Identified by:

Tapesesh Mishra
Advocate
High Court, Calcutta

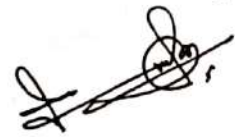


SRI PRABIR PAUL, (PAN – AJPPP9720Q), (Aadhaar No. 8131 0445 0319), son of Sri Surja Kumar Paul, by Faith - Hindu, by Occupation – Service, by Nationality – Indian, residing at 5, Priyanath Ghosh Road, Post Office – Santoshpur, Police Station – Survey Park, Kolkata - 700075, District – South 24-Parganas, hereinafter called and referred to as the **“OWNER/VENDOR”** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

(1) SRI BIMAL ROY, (PAN - AFWPR5965E), (Aadhaar No.4872 9252 6697), son of Late Gopal Chandra Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 22, Green Avenue, Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas and **(2) SRI SUSANTA SARKAR, (PAN - ASWPS1348D), (Aadhaar No.6203 1313 9644),** son of Late Basudeb Sarkar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 4/4, Kabi Sukanta Lane, P.O. Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas, hereinafter jointly called and referred to as the **“PURCHASERS”** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, successors administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS by a Deed of Conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as **‘THE SAID SOCIETY’** absolutely purchased for a valuable consideration mentioned therein from one Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza – Nayabad, in formerly

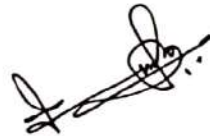


Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance dated 8th February, 1979, registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Being No. 5334 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No.90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, under formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 '**THE SAID SOCIETY**' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.



AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 5336 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza – Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza – Nayabad, J.L. No. 25, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS '**THE SAID SOCIETY**' became the absolute owner of the total land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] by virtue of the aforesaid Deed of



Conveyances so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispensens, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of **'THE SAID SOCIETY'**. The entire land on which the said plots have been so carved out is fully described in the **FIRST SCHEDULE** being **SCHEDULE 'A'** hereunder written.

AND WHEREAS pursuant to an application for membership of **"THE SAID SOCIETY"** made by the Member i.e. the previous Owner namely one Sri Smt. Hira Chowdhury, wife of Sri N. Choudhury of 10/1, Central Park, P.S. Jadavpur, Kolkata – 700 032, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said **SOCIETY** for the demise thereof the Purchaser member i.e. the said Smt. Hira Chowdhury was admitted as a member of **'THE SAID SOCIETY'**.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by **"THE SAID SOCIETY"** to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Member i.e. the said Smt. Hira Chowdhury, was allotted the plot of land, being Plot No.229 (Phase-I) measuring land area 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less, more particularly described in the **SCHEDULE – "B"** herein below and hereinafter referred to as **"THE SAID PLOT"** and the said Smt. Hira Chowdhury accepted such lottery.

AND WHEREAS the said previous Owner namely Smt. Hira Chowdhury, as the Purchaser therein paid a valuable consideration to **"THE SAID SOCIETY"** from time to time as required by "the said society" for allotment of the said plot in favour of her as the Member.



AND WHEREAS "THE SAID SOCIETY" appropriated the said sum in full payment of the consideration and allotted the said plot to the said Smt. Hira Chowdhury being all that the Plot No.229 (Phase-I) measuring more or less 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. together with all easement rights over the 25' Feet wide Road by a registered Indenture of Conveyance dated 07.01.1991 made between "the said society" therein referred to as the Vendor Society of the one part and the said Smt. Hira Chowdhury, referred to as the Purchaser member of the other part and registered with the office of District Sub-Registrar at Alipore South 24-Parganas and entered in Book No. 1, Volume No. 332, at Pages 206 to 209, Being No. 387 for the year 1991, the said society for the consideration therein mentioned transferred its all right title and interest in respect the said plot of land to the said Smt. Hira Chowdhury at or for the total consideration therein absolutely and forever.

AND WHEREAS after purchase said Smt. Hira Chowdhury, mutated her name and recorded the aforesaid land in the record of The Kolkata Municipal Corporation known and numbered as **K.M.C. Premises No. 3031, Nayabad**, within the **Ward No.109**, being **Assessee No.31-109-08-6080-3**, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas and had been paying Municipal Taxes and outgoings to the Competent Authority regularly.

