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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Register-11
Alipore, South 24-pargana


31 MAY 2023

DEED OF SALE

THIS INDENTURE is made on this the 31st Day of
May....., Two Thousand Twenty Three (2023) BETWEEN

30 MAY 2023

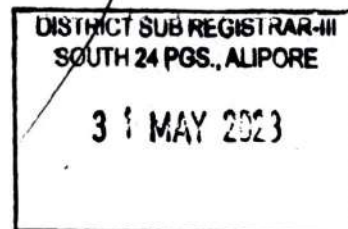
Sl. No. 18262
Sold to Amish Natwarlal Mehta
of 13, Bondel Road, Ballygunge, P.S.-Karat
Rupees 5200/- K-1-700019


Samir Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

18262 @ 5200/-



Singh
S/o Suresh Chandra Singh
40 Deekshin Raynagar
Bokel Banchhai, Kal 700020
Burmese



(1) **SMT. RANJITA CHANDRAN**, (PAN-AAHPC0443Q & Aadhaar No.9423 5541 5842) daughter of Late Deb Prasad Maitra, by faith-Hindu, Indian, by occupation-Housewife, residing at Flat No.C, 404, Vaishnavi ARS Gardenia Apartment, 2208, S.M. Road, P.O. & P.S.-T. Dasarahalli, Bengaluru-560057, Karnataka; (2) **SRI PRABUDDHA SANYAL**, (PAN -CSRPS8229N & Aadhaar No.5984 2003 4879) son of Sri Pranabesh Sanyal, by faith-Hindu, Indian, by occupation-Service, residing at 57/D, Purna Das Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata-700029, represented by their constituted Attorney and for self (3) **SRI BIKRAMJIT MAITRA**, (PAN-AGWPM5228N & Aadhaar No.9828 7588 8329) son of Late Deb Prasad Maitra, by faith-Hindu, Indian, by occupation-Retired, residing at RF-902, Purva Riviera, Marathahalli Colony, P.O. Bangalore North, P.S. H.A.L., District Bangalore, Karnataka -560037, duly appointed by two General Power of Attorneys, (I) registered in the office of Sub-Registrar at Rajaninagar, Bengaluru and recorded in Book No.IV, Being No.147 for the year 2022 and (II) registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.1603-2022, page from 67599 to 67618, Being No.160300354 for the year 2002, hereinafter referred to as the '**VENDORS**' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**:

AND

SRI AMISH NATVARLAL MEHTA, (PAN-AEHMPM9713P & Aadhaar No.9990 3596 9372), son of Sri Late Natvarlal Mehta, by faith-Hindu, Indian, by occupation-Business, residing at 13 Bondel Road, P.O. Ballygunge, P.S. Karaya, Kolkata-700019, hereinafter referred to as the

'PURCHASER' (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators and assigns) of the **OTHER PART:**

WHEREAS a company namely Ballygunge Bank Ltd. was the absolute owner of All That piece and parcel of land measuring 5 Cottah 9 Chittak 30 sq.ft. be the same a little more or less, together with other contiguous land, situated at Mouza-Naktala, J.L. No.32, Pargana-Khaspur, under Touzi No.56, comprised in C.S. Dag No.350 & 351, under Khatian No.95 and C.S. Dag No.440 under Khatian No.196, now within the limits of The Kolkata Municipal Corporation, Ward No.100, under P.S. formerly Tollygunge then Jadavpur now Netaji Nagar, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written.

AND WHEREAS by a Bengali Deed of Sale, dated 19.04.1944', registered in the office of Sadar Jt. Sub-Registrar at Alipore, vide Book No.I, Volume No.29, page from 196 to 221, Deed No.1510 for the year 1944, one Smt. Snehalata Mukherjee in her own fund in the name of her husband Rai Bahadur Dharendra Nath Mukherjee purchased the said land measuring 5 Cottah 9 Chittak 30 sq.ft. be the same a little more or less, situated at Mouza-Naktala, J.L. No.32, Pargana -Khaspur, under Touzi No.56, comprised in C.S. Dag No.350 & 351, under Khatian No.95 and C.S. Dag No.440 under Khatian No.196, now within the limits of The Kolkata Municipal Corporation, Ward No.100, under P.S. formerly Tollygunge then Jadavpur now Netaji Nagar, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, from the said the said company namely Ballygunge Bank Ltd.

AND WHEREAS subsequently by a Deed of Release, dated 26.09.1946, registered in the office of District Registrar at Alipore and recorded in Book No.I, Volume No.56, page from 40 to 47, Deed No.3042 for the year 1946, the said Rai Bahadur Dhirendra Nath Mukherjee, released, relinquished and transferred the said land, more fully described in the Schedule hereunder written, unto and in favour of his wife said Smt. Snehalata Mukherjee, as the said land was purchased from the fund of his wife and he admitted that he was merely a name lender for his wife Smt. Snehalata Mukherjee in respect of the said land and such the said Smt. Snehalata Mukherjee became the owner became the owner of the said land measuring 5 Cottah 9 Chittak 30 sq.ft. be the same a little more or less more fully described in the Schedule hereunder written.