AND WHEREAS in course of enjoying and possessing the said land due to some lawful grounds needing money said Smt. Hira Chowdhury sold, transferred, conveyed, assigned granted **ALL THAT** piece and parcel of a homestead plot of land, presently used as Bastu land, measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. be the same a little more or less together with a kutchha structure made of brick wall tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less standing thereon, being Scheme Plot No. 229 (Phase-I), lying and situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, under Collectorate's Touzi No. 56, comprised in R.S. No. 83 (Part), appertaining to R.S. Khatian Nos. 76, 90 & 101, Sub-Registration Office at Sealdah, within the limits of The Kolkata Municipal Corporation, Ward No. 109, known as **K.M.C. Premises No. 3031, Nayabad**, being Assessee No. 31-109-08-6080-3, under



P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas as described in the **SCHEDULE - 'B'** below together with all rights of easements, appurtenances, appendages attached thereto with right to laying underground drains, cables and lines for electric, telephone, gas in favour of the present **VENDOR** namely **SRI PRABIR PAUL** by virtue of a registered Deed of Conveyance dated 27th February, 2008, registered in the office of the District Sub-Registrar – III, Alipore, South 24-Parganas and recorded in Book No. I, CD Volume No. 9, Pages from 3145 to 3169, being Deed No. 02437 for the year 2008 for a valuable consideration as morefully mentioned therein.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance dated 27th February, 2008 the present **VENDOR** namely **SRI PRABIR PAUL** becomes the absolute Owner of All That piece and parcel of homestead plot of land, presently used as Bastu land, measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. be the same a little more or less being Plot No. 229 (Phase-I) free from all sorts of encumbrances and as per rules and Regulation of The Jadavpur Co-operative Land & Housing Society Ltd. the present **VENDOR** namely **SRI PRABIR PAUL** got admission into membership of the said Society on 27.02.2008 and entitled to enjoy requisite shares of the society.

AND WHEREAS after purchasing the said demarcated plot of land the present **OWNER/VENDOR** herein namely **SRI PRABIR PAUL**, mutated and recorded his name in the record of Ld. B.L. & L.R.O. Kasba vide Reference M/C. No. 283/14 and Memo No. 18/Mut/2527/BLLRO/ATM/Kasba/14 dated 09.06.2014 and accordingly the Mutation Certificate has been issued in favour of the present **OWNER** herein from the end of Ld. B.L. & L.R.O. measuring land area 3 (Three) Cottahs 8 (Eight) Chittacks equivalent to 5.79 Decimals, comprising in R.S. Dag No. 83, under R.S. Khatian No. 101. The present **OWNER** has also recorded his name in the record of The Kolkata Municipal Corporation in respect of his said purchased land area measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109,



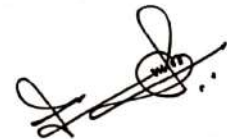
being known as **K.M.C. Premises No. 3031, Nayabad**, having Assessee No. 31-109-08-6080-3, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas.

AND WHEREAS in the mean time L.R. Operation has been done in Nayabad area and the plot of land has been recorded and published in L.R. Record of Right in the name of the **VENDOR** herein as Rayat and the said L.R. Khatian No. of the **OWNER/VENDOR** is 1157 comprising in L.R. Dag No. 83 of Mouza - Nayabad, J.L. No.25, his share - 0.0071.

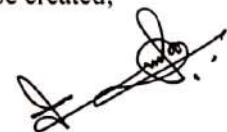
AND WHEREAS thus the present **OWNER/VENDOR** herein is now the absolute recorded Owner of the said Plot of land measuring land area of **3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less** togetherwith one kutchha structure made of brick wall tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less standing thereon, being **Scheme Plot No. 229 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. & L.R. Dag No. 83**, under **R.S. Khatian No. 101, L.R. Khatian No. 1157**, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No. 3031, Nayabad**, having Assessee No. 31-109-08-6080-3, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas hereinafter referred to as the **“SAID LAND”** more fully described in the **SCHEDULE** hereunder written.