AND WHEREAS out of natural love and affection, the said Smt. Snehalata Mukherjee granted, transferred and conveyed by way of gift, the said land measuring 5 Cottah 9 Chittak 30 sq.ft. be the same a little more or less more fully described in the Schedule hereunder written, by a Deed of Gift, dated 11.03.1967, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.36, page from 188 to 192, Deed No.1698 for the year 1967 unto and in favour of her son Sri Sudhindra Nath Mukherjee.

AND WHEREAS while the said Sudhindra Nath Mukherjee enjoyed the said property, died intestate on 09.08.1967 leaving behind his mother said Smt. Snehalata Mukherjee and his wife Smt. Upindra Kumari alias Edna Mukherjee and three daughters namely Mrinalini Mukherjee, Mridula Mukherjee and Anita Mukherjee as his only legal heirs and successors, who jointly inherited the said property left by the said deceased, each having $1/5^{\text{th}}$ share therein, as per Hindu Succession Act.1956.

AND WHEREAS out of natural love and affection, the said Smt. Snehalata Mukherjee granted, transferred and conveyed by way of gift her 1/5th share in the said land measuring 5 Cottah 9 Chittak 30 sq.ft. be the same a little more or less more fully described in the Schedule hereunder written, by a Deed of Gift, dated 27.02.1973, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.36, page from 1 to 7, Deed No.819 for the year 1973 unto and in favour of her daughter-in-law said Smt. Upindra Kumari alias Edna Mukherjee and grand-daughters Mrinalini Mukherjee, Mridula Mukherjee and Anita Mukherjee.

AND WHEREAS in the manner stated hereinabove, the said Smt. Upindra Kumari alias Edna Mukherjee, Mrinalini Mukherjee, Mridula Mukherjee and Anita Mukherjee became the owners of the said land measuring 5 Cottah 9 Chittak 30 sq.ft. be the same a little more or less more fully described in the Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS being in need of money, the said Smt. Upindra Kumari alias Edna Mukherjee, Mrinalini Mukherjee, Mridula Mukherjee and Anita Mukherjee jointly sold, transferred and conveyed the said land measuring 5 Cottah 9 Chittak 30 sq.ft. be the same a little more or less together with structure standing thereon, more fully described in the Schedule hereunder written, by a Deed of Sale, dated 18.11.1977, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.89, page from 261 to 278, Deed No.3447 for the year 1977 unto and in favour of one Sri Nani Gopal Ganguly, son of Late Ananda Mohan Ganguly.

AND WHEREAS such purchase, the said Sri Nani Gopal Ganguly mutated his name in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as KMC Premises No.87/12/319E, Raja S.C. Mallick Road, having its postal address: E-16, Ramgarh, Kolkata-700047, upon payment of rates and taxes thereto and constructed two storied building with one roof on the second floor on the said land or part thereof.

AND WHEREAS by a Deed of Sale, dated 24.11.1993, registered in the office of District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.292, page from 221 to 240, Deed No.15598 for the year 1993, the said Sri Nani Gopal Ganguly, sold, transferred and conveyed ALL THAT piece and parcel of entire First floor measuring 900 sq.ft. of a three storied building, together with undivided proportionate share in the beneath land measuring 3 Cottah 1 Chittak 5 sq.ft. be the same a little more or less, situated at Mouza-Naktala, J.L. No.32, Pargana-Khaspur, under Touzi No.56, comprised in C.S. Dag No.350 & 351, under Khatian No.95 and C.S. Dag No.440 under Khatian No.196, now within the limits of The Kolkata Municipal Corporation, Ward No.100, being portion of KMC Premises No.87/12/319E, Raja S.C. Mallick Road, having its postal address: E-16, Ramgarh, Kolkata-700047, under P.S. formerly Tollygunge then Jadavpur now Netaji Nagar, Sub-Registry/A.D.S.R.office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the Vendor no.3 herein Sri Bikramjit Maitra.

AND WHEREAS by another Deed of Sale, dated 01.12.1993, registered in the office of District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.293, page from 241 to 261, Deed No.15599 for the year 1993, the said Sri Nani Gopal Ganguly, further sold, transferred and

conveyed ALL THAT piece and parcel of entire Second floor measuring 900 sq.ft. and staircase landing measuring 200 sq.ft. and open Terrace measuring 700 sq.ft. of the said three storied building, together with undivided proportionate share in the beneath land measuring 3 Cottah 1 Chittak 5 sq.ft. be the same a little more or less, situated at Mouza-Naktala, J.L. No.32, Pargana-Khaspur, under Touzi No.56, comprised in C.S. Dag No.350 & 351, under Khatian No.95 and C.S. Dag No.440 under Khatian No.196, now within the limits of The Kolkata Municipal Corporation, Ward No.100, being portion of KMC Premises No.87/12/319E, Raja S.C. Mallick Road, having its postal address: E-16, Ramgarh, Kolkata-700047, under P.S. formerly Tollygunge then Jadavpur now Netaji Nagar, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the mother of Vendor no.1 & 3 herein Smt. Aparna Maitra, since deceased.