AND WHEREAS being in urgent need of money, the present **OWNER/VENDOR** herein, decided to sell his **“SAID LAND”** more fully described in the **SCHEDULE - B** hereunder written, to the **PURCHASERS** herein. While expressing the intention to sell the **“SAID LAND”**, the **VENDOR** represented and assured the **PURCHASERS** above named as follows :-

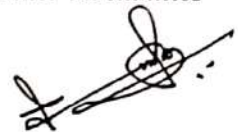
- (i) That the **VENDOR** herein has decided to sell and/or transfer the "said land" for consideration;



- (ii) That the **VENDOR** herein now has good right, full power and absolute authority to grant, convey, transfer, sell or assign the "said land" to any body in any manner whatsoever;
- (iii) That the **VENDOR** herein, declares that he has not done any wrong or committed any breach whereby the right, title, interest and possession of into and upon the "said land" has in any way been jeopardized or become defective and the **VENDOR** herein shall pay rent and taxes on or before the execution of this Deed of Conveyance in respect of the "said land" to the Land Revenue Department of the Government of West Bengal and shall handover up to date tax receipt to the **PURCHASERS** herein;
- (iv) That neither the **VENDOR** herein nor his predecessor in title has deposited the title deeds and documents in respect of the "said land" with any bank or financial institution or any other person or party with an intention to create equitable mortgage or as security for repayment of any money or performance of any act or otherwise;
- (v) That the "said land" is not subject to any acquisition or requisition proceedings so far as the knowledge of the **VENDOR** is concern and the **VENDOR** herein has no knowledge about the issuance of any such notice in respect of the "said land" or any part thereof;
- (vi) That there is no suit or proceedings of any nature whatsoever pending in any Court of law in respect of the **VENDOR'S** right, title and interest in the "said land";
- (vii) That neither he entered into nor executed nor shall enter into or execute any other Memorandum of Understanding, Agreement for Sale and/or Agreement of Lease, Development Agreement, Deed of Lease and/or any other arrangement and/or commitment whatsoever in respect of the said land or any part or portion thereof by which any right of third party is created or intended to be created;



- (viii) That the **VENDOR** herein is lawfully competent and entitled to sell, transfer or otherwise dispose of the "said land";
- (ix) That neither there is any restraint order passed by any Court of law nor is there any impediment of any nature whatsoever for the **VENDOR** herein to sell and/or transfer the "said land";
- (x) That in case the **PURCHASERS** herein agree to purchase the "said land" then in that event simultaneously on completion of purchase and the execution of the conveyance/transfer deed, the **VENDOR** herein shall make over the vacant and peaceful possession of the "said land" in favour of the **PURCHASERS** herein and thereupon the **PURCHASERS** herein shall be entitled to hold, occupy, possess and enjoy the "said land" as owner thereof without any objection or obstruction by any person or party whatsoever.
- (xi) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispensens, 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'S** predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.
- (xii) That the specifications of the said land stipulated in the **SCHEDULE - B** hereto are true and correct and the **VENDOR** herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the **VENDOR** and/or in case if any defect is found in the title of the **VENDOR** herein, in respect of the said land and property, or any part and/or portion thereof and the **VENDOR** herein shall remain responsible for the same, for all times hereafter and further indemnifies

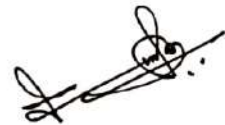


and keeps the **PURCHASERS** indemnified against all suits, actions, claims, demands and proceedings arising therefrom;

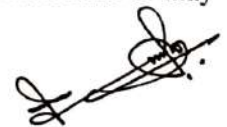
The **PURCHASERS** herein relying on the abovementioned various representations and assurances made by the **VENDOR** and also believing the same to be true and further placing full faith thereon, agreed to purchase the "said land" specifically stated in the **SCHEDULE - B** hereunder written at or for a total consolidated sum of **Rs.51,00,000/- (Rupees Fifty-one Lakh) only.**

In the property aforesaid, the **VENDOR** herein agreed to sell and/or transfer and the **PURCHASERS** above named agreed to purchase **ALL THAT** piece and parcel of the said plot of land measuring an area of **3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less** togetherwith one kutchha structure made of brick wall tile shed measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon, being **Scheme Plot No. 229 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. & L.R. Dag No. 83**, under **R.S. Khatian No. 101, L.R. Khatian No. 1157**, lying within the jurisdiction of The **Kolkata Municipal Corporation Ward No.109**, known as **K.M.C. Premises No. 3031, Nayabad**, having **Assessee No. 31-109-08-6080-3**, under **P.S. Purba Jadavpur**, presently **Kolkata – 700094 (formerly Kolkata – 700 099)**, **District – South 24-Parganas** together with all easement rights, amenities and facilities thereto, more fully described in the **SCHEDULE - B** hereunder written, free from all encumbrances whatsoever, at or for the said agreed consideration price of **Rs.51,00,000/- (Rupees Fifty-one Lakh) only** and the **PURCHASERS** have paid to the **VENDOR** the total consideration sum of **Rs.51,00,000/- (Rupees Fifty-one Lakh) only** as full and final consideration money as described as per Memo herein below against aforesaid land and property.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs.51,00,000/- (Rupees Fifty-one Lakh) only** paid by the **PURCHASERS** to the **VENDOR** on or before the execution of these presents the receipt whereof the **VENDOR** doth hereby admit and acknowledge of and from the same and every part thereof doth hereby acquit release and forever discharge the **PURCHASERS**, their



heirs, successors and/or permitted assigns and every one of them and also the said property the **VENDOR** as beneficial owner doth hereby by these presents indefeasibly grant sell convey transfer assure and assigns unto the **PURCHASERS**, their heirs, successors and/or assigns **ALL THAT** the piece and parcel of presently homestead land measuring an area of **3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less** togetherwith one kutchha structure made of brick wall tile shed measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon, further together with the undivided share and interest in Road at the Western side of the said land for the purpose of ingress and egress to the said land and also to construct drain, lay down and bring water pipe line, electric line, telephone line, gas line etc. further together with the right to use the 25 Feet wide Road on the Western side abutting the said land for pass and repass, being **Scheme Plot No. 229 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. & L.R. Dag No. 83, under R.S. Khatian No. 101, L.R. Khatian No. 1157**, Sub-Registration Office at Sealdah, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No. 3031, Nayabad, having Assessee No. 31-109-08-6080-3**, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas, described in the **SCHEDULE - B** hereunder written and in the map or plan annexed hereto and thereon bordered in **RED OR HOWSOEVER** otherwise the said property now or heretofore were or was situated butted and bounded called known numbered described and distinguished **TOGETHER** with benefit and advantages of ancient and other rights liberties easements privilege appendages and appurtenances whatsoever in respect of the said property or any part thereof belonging to or anywise 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 and reversions remainder and remainders rents issues and profits thereof and of every part thereof **AND** all the estate right, title, inheritance use trust property claim demand whatsoever both at law and equity of the **VENDOR** into and upon the said property and every part thereof **AND ALL** deeds, pattahs, muniments, writings and evidences of title which in any wise related to the said property or any part or parcel thereof and which now are or hereafter shall or may



be in the custody power of possession of the **VENDOR** his heirs executors, administrators, legal representatives and assigns or any person from whom he/she or they can or may procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted sold, conveyed, transferred assured and assigned or expressed and intended so to be with their right, members and appurtenances unto and to the use of the **PURCHASERS**, their heirs, successors and/or assigns forever freed and discharged from or otherwise by the **VENDOR** well and sufficiently indemnified of and against all encumbrances, claim, liens etc. whatsoever created or suffered by the **VENDOR** from to these presents **AND** doth hereby for himself and his heirs executors administrators legal representatives successors and assigns covenant with the **PURCHASERS** and their heirs, successors and/or legal representatives and/or assigns **THAT** notwithstanding any act Deed or thing whatsoever by the vendor or any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary the **VENDOR** had at all times heretofore and now have got good right full power and absolute authority and indefeasible title to grant sell convey transfer assure and assign or expressed or intended so to be unto and to the use of **PURCHASERS** their heirs, successors ,legal representatives and assigns in the manner as aforesaid **AND THAT** the **PURCHASERS** their heirs, successors and/or legal representatives and/or assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any lawful eviction, hindrance, and interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the **VENDOR** or from or under any of his predecessors or ancestors 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 **VENDOR** well and sufficiently save indemnified of from and against all and all manner of claims charges liens debts attachments encumbrances whatsoever made or suffered by the **VENDOR** or any of his ancestors or predecessors in title or person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the **VENDOR** and 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 the **VENDOR** or any of his ancestors and predecessors in title small and will from time to time and at all times hereafter at the request and cost of the **PURCHASERS** their heirs, successors and/or legal representatives and/or assigns do and execute or caused to be done or 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 **PURCHASERS** their heirs, successors and/or assigns and/or legal representatives according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the **VENDOR** and all his heirs executors administrators legal representatives successors and assigns shall at all times hereafter indemnify and keep indemnified the **PURCHASERS**, their heirs and/or legal representatives and/or assigns against all loss damages costs charges and expenses, if any, suffered by reason of any defect in the title of the vendor or any breach of the covenants hereinbefore contained.