AND WHEREAS by another Deed of Sale, dated 01.12.1993, registered in the office of District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.292, page from 262 to 275, Deed No.15600 for the year 1993, the said Sri Nani Gopal Ganguly, further sold, transferred and conveyed ALL THAT piece and parcel of demarcated plot of vacant land measuring 1 Cottah 4 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza-Naktala, J.L. No.32, Pargana-Khaspur, under Touzi No.56, comprised in C.S. Dag No.350 & 351, under Khatian No.95 and C.S. Dag No.440 under Khatian No.196, now within the limits of The Kolkata Municipal Corporation, Ward No.100, being portion of KMC Premises No.87/12/319E, Raja S.C. Mallick Road, having its postal address: E-16, Ramgarh, Kolkata-700047, under P.S. formerly Tollygunge then Jadavpur now Netaji Nagar, Sub-Registry/A.D.S.R. office at

Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the father of Vendor no.1 & 3 herein Sri Deb Prasad Maitra, since deceased.

AND WHEREAS by a deed of conveyance, dated 27.02.1991, registered in the office of Sub-Registrar at Alipore and recorded in Book No.1, Volume No.1, page from 350 to 365, Deed No.317 for the year 1991, the said Nani Gopal Ganguly sold, transferred and conveyed all that incomplete ground floor flat measuring about 850 sq.ft. built-up area together with undivided one third share of the total land of 3 Cottah 1 Chittak 5 sq.ft. at the said Premise No.87/12/319E Raja S. C. Mullick Road, Police Station – Jadavpur, Kolkata-700047, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of one Sri Bimal Kanti Dey, son of Late Ramani Mohan Dey, residing at E-16, Ramgarh, Ground Floor, P.S. Jadavpur, Calcutta – 700047.

AND WHEREAS by a Deed of Sale, dated 21.05.1997, registered in the office of Addl. District Sub-Registrar at Alipore and recorded in Book No.1, Volume No.85, page from 93 to 106, Deed No.2349 for the year 1997, the said Sri Bimal Kanti Dey, as the lawful owner sold, transferred and conveyed ALL THAT piece and parcel of entire Ground floor measuring 850 sq.ft. of the said three storied building, together with undivided proportionate share in the beneath land measuring 3 Cottah 1 Chittak 5 sq.ft. be the same a little more or less, situated at Mouza–Naktala, J.L. No.32, Pargana–Khaspur, under Touzi No.56, comprised in C.S. Dag No.350 & 351, under Khatian No.95 and C.S. Dag No.440 under Khatian No.196, now within the limits of The Kolkata Municipal Corporation, Ward No.100, being portion of KMC Premises No.87/12/319E, Raja S.C. Mallick Road, having its postal address: E-16,

Ramgarh, Kolkata-700047, under P.S. formerly Tollygunge then Jadavpur now Netaji Nagar, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the Schedule hereunder written, unto and in favour of the Vendor no.3 herein Sri Bikramjit Maitra.

AND WHEREAS after such purchase, the said Smt. Aparna Maitra, Sri Deb Prasad Maitra, and Vendor No.3 herein Sri Bikramjit Maitra jointly became the owners of aforesaid property, altogether measuring 4 Cottah 5 Chittak 5 sq.ft. together with three storied building standing thereon, and mutated their names in the office of the Kolkata Municipal Corporation in respect of their respective property, which has since been known and numbered as KMC Premises No.87/12/319E, Raja S.C. Mallick Road, vide Assessee No.21-100-08-0289-3 & No.21-100-08-0426-9, having its postal address: E-16, Ramgarh, Kolkata-700047, upon payment of rates and taxes.

AND WHEREAS while the said Smt. Aparna Maitra enjoyed her property i.e. entire Second floor measuring 900 sq.ft. and staircase landing measuring 200 sq.ft. and open Terrace measuring 700 sq.ft. of the said three storied building, died intestate on 08.01.1998 leaving behind her husband said Sri Deb Prasad Maitra, one son Sri Bikramjit Maitra, (the Vendor no.3 herein) two daughters Smt. Ranjita Chandran (Vendor no.1 herein) and Smt. Baijayanti Sanyal, since deceased, as her only legal heirs and successors, who jointly inherited the said property, each having 1/4th share therein, as per Hindu Succession Act. 1956.

AND WHEREAS thereafter the said Smt. Baijayanti Sanyal enjoyed her 1/4th share in the said property, died intestate on 03.07.1998, leaving behind her husband Sri Pranabesh Sanyal and one son Sri Prabuddha Sanyal, (the Vendor no.2 herein). However after the death of said Smt.

Baijayanti Sanyal, her only son Sri Prabuddha Sanyal inherited the undivided 1/4th share in the aforesaid property herein, in exclusion of her husband Sri Pranabesh Sanyal, as per provision of Section 15(2) of the Hindu Succession Act. 1956 as amended till date.