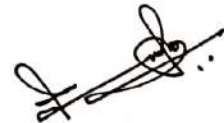
If any of the statements or covenants made hereinbefore by the **VENDOR** is found to be false or any fraud is detected hereafter the **VENDOR** shall be liable to compensate the **PURCHASERS** for the same.

If any error or omission is transpired in future in the recitals of this Deed as well as any contents of this Deed, the **VENDOR** and/or his authorized representative shall at the costs and request of the **PURCHASERS** do and execute any Supplementary Deed or Deed of Rectification or Deed of Declaration in favour of the **PURCHASERS** or their heirs, successors representatives and assigns.

THE FIRST SCHEDULE ABOVE REFERRED TO

SCHEDULE – "A"

ALL THAT the piece and parcel of land measuring more or less 45.52 (Forty five point Fifty two) acres approximately 137 (One hundred and Thirty seven) Bighas 5 (Five) Cotthas 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft. situated and lying at and being comprised of R.S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, 139, J.L.



No. 25, Touzi No. 56, under Khatian Nos. 76, 90 & 101, in Mouza – Nayabad, within formerly P.S. Kasba, presently P.S. Purba Jadavpur, under K.M.C. Ward No. 109, in the District of South 24-Parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO
SCHEDULE – “B”

ALL THAT the piece and parcel of presently homestead land measuring an area of **3 (Three) Cottahs 8 (Eight) Chittacks 00 (Zero) Sq.ft. more or less** togetherwith one kutchra structure made of brick wall tile shed measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon, further together with the undivided share and interest in Road at the Western side of the said land for the purpose of ingress and egress to the said land and also to construct drain, lay down and bring water pipe line, electric line, telephone line, gas line etc. further together with the right to use the 25 Feet wide Road on the Western side abutting the said land for pass and repass, being **Scheme Plot No. 229 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. & L.R. Dag No. 83**, under **R.S. Khatian No. 101, L.R. Khatian No. 1157**, out of the total land as mentioned in the **SCHEDULE - A** above, Sub-Registration Office at Scaldah, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No. 3031, Nayabad, having Assessee No. 31-109-08-6080-3**, under P.S. Purba Jadavpur, presently Kolkata – 700094 (formerly Kolkata – 700 099), District – South 24-Parganas and the aforesaid plot of land is shown in the annexed plan by “**RED**” border line and the entire property is butted and bounded by :

ON THE NORTH BY : By Scheme Plot No. 228;
ON THE SOUTH BY : By Scheme Plot No. 229A;
ON THE EAST BY : By Scheme Plot Nos. 201 & 202;
ON THE WEST BY : 25' Ft. wide K.M.C. Road.



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

WITNESSES :

1. *Asim Choudhury*
39A, Ajanta Road,
Kolkata - 700075

Prabir Gaur

SIGNATURE OF THE VENDOR

2. *Ratna Mondal*
1135 Nayabul
Khal 99

1. *Bimal Roy*

2. *Susanta Sankar*

SIGNATURE OF THE PURCHASERS

PREPARED & DRAFTED BY :

Tapesh Mishra (Signature)

(TAPESH MISHRA)
ADVOCATE [Enrol. No. F/1224/07]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

Mob. 9836115120
Email: tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASERS** for the within mentioned sum of **Rs.51,00,000/- (Rupees Fifty-one Lakh)** only as full and final settlement of entire consideration sum in respect of the **SCHEDULE - B** mentioned land and property known as **K.M.C. Premises No. 3031, Nayabad, Kolkata - 700 099** alongwith a tile shed in the manner followings :

Sl. No.	Online Transfer	Date	Name of the Bank & Branch	Amount (Rs.)
1.	RTGS	07.11.2022	Bandhan Bank, Santoshpur Branch to Indian Bank, Santoshpur Branch.	Rs.25,50,000.00
2.	NEFT	07.11.2022	UCO Bank, Santoshpur Branch to Indian Bank, Santoshpur Branch.	Rs. 1,66,500.00
3.	RTGS	07.11.2022	-Do-	Rs. 8,83,500.00
4.	RTGS	07.11.2022	Indian Overseas Bank, Santoshpur Branch to Indian Bank, Santoshpur Branch.	Rs.15,00,000.00
TOTAL:				Rs.51,00,000.00