AND WHEREAS while the said Sri Deb Prasad Maitra enjoyed his respective property, died intestate on 29.05.2010 leaving behind him surviving his son Sri Bikramjit Maitra (Vendor no.3 herein), one daughter Smt. Ranjita Chandran (Vendor no.1 herein) and one grand-son said Sri Prabuddha Sanyal, (the Vendor no.2 herein) as his only legal heirs and successors, who jointly inherited the said property, left by the said deceased, each having 1/3rd share therein as per Hindu Succession Act. 1956.

AND WHEREAS in the manner stated hereinabove, the said Vendors herein are in peaceful and uninterrupted possession of the said land measuring **4 Cottah 5 Chittak 5 sq.ft.** together with three storied building standing thereon, having its total covered area 2650 sq.ft. i.e. Ground floor measuring 850 sq.ft. First floor measuring 900 sq.ft. and Second floor measuring 900 sq.ft. more fully described in the Schedule hereunder written, for the sake of brevity hereinafter referred to as the **'SAID PROPERTY'** and seized and possessed the said land without any interruption or obstruction from others.

AND WHEREAS the Vendors for various reasons declared for absolute sale of the said land measuring **4 Cottah 5 Chittak 5 sq.ft.** together with three storied building standing thereon, having its total covered area 2650 sq.ft. i.e. **Ground floor measuring 850 sq.ft. First floor measuring 900 sq.ft. and Second floor measuring 900 sq.ft.**, more fully described in the Schedule hereunder written, for the sake of brevity hereinafter referred to as **"the Said Property"** free from all encumbrances at total price or

consideration of **Rs.90,00,000/-**(Rupees Ninety Lakh) only and the Purchaser herein agreed to purchase the said property at the said consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.90,00,000/-**(Rupees Ninety Lakh) only being the full consideration money of the said property, well and truly paid by the Purchaser to the Vendors on or before the execution of these presents, (the receipt whereof, the Vendors do hereby admit and acknowledge the same as per memo below and of and from the payment of the same, the Vendors do hereby acquit, release and forever discharge the Purchaser and the said land with structure hereby sold) the Vendors do hereby grant, transfer, convey, sell, assign and assure unto the Purchaser **ALL THAT** piece and parcel of Bastu land measuring **4 Cottah 5 Chittak 5 sq.ft.** together with three storied building standing thereon, having its total covered area 2650 sq.ft. i.e. **Ground floor** measuring **850 sq.ft.** **First floor** measuring **900 sq.ft.** and **Second floor** measuring **900 sq.ft.** situated at Mouza-Naktala, J.L. No.32, Pargana-Khaspur, under Touzi No.56, comprised in C.S. Dag No.350 & 351, under Khatian No.95 and C.S. Dag No.440 under Khatian No.196, now within the limits of The Kolkata Municipal Corporation, Ward No.100, being KMC Premises No.87/12/319E, Raja S.C. Mallick Road, Assessee No.21-100-08-0289-3 & No.21-100-08-0426-9, having its postal address:E-16, Ramgarh, Kolkata-700047, under P.S. formerly Tollygunge then Jadavpur now Netaji Nagar, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the schedule hereunder written and delineated in the map or plan annexed hereto **OR HOWSOEVER OTHERWISE** the said property now is or heretofore was or were situated, butted, bounded,

called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, walls, water, water-courses and all other former lights, rights, liberties, benefit, privileges, advantages, easements, appendages, appurtenances whatsoever to the said property belonging to or in anywise appertaining thereto or belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and all the rents, issues and profits thereof **AND** all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the Vendors into or upon the said property and every part thereof **AND** all the deeds, pattah, muniments, writings, evidence of title whatsoever relating to or concerning the said property and every part thereof which now are or hereafter may be in the custody, power, control or possession of the Vendors or any person or persons from the said Vendors may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said property so to unto the Purchaser absolutely forever free from all encumbrances.

AND the Vendors do hereby covenant with the Purchaser that notwithstanding ant act, thing, deed, matter whatsoever made done, executed or knowingly suffered to the contrary the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell, the said property sold or expressed or intended so to be unto and to the use of the said Purchaser in the manner afore said and delivered vacant possession of the said property to the Purchaser simultaneously with the execution of these presents.


AND the Vendors do hereby covenant with the Purchaser as follows:-

THAT the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said property and every part thereof with right to sell, transfer or otherwise alienate the same to any person or

persons and pay the rents and taxes to the B.L. & L.R.O and Kolkata Municipal Corporation office upon getting his name mutated in the said authority without any lawful eviction, interruption, claim and deemed whatsoever of the Vendors or any person or persons lawfully or equitably claiming of the Vendors or their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharge, saved harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances, created by the Vendors or any of their predecessor-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER that the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said property or any part thereof from under or in trust for the Vendors shall and will from time or at all times hereafter at the costs to be done and execute all such acts, deeds, things, and matters whatsoever for further better and more perfectly assuring and conveying the said property to and unto the said Purchaser as shall or may be reasonably required.