(Total Rupees Fifty-one Lac only)

WITNESSES :

1. *Asim Chatterjee*
39A, Ajanta Road
Kolkata - 700 075

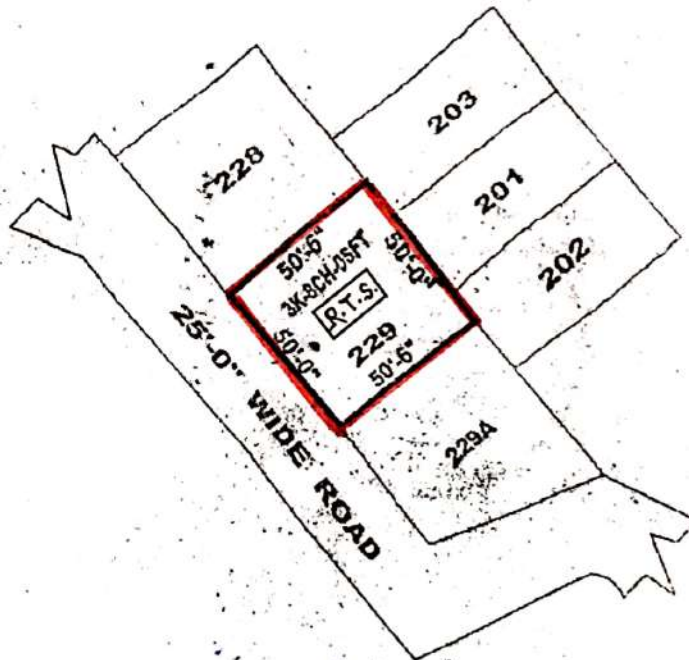
Prahar Paul

SIGNATURE OF THE VENDOR

2. *Ranjan Mandal*
1135 Nayabad
Kolkata 99

SITE PLAN AT K.M.C. PREMISES NO. 3031, NAYABAD, ASSESSEE NO. 31-109-08-6080-3, KOLKATA-700094, WARD NO. 109, SITUATED IN MOUZA - NAYABAD (PHASE -1), J.L. NO. 25. PLOT NO. 229 OF THE JADAVPUR CO-OPERATIVE LAND AND HOUSING SOCIETY LTD. (REGD NO. 116/CAL. OF 1965) CORRESPONDING TO R.S. & L.R. DAG NO. 83 (IN PART), R.S. KHATIAN NO. 101, L.R. KHATIAN NO. 1157, P.S. PURBA JADAVPUR. DIST. 24 PARGANAS (S), UNDER THE KOLKATA MUNICIPAL CORPORATION.

- SCALE- 1"= 50'
- AREA OF LAND - 3K - 8CH - 0 SFT.
- AREA OF TILE SHED = 100 SQ.FT.
- LAND WITH TILE SHED SHOWN IN BORDER RED



[Handwritten signature]
Rajendra

Prabir Paul
Binul Roy
Susanta Saha

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				












Name

Signature

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
 Prabir Paul	left hand					
	right hand					












Name... PRABIR PAUL

Signature... Prabir Paul

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
 Bimal Roy	left hand					
	right hand					

Name... BIMAL ROY

Signature... Bimal Roy

	Thumb	1 st finger	Middle finger	Ring finger	Small finger	
 Susanta Sarker	left hand					
	right hand					

Name... SUSANTA SARKAR

Signature... Susanta Sarker

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230164843568

GRN Details

GRN:	192022230164843568	Payment Mode:	SBI Epay
GRN Date:	08/11/2022 23:35:53	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6278386043135	BRN Date:	08/11/2022 23:36:18
Gateway Ref ID:	223128461749	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	081120222016484355	Payment Init. Date:	08/11/2022 23:35:53
Payment Status:	Successful	Payment Ref. No:	2003160500/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr TAPESH MISHRA
Address:	H C CALCUTTA
Mobile:	9836115120
Period From (dd/mm/yyyy):	08/11/2022
Period To (dd/mm/yyyy):	08/11/2022
Payment Ref ID:	2003160500/1/2022
Dept Ref ID/DRN:	2003160500/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003160500/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	265720
2	2003160500/1/2022	Property Registration, Registration Fees	0030-03-104-001-16	66464
			Total	332184

IN WORDS: **THREE LAKH THIRTY TWO THOUSAND ONE HUNDRED EIGHTY FOUR ONLY.**





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

Query No / Year	2003160500/2022	Office where deed will be registered
Query Date	07/11/2022 11:22:32 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 51,00,000/-	Rs. 66,44,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,65,820/- (Article:23)	Rs. 66,464/- (Article A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3031, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Chatak	50,70,000/-	66,14,998/-	Width of Approach Road: 25 Ft.
Grand Total :				5.775Dec	50,70,000 /-	66,14,998 /-	

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.	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					
Total :		100 sq ft	30,000 /-	30,000 /-	



Query No: 2003160500 of 2022, Printed On : Nov 7 2022 11:22AM, Generated from wbregistration.gov.in

r Details :

Name & address	Status	Execution Admission Details :
Shri Prabir Paul Son of Suraj Kumar Paul,5, Priyanath Ghosh Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ajxxxxxx0q, Aadhaar No.: 81xxxxxxxx0319,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Bimal Roy Son of Gopal Chandra Roy,22 Green Avenue, Santoshpur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. afxxxxxx5E, Aadhaar No.: 48xxxxxxxx6697,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Susanta Sarkar Son of Basudeb Sarkar,4/4, Kabi Sukanta Lane, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. asxxxxxx8d, Aadhaar No.: 62xxxxxxxx9644,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr Tapesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Prabir Paul, Shri Bimal Roy, Shri Susanta Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Prabir Paul	Shri Bimal Roy-2.8875 Dec,Shri Susanta Sarkar-2.8875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Prabir Paul	Shri Bimal Roy-50 Sq Ft,Shri Susanta Sarkar-50 Sq Ft



Query No: 2003160500 of 2022, Printed On : Nov 7 2022 11:22AM, Generated from wbregistration.gov.in

and Land or Building Details as received from KMC :

No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
	Assessment No. : 311090860803 Premises No. : 3031 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI PRABIR PAUL Owner Address : 5, PRIYANATH GHOSH ROAD , SANTOSH PUR , KOLKATA-75 Pin No. : 700075	Character of Premises: Total Area of Land: 03 Cottah, 08 Chatak,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 07-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No. 2003160500 of 2022, Printed On : Nov 7 2022 11:22AM, Generated from wbregistration.gov.in

AS- 3 of 3



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AFWPR5965E

नाम/ Name
BIMAL ROY

पिता का नाम/ Father's Name
GOPAL CHANDRA ROY

जन्म की तारीख/ Date of Birth
06/08/1961

Bimal Roy

हस्ताक्षर/ Signature



23062017





ভারত সরকার

Government of India

বিমল রায়

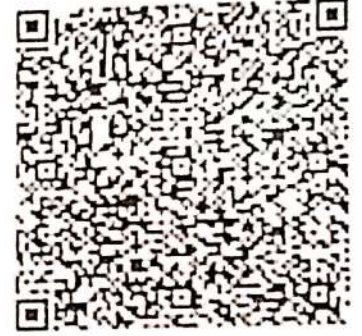
Bimal Roy

পিতা : গোপাল চন্দ্র রায়

Father : Gopal Chandra Roy

জন্মতারিখ/DOB: 06/08/1961

পুরুষ / Male



4872 9252 6697

আধার - সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRABIR PAUL
SURYA KUMAR PAUL

15/03/1959
Permanent Account Number

AJPPP9720Q

Prabir Paul
Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Prabir Paul





भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2730/00527/53987

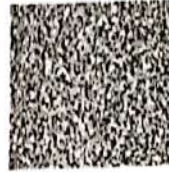
To
Prabir Paul

6NO,
PRAYANATH GHOSH ROAD,
SANTOSHPOUR,
VTC: Santoshpur S.O.,
District: Kolkata,
State: West Bengal, PIN Code: 700075.
Mobile: 9830215968

48241367



KP462413673F1



आपका आधार क्रमांक / Your Aadhaar No. :

8131 0445 0319

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 07/11/2012



Prabir Paul
DOB: 15/03/1959
Male

8131 0445 0319

मेरा आधार, मेरी पहचान

Prabir Paul



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASWPS1348D



नाम /NAME

SUSANTA SARKAR

पिता का नाम /FATHER'S NAME

BASUDEV SARKAR

जन्म तिथि /DATE OF BIRTH

01-12-1968

हस्ताक्षर /SIGNATURE

Susanta Sarkar

Susanta Sarkar

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



भारत सरकार
GOVERNMENT OF INDIA



সুশান্ত সরকার
Susanta Sarkar
পিতা : বাসুদেব সরকার
Father : BASUDEV SARKAR
জন্ম সাল / Year of Birth : 1968
পুরুষ / Male



6203 1313 9644

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪/৪, কবি সুকান্ত লেন, সন্তোষপুর,
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০৭৫

Address:
4/4, KABI SUKANTA LANE,
Santoshpur S.O,
Santoshpur, Kolkata, West
Bengal, 700075

1947
1800 160 1947

help@uidai.gov.in

www.uidai.gov.in

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



Major Information of the Deed

Deed No :	I-1604-12913/2022	Date of Registration	09/11/2022
Query No / Year	1604-2003160500/2022	Office where deed is registered	
Query Date	07/11/2022 11:22:32 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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. 51,00,000/-	Rs. 66,44,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,65,820/- (Article:23)	Rs. 66,496/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3031, , Ward No: 109 Pin Code : 700094




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	3 Katha 8 Chatak	50,70,000/-	66,14,998/-	Width of Approach Road: 25 Ft.,
Grand Total :				5.775Dec	50,70,000 /-	66,14,998 /-	

Structure Details :



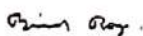


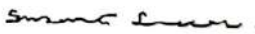
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of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



Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Prabir Paul Son of Suraj Kumar Paul Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office	 09/11/2022	 LTI 09/11/2022	 09/11/2022
5, Priyanath Ghosh Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx0q, Aadhaar No: 81xxxxxxxx0319, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Bimal Roy (Presentant) Son of Gopal Chandra Roy Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office	 09/11/2022	 LTI 09/11/2022	 09/11/2022
Son of Gopal Chandra Roy 22 Green Avenue, Santoshpur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx5E, Aadhaar No: 48xxxxxxxx6697, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Susanta Sarkar Son of Basudeb Sarkar Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office	 09/11/2022	 LTI 09/11/2022	 09/11/2022
Son of Basudeb Sarkar 4/4, Kabi Sukanta Lane, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx8d, Aadhaar No: 62xxxxxxxx9644, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapes Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	09/11/2022	09/11/2022	09/11/2022
Identifier Of Shri Prabir Paul, Shri Bimal Roy, Shri Susanta Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Prabir Paul	Shri Bimal Roy-2.8875 Dec, Shri Susanta Sarkar-2.8875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Prabir Paul	Shri Bimal Roy-50.00000000 Sq Ft, Shri Susanta Sarkar-50.00000000 Sq Ft

On 09-11-2022

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.

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

Presented for registration at 12:27 hrs on 09-11-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Bimal Roy , one of the Claimants.

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 66,44,998/-

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

Execution is admitted on 09/11/2022 by 1. Shri Prabir Paul, Son of Suraj Kumar Paul, 5, Priyanath Ghosh Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Shri Bimal Roy, Son of Gopal Chandra Roy, 22 Green Avenues, Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Shri Susanta Sarkar, Son of Basudeb Sarkar, 4/4, Kabi Sukanta Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indelified by Mr Tapesh Mishra, , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 66,496.00/- (A(1) = Rs 66,450.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 66,464/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2022 11:36PM with Govt. Ref. No: 192022230164843568 on 08-11-2022, Amount Rs: 66,464/-, Bank: SBI EPay (SBIEPay), Ref. No. 6278386043135 on 08-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,65,820/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,65,720/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1248, Amount: Rs.100.00/-, Date of Purchase: 11/10/2022, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2022 11:36PM with Govt. Ref. No: 192022230164843568 on 08-11-2022, Amount Rs: 2,65,720/-, Bank: SBI EPay (SBIEPay), Ref. No. 6278386043135 on 08-11-2022, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 378476 to 378502
being No 160412913 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.11.10 13:59:00 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2022/11/10 01:59:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)