THE Vendors also declare that the property hereby sold has not been previously leased, mortgaged sold nor in any way transferred by them and they have not entered any agreement with any person, firm or association and nor have taken any advance or part payment. There is no charge, liens, lispensens or any attachment. The said property has not been acquired nor requisitioned by the Govt. or any public body for any scheme nor the same fall under any alignment or provision of Urban Land (ceiling and Regulations) Act.1976. There is no case, suit or proceeding pending before any court of law against the said property. The vendors



sold the said property while having good and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same the Vendors also undertake to compensate any loss if sustained by the Purchaser.

If any error or omission is transpired in this deed in future, the Vendors shall at the cost and request of the Purchaser do and execute or cause to be done and executed any supplementary deed or deed of Rectification/ Declaration in favour of the Purchaser.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 4 Cottah 5 Chittak 5 sq.ft. together with cemented flooring three storied building standing thereon, having its total covered area 2650 sq.ft. i.e. **Ground floor** measuring 850 sq.ft. **First floor** measuring 900 sq.ft. and **Second floor** measuring 900 sq.ft., with all fixtures and fittings attached thereto, situated at Mouza-Naktala, J.L. No.32, Pargana-Khaspur, under Touzi No.56, comprised in C.S. Dag No.350 & 351, under Khatian No.95 and C.S. Dag No.440 under Khatian No.196, now within the limits of The Kolkata Municipal Corporation, Ward No.100, being KMC **Premises No.87/12/319E, Raja S.C. Mallick Road, Assessee No.21-100-08-0289-3 & No.21-100-08-0426-9,** having its postal address: E-16, Ramgarh, Kolkata-700047, under P.S. formerly Tollygunge then Jadavpur now Netaji Nagar, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with easements rights and appurtenances thereto and the said entire property is clearly shown and delineated in the map or plan annexed hereto and depicted with RED border line therein, being butted and bounded as follows:-

On the North : Premises No.E-15, Ramgarh,

On the South : Premises No.P-10, Naktala Lane,

On the East : 12' ft. wide K.M.C. Road,

On the West : Premises No.12/B/4, Naktala Lane,

IN WITNESS WHEREOF the parties hereto have hereto set and subscribe their respective hands and signatures on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In presence of:-

1. *Sanjib Sanyal*
Go Subhas Chandra Sanyal
40 Sakhi Raynagar
Bansdhrani, Kalyan - 70

Bikramjit Mehta

For self and as constituted
 Attorney of Smt. Ranjita
 Chandran & Sri Prabuddha
 Sanyal, **VENDORS**

2. *P. Sanyal*
(PRANABES SANYAL)
57/P, Prasad Das Rd.
Kolkata - 700029.

Amish
(AMISH NATURALAL MEHTA)
PURCHASER

Drafted by:-

Aloy Sanyal
 Advocate,
 Alipore Police Court,
 Kolkata-700027.
F 46095

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs.90,00,000/-**-(Rupees Ninety Lakh) only being the full consideration money of the Schedule mentioned property paid by the Purchaser in the following manner :-

<u>D.D No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>in favour of</u>	<u>Amount</u>
501516	30.05.2023	ICICI Bank,Bangalore	Sri Bikramjit Maitra	Rs.49,40,000/-
501517	30.05.2023	ICICI Bank,Bangalore	Sri Prabuddha Sanyal,	Rs.14,85,000/-
501518	30.05.2023	ICICI Bank,Bangalore	Smt. Ranjita Chandran,	Rs.14,85,000/-
TDS				Rs. 90,000/-
417588	16.03.2023	SBI, Garia	Sri Bikramjit Maitra	Rs. 9,90,000/-
Cash				Rs. 10,000/-

Total... **Rs.90,00,000/-**

(Rupees Ninety Lakh) only

WITNESSES:-

1. 

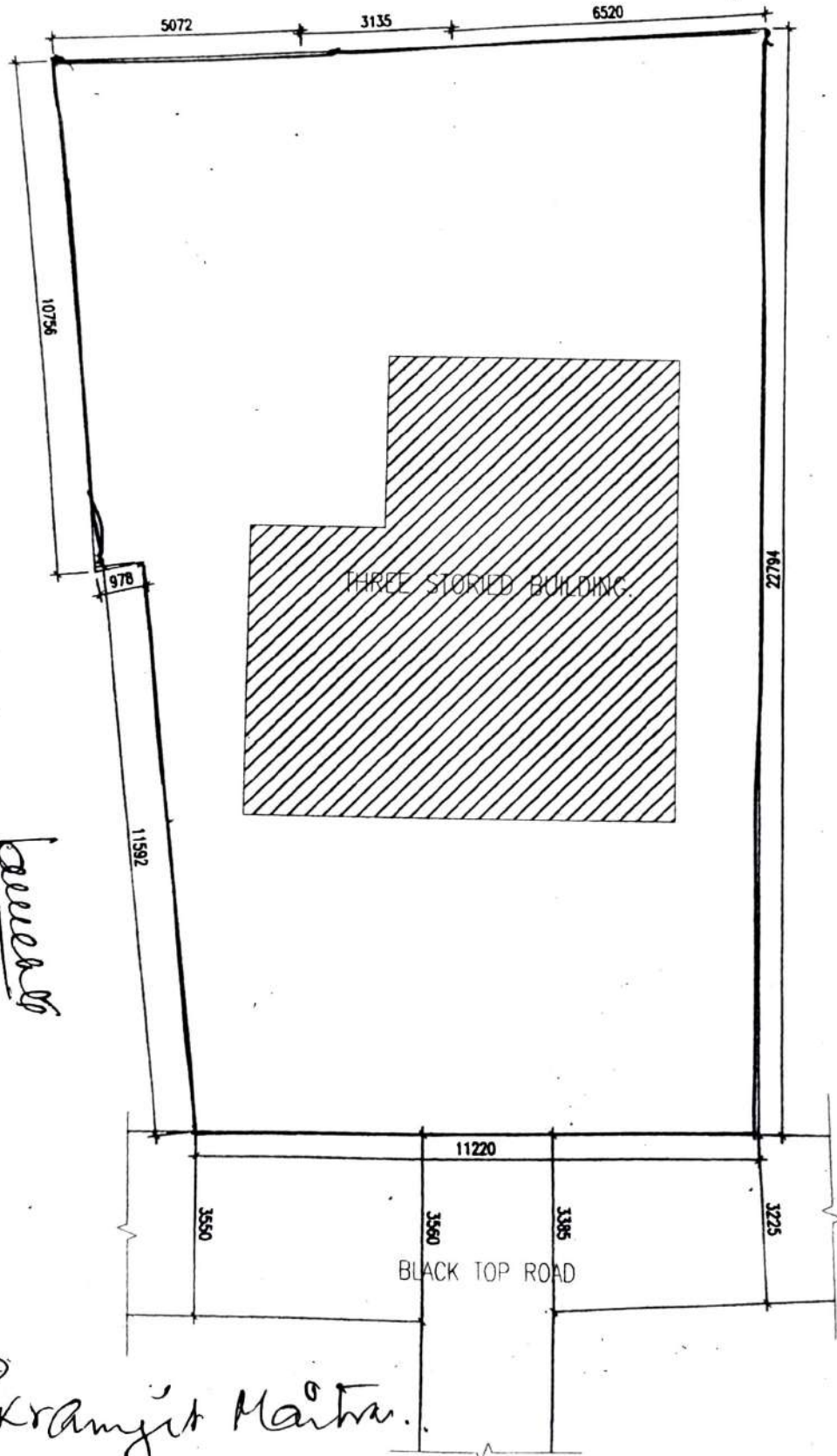
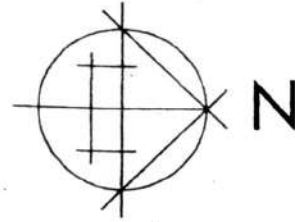
2. 



For self and as constituted
Attorney of Smt. Ranjita
Chandran & Sri Prabuddha
Sanyal, **VENDORS**

SITE PLAN AT PREMISES NO. -87/12/319E, RAJA S.C.
MALLICK ROAD. KOLKATA - 700047, WARD NO- 100,
BOROUGH - X. UNDER K.M.C.

LAND AREA = 4K- 5CH- 5SFT.



(AMISH NARAYAN METTA)











Bikramjit Mahto.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

PHOTO











Name.....

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature..... *Bixramjit Maitha*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... *AMISH NATVARLAL MEHTA*

Signature..... *Amish*



লিঙ্গ/Gender: পুরুষ/Male
জন্ম তারিখ/বয়স: 26-12-1967
Date of Birth/Age:
বিত্তিক: 40, সফিন রোড, কলকাতা মিউনিসিপাল
কর্পোরেশন, বঙ্গবন্ধু পল্লী, 24-পারগনা, 700070
Address: 40, SOUTH ROY NAGAR, Kolkata Municipal
Corporation, Banskrahi, SOUTH 24 PARGANAS, 700070

জামিয়া পাঠশালা

তারিখ/ Date: 20-03-2020 নির্বাচন নিবন্ধন অধিকারিক
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্রের সং ও নাম: 152-টোলিয়ান (সাধারণ)
Assembly Constituency No. and Name: 152-Tollyganj
(GENERAL)
কক্ষ সং ও নাম: 217-স্বামীজি বিদ্যামন্দির কক্ষ-2
Part No. and Name: 217-Swamiji Vidyamandir Room-2

বিঃ দ্রা / Note

1. আশঙ্কায় রয়েছে এই কার্ড থাকলে এখন কোন নিবন্ধন নেই যে বর্তমান ভোটার তালিকায় আশঙ্কায় নাম রয়েছে। প্রতিটি নির্বাচনের আগে অনুগ্রহ করে ভোটার তালিকায় নাম যাচাই করুন।
Merely possession of this card is not guarantee that you are elector in the current electoral roll. Please check your name in the current electoral roll before every election.
2. এই কার্ডে উল্লিখিত জন্ম তারিখ ভোটার তালিকায় নাম সনাক্ত করা যতদূর সম্ভব কোন কারণে ম্যান্ডে হবে না।
Date of birth mentioned in this card shall not be treated as a proof of age / D. O. B. for any purpose other than registration in electoral roll.

Major Information of the Deed

Deed No.	I-1603-07617/2023	Date of Registration	31/05/2023
Query No / Year	1603-2001343339/2023	Office where deed is registered	
Query Date	25/05/2023 11:51:30 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Ashim Kar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339504162, 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. 90,00,000/-	Rs. 90,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 3,60,020/- (Article:23)	Rs. 90,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



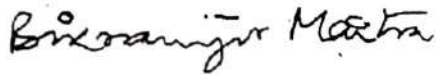


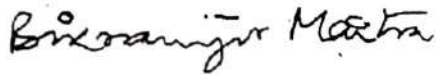


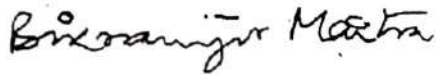
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Ramgarh Colony), , Premises No: 87/12/319E, , Ward No: 100 Pin Code : 700047

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 5 Chatak 5 Sq Ft	74,79,563/-	74,79,563/-	Width of Approach Road: 12 Ft.,
Grand Total :				7.1271Dec	74,79,563 /-	74,79,563 /-	



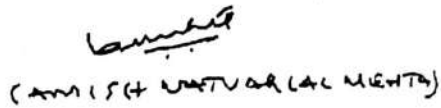


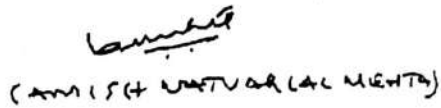


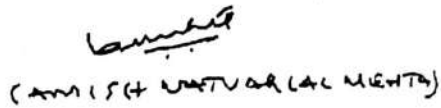
Structure Details :

Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2650 Sq Ft.	15,20,437/-	15,20,437/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2650 sq ft	15,20,437 /-	15,20,437 /-	

Seller Details :




Sl No	Name/Address/Photo/Finger print and Signature												
1	<p>Smt RANJITA CHANDRAN Daughter of Late DEB PRASAD MAITRA FLAT C, 404, VAISHNAVI ARS GARDENIA APARTMENT, 2208, S.M. ROAD, City:- , P.O:- T DASARAHALLI, P.S:-THIPPAGONDANAHALLI, District:-Bangalore, Karnataka, India, PIN:- 560057 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AAxxxxxx3Q, Aadhaar No: 94xxxxxxxx5842, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>												
2	<p>Shri PRABUDDHA SANYAL Son of Shri PRANABESH SANYAL 57/D, PURNA DAS ROAD, City:- , P.O:- SARAT BOSE ROAD, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CSxxxxxx9N, Aadhaar No: 59xxxxxxxx4879, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>												
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Shri BIKRAMJIT MAITRA Son of Late DEB PRASAD MAITRA Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p> </td> <td></td> <td></td> <td></td> </tr> <tr> <td>31/05/2023</td> <td>LTI</td> <td>31/05/2023</td> <td>31/05/2023</td> </tr> </tbody> </table> <p>RF-902, PURVA RIVIERA, MARATHAHALLI COLONY, City:- , P.O:- BANGALORE NORTH, P.S:-H.A.L., District:-Bangalore, Karnataka, India, PIN:- 560037 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AGxxxxxx8N, Aadhaar No: 98xxxxxxxx8329, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<p>Shri BIKRAMJIT MAITRA Son of Late DEB PRASAD MAITRA Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>				31/05/2023	LTI	31/05/2023	31/05/2023
Name	Photo	Finger Print	Signature										
<p>Shri BIKRAMJIT MAITRA Son of Late DEB PRASAD MAITRA Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>													
31/05/2023	LTI	31/05/2023	31/05/2023										

Buyer Details :

Sl No	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>AMISH NATVARLAL MEHTA (Presentant) Son of NATVARLAL MEHTA Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p> </td> <td></td> <td></td> <td></td> </tr> <tr> <td>31/05/2023</td> <td>LTI</td> <td>31/05/2023</td> <td>31/05/2023</td> </tr> </tbody> </table> <p>Son of NATVARLAL MEHTA 13, BONDEL ROAD, City:- , P.O:- BULLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx3P, Aadhaar No: 99xxxxxxxx9372, Status :Individual, Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<p>AMISH NATVARLAL MEHTA (Presentant) Son of NATVARLAL MEHTA Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>				31/05/2023	LTI	31/05/2023	31/05/2023
Name	Photo	Finger Print	Signature										
<p>AMISH NATVARLAL MEHTA (Presentant) Son of NATVARLAL MEHTA Executed by: Self, Date of Execution: 31/05/2023 , Admitted by: Self, Date of Admission: 31/05/2023 ,Place : Office</p>													
31/05/2023	LTI	31/05/2023	31/05/2023										




Key Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
BIKRAMJIT MAITRA Son of Late DEB PRASAD MAITRA Date of Execution - 31/05/2023, , Admitted by: Self, Date of Admission: 31/05/2023, Place of Admission of Execution: Office	 May 31 2023 12:15PM	 LTI 31/05/2023	 31/05/2023

RF-902, PURVA RIVIERA, MARATHAHALLI COLONY, City:- , P.O:- BANGALORE NORTH, P.S:-H.A.L. District:-Bangalore, Karnataka, India, PIN:- 560037, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.:: AGxxxxxx8N, Aadhaar No: 98xxxxxxxx8329 Status : Attorney, Attorney of : Smt RANJITA CHANDRAN, Shri PRABUDDHA SANYAL

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANJIB DEY Son of Shri SUBHAS CHANDRA DEY 40, DAKSHIN ROY NAGAR, NATUN BAZAR, City:- , P.O:- BANSDRONI, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070	 31/05/2023	 31/05/2023	 31/05/2023

Identifier Of Shri BIKRAMJIT MAITRA, AMISH NATVARLAL MEHTA, BIKRAMJIT MAITRA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RANJITA CHANDRAN	AMISH NATVARLAL MEHTA-2.37569 Dec
2	Shri PRABUDDHA SANYAL	AMISH NATVARLAL MEHTA-2.37569 Dec
3	Shri BIKRAMJIT MAITRA	AMISH NATVARLAL MEHTA-2.37569 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt RANJITA CHANDRAN	AMISH NATVARLAL MEHTA-883.33333300 Sq Ft
2	Shri PRABUDDHA SANYAL	AMISH NATVARLAL MEHTA-883.33333300 Sq Ft
3	Shri BIKRAMJIT MAITRA	AMISH NATVARLAL MEHTA-883.33333300 Sq Ft

31-05-2023

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.

Presentation (Under Section 52 & Rule 22A(9) 46(1) W.B. Registration Rules 1962)

Presented for registration at 11:56 hrs on 31-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by AMISH NATVARLAL MEHTA, Claimant.

Certificate of Market Value (WB RUVI Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 90,00,000/-

Admission of Execution (Under Section 68 W.B. Registration Rules 1962)

Execution is admitted on 31/05/2023 by 1. Shri BIKRAMJIT MAITRA, Son of Late DEB PRASAD MAITRA, RF-902, PURVA RIVIERA, MARATHAHALLI COLONY, P.O: BANGALORE NORTH, Thana: H.A.L., Bangalore, KARNATAKA, India, PIN - 560037, by caste Hindu, by Profession Retired Person, 2. AMISH NATVARLAL MEHTA, Son of NATVARLAL MEHTA, 13, BONDEL ROAD, P.O: BULLYGUNGE, Thana: Bullygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Shri SANJIB DEY, , Son of Shri SUBHAS CHANDRA DEY, 40, DAKSHIN ROY NAGAR, NATUN BAZAR, P.O: BANSDRONI, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

Executed by Attorney

Execution by BIKRAMJIT MAITRA, , Son of Late DEB PRASAD MAITRA, RF-902, PURVA RIVIERA, MARATHAHALLI COLONY, P.O: BANGALORE NORTH, Thana: H.A.L., Bangalore, KARNATAKA, India, PIN - 560037, by caste Hindu, by profession Retired Person as constituted attorney for 1. Smt RANJITA CHANDRAN FLAT C, 404, VAISHNAVI ARS GARDENIA APARTMENT, 2208, S.M. ROAD, P.O: T DASARAHALLI, Thana: THIPPAGONDANAHALLI, Bangalore, KARNATAKA, India, PIN - 560057, 2. Shri PRABUDDHA SANYAL 57/D, PURNA DAS ROAD, P.O: SARAT BOSE ROAD, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700029 is admitted by him

Indetified by Shri SANJIB DEY, , Son of Shri SUBHAS CHANDRA DEY, 40, DAKSHIN ROY NAGAR, NATUN BAZAR, P.O: BANSDRONI, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,046.00/- (A(1) = Rs 90,000.00/- ,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 90,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/05/2023 9:58AM with Govt. Ref. No: 192023240072205998 on 28-05-2023, Amount Rs: 90,014/-, Bank: SBI EPay (SBIPay), Ref. No. 0331291824930 on 28-05-2023, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 3,60,020/- and Stamp Duty paid by Stamp Rs 3,55,020/-, by online = Rs 3,55,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18262, Amount: Rs.5,000.00/-, Date of Purchase: 30/05/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/05/2023 9:58AM with Govt. Ref. No: 192023240072205998 on 28-05-2023, Amount Rs: 3,55,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0331291824930 on 28-05-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR.
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal