

10818/2013

11350/2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

N 170687

e-paym  
229/13  
3415/13

Additional Registrar of Assurance II  
Kolkata



M.V. 303174/14

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurance-II, Kolkata

## DEED OF CONVEYANCE

THIS DEED OF SALE made on this the 05 day of August, Two Thousand Thirteen BETWEEN (1) SMT. NILIMA MULLICK, wife of late Debottam Mullick, (2) SRI HIRALALL MULLICK, son of

261  
200  
150

5/08

No. 9276 Ps. 1004 Date 01/08/13  
Name Hiron Lal Majumdar.  
Address 12A Justice chandra madhab Road.  
Vendor Str. KOL-20.  
Alipur Collectory  
24 Pgs. (S)  
SUBHANKAR DAS  
STAMP VENDOR  
Alipur Police Court, Kol - 27

Munnashaw

 c-6362



Munnashaw

 c-6366



Hira Lakshmi Mullick

 c-6367

Prasanta Mullick.

 c-6368

Nilima Mullick

Priti Paul  
Advocate

ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
- 5 AUG 2019





**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 11350 of 2013**  
**(Serial No. 10818 of 2013 and Query No. 1902L000022912 of 2013)**

**On 05/08/2013**

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

Presented for registration at 16.00 hrs on :05/08/2013, at the Private residence by Sri Munna Shaw ,Claimant.

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

Execution is admitted on 05/08/2013 by

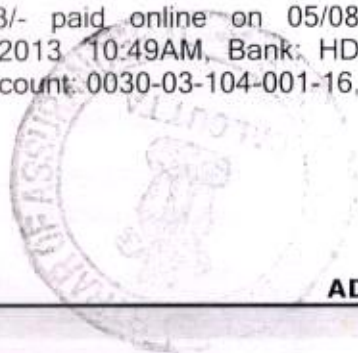
1. Smt Nilima Mullick, wife of Late Debottam Mullick , 26/1 C/ 1 D, Prasanna Kumar Tagore Street, Kol, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
  2. Sri Hiralall Mullick, son of Late Debottam Mullick , 26/1 C/ 1 D, Prasanna Kumar Tagore Street, Kol, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
  3. Sri Prasanta Mullick, son of Late Debottam Mullick , 26/1 C/ 1 D, Prasanna Kumar Tagore Street, Kol, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
  4. Smt Saraswati Law ( Mullick), wife of Late Jaharlall Mullick , 26/1 C/ 1 D, Prasanna Kumar Tagore Street, Kol, Thana:-Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Others
  5. Smt Jayanti Addy, wife of Samir Addy , 9 B, Hazra Road, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others
  6. Sri Munna Shaw, son of Late Kali Shaw , 5, Baishnab Sett Street, Kol, Thana -Jorabagan, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : Business
- \* Identified By Priti Paul, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

( Dulal chandra Saha )  
 ADDL. REGISTRAR OF ASSURANCES-II

**On 06/08/2013**

**Registration Fees paid Online using Government Receipt Portal System (GRIPS),  
 Finance Department, Govt. of WB**

Registration Fees Rs. 1,96,683/- paid online on 05/08/2013 12:24PM with Govt. Ref. No. 192013140002740591 on 05/08/2013 10:49AM, Bank: HDFC Bank, Bank Ref. No: 79003491 on 05/08/2013 12:24PM, Head of Account: 0030-03-104-001-16, Query No:1902L000022912/2013



( Dulal chandra Saha )  
 ADDL. REGISTRAR OF ASSURANCES-II

**10/08/2013 13:19:00**

**EndorsementPage 1 of 2**





**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 11350 of 2013**  
**(Serial No. 10818 of 2013 and Query No. 1902L000022912 of 2013)**

**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.-3,03,17,413/-

Certified that the required stamp duty of this document is Rs.- 2122239 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Stamp duty Rs. 12,51,572/- paid online on 05/08/2013 12:24PM with Govt. Ref. No. 192013140002740591 on 05/08/2013 10:49AM, Bank: HDFC Bank, Bank Ref. No. 79003491 on 05/08/2013 12:24PM, Head of Account: 0030-02-103-003-02, Query No:1902L000022912/2013

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 10/08/2013**

**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, 5 of Indian Stamp Act 1899.

**Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Registration Fees Rs. 1,36,818/- paid online on 07/08/2013 5:24PM with Govt. Ref. No. 192013140002789071 on 07/08/2013 4:05PM, Bank: HDFC Bank, Bank Ref. No. 79206255 on 07/08/2013 5:24PM, Head of Account: 0030-03-104-001-16, Query No:1902L000022912/2013

**Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**

Stamp duty Rs. 8,70,657/- paid online on 07/08/2013 5:24PM with Govt. Ref. No. 192013140002789071 on 07/08/2013 4:05PM, Bank: HDFC Bank, Bank Ref. No. 79206255 on 07/08/2013 5:24PM, Head of Account: 0030-02-103-003-02, Query No:1902L000022912/2013

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1. of 2

10/08/2013 13:19:00

late Debottam Mullick, (3) **SRI PRASANTA MULLICK**, son of late Debottam Mullick, (4) **SMT. SARASWATI<sup>LAW</sup> (MULLICK)**, wife of Late Jaharlall Mullick, all are by religion Hindu, and all are residing at 26/1C/1D, Prasanna Kumar Tagore Street, Police Station - Jorabagan, Kolkata - 700 006 and (5) **SMT JAYANTI ADDY**, wife of Sri Samir Addy and also daughter of late Debottam Mullick, by religion Hindu, residing at 9B, Hazra Road, P.S. Bhawanipore, Kolkata - 700 026 and hereinafter called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their respective heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

And

**SRI MUNNA SHAW**, son of late Kali Shaw, by religion Hindu, by occupation - Business and is residing at 5, Baishnab Sett Street, Police Station - Jorabagan, Kolkata - 700 006 hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

#### **WHEREAS**

1. By virtue of a Deed of Partition dated March 12, 1948, registered with the Registrar of Calcutta in Book No. I Volume-77, Pages 44 to 105 being no. 1805 for the year, 1948, executed by the heirs and heiresses of late Nanda Lall Mullick, a wealthy Hindu inhabitant of Calcutta during the time he lived,



c-6369

Jayanti Addy-

c-6370

Sarcomali Law (Mullick)

Prati Paul  
Advocate  
High Court Calcutta.



2

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

GRN: 19-201314-000278907-1

Payment Mode Online Payment

GRN Date: 07/08/2013 16:05:47

Bank : HDFC Bank

BRN : 79206255

BRN Date: 07/08/2013 17:24:44

DEPOSITOR'S DETAILS

Id No. : 1902L000022912/4/2013

[Query No./Query Year]

Name : Munna Shaw

Contact No. :

Mobile No. : +91 9830048133

E-mail :

Address : 5 Baishnab Sett Street  
Kolkata - 700006

Applicant Name : Abdus Salam

Office Name : A.R.A. - II KOLKATA, Kolkata

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	1902L000022912/4/2013	Property Registration- Stamp duty	0030-02-103-003-02	870667
2	1902L000022912/4/2013	Property Registration- Registration Fees	0030-03-104-001-16	136818
Total				1007485

In Words : Rupees Ten Lakh Seven Thousand Four Hundred Eighty Five only

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

GRN: 19-201314-000274059-1

- Payment Mode Online Payment

GRN Date: 05/08/2013 10:49:01

Bank: HDFC Bank

BRN: 79003491

BRN Date: 05/08/2013 12:24:16

DEPOSITOR'S DETAILS

Id No. : 1902L000022912/2/2013

[Query No./Query Year]

Name : Munna Shaw

Contact No. :

Mobile No. : +91 9830048133

E-mail :

Address : 5 Baishnab Sett Street  
Kolkata - 700006

Applicant Name : Abdus Salam

Office Name : A.R.A. - II KOLKATA, Kolkata

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	1902L000022912/2/2013	Property Registration- Stamp duty	0030-02-103-003-02	1251572
2	1902L000022912/2/2013	Property Registration- Registration Fees	0030-03-104-001-16	196683

Total

1448255

In Words : Rupees Fourteen Lakh Forty Eight Thousand Two Hundred Fifty Five only

20/08/13  
b1  
b2  
b3  
b4  
b5  
b6  
b7  
b8  
b9  
b10  
b11  
b12  
b13  
b14  
b15  
b16  
b17  
b18  
b19  
b20  
b21  
b22  
b23  
b24  
b25  
b26  
b27  
b28  
b29  
b30  
b31  
b32  
b33  
b34  
b35  
b36  
b37  
b38  
b39  
b40  
b41  
b42  
b43  
b44  
b45  
b46  
b47  
b48  
b49  
b50  
b51  
b52  
b53  
b54  
b55  
b56  
b57  
b58  
b59  
b60  
b61  
b62  
b63  
b64  
b65  
b66  
b67  
b68  
b69  
b70  
b71  
b72  
b73  
b74  
b75  
b76  
b77  
b78  
b79  
b80  
b81  
b82  
b83  
b84  
b85  
b86  
b87  
b88  
b89  
b90  
b91  
b92  
b93  
b94  
b95  
b96  
b97  
b98  
b99  
b100  
b101  
b102  
b103  
b104  
b105  
b106  
b107  
b108  
b109  
b110  
b111  
b112  
b113  
b114  
b115  
b116  
b117  
b118  
b119  
b120  
b121  
b122  
b123  
b124  
b125  
b126  
b127  
b128  
b129  
b130  
b131  
b132  
b133  
b134  
b135  
b136  
b137  
b138  
b139  
b140  
b141  
b142  
b143  
b144  
b145  
b146  
b147  
b148  
b149  
b150  
b151  
b152  
b153  
b154  
b155  
b156  
b157  
b158  
b159  
b160  
b161  
b162  
b163  
b164  
b165  
b166  
b167  
b168  
b169  
b170  
b171  
b172  
b173  
b174  
b175  
b176  
b177  
b178  
b179  
b180  
b181  
b182  
b183  
b184  
b185  
b186  
b187  
b188  
b189  
b190  
b191  
b192  
b193  
b194  
b195  
b196  
b197  
b198  
b199  
b200  
b201  
b202  
b203  
b204  
b205  
b206  
b207  
b208  
b209  
b210  
b211  
b212  
b213  
b214  
b215  
b216  
b217  
b218  
b219  
b220  
b221  
b222  
b223  
b224  
b225  
b226  
b227  
b228  
b229  
b230  
b231  
b232  
b233  
b234  
b235  
b236  
b237  
b238  
b239  
b240  
b241  
b242  
b243  
b244  
b245  
b246  
b247  
b248  
b249  
b250  
b251  
b252  
b253  
b254  
b255  
b256  
b257  
b258  
b259  
b260  
b261  
b262  
b263  
b264  
b265  
b266  
b267  
b268  
b269  
b270  
b271  
b272  
b273  
b274  
b275  
b276  
b277  
b278  
b279  
b280  
b281  
b282  
b283  
b284  
b285  
b286  
b287  
b288  
b289  
b290  
b291  
b292  
b293  
b294  
b295  
b296  
b297  
b298  
b299  
b300  
b301  
b302  
b303  
b304  
b305  
b306  
b307  
b308  
b309  
b310  
b311  
b312  
b313  
b314  
b315  
b316  
b317  
b318  
b319  
b320  
b321  
b322  
b323  
b324  
b325  
b326  
b327  
b328  
b329  
b330  
b331  
b332  
b333  
b334  
b335  
b336  
b337  
b338  
b339  
b340  
b341  
b342  
b343  
b344  
b345  
b346  
b347  
b348  
b349  
b350  
b351  
b352  
b353  
b354  
b355  
b356  
b357  
b358  
b359  
b360  
b361  
b362  
b363  
b364  
b365  
b366  
b367  
b368  
b369  
b370  
b371  
b372  
b373  
b374  
b375  
b376  
b377  
b378  
b379  
b380  
b381  
b382  
b383  
b384  
b385  
b386  
b387  
b388  
b389  
b390  
b391  
b392  
b393  
b394  
b395  
b396  
b397  
b398  
b399  
b400  
b401  
b402  
b403  
b404  
b405  
b406  
b407  
b408  
b409  
b410  
b411  
b412  
b413  
b414  
b415  
b416  
b417  
b418  
b419  
b420  
b421  
b422  
b423  
b424  
b425  
b426  
b427  
b428  
b429  
b430  
b431  
b432  
b433  
b434  
b435  
b436  
b437  
b438  
b439  
b440  
b441  
b442  
b443  
b444  
b445  
b446  
b447  
b448  
b449  
b450  
b451  
b452  
b453  
b454  
b455  
b456  
b457  
b458  
b459  
b460  
b461  
b462  
b463  
b464  
b465  
b466  
b467  
b468  
b469  
b470  
b471  
b472  
b473  
b474  
b475  
b476  
b477  
b478  
b479  
b480  
b481  
b482  
b483  
b484  
b485  
b486  
b487  
b488  
b489  
b490  
b491  
b492  
b493  
b494  
b495  
b496  
b497  
b498  
b499  
b500  
b501  
b502  
b503  
b504  
b505  
b506  
b507  
b508  
b509  
b510  
b511  
b512  
b513  
b514  
b515  
b516  
b517  
b518  
b519  
b520  
b521  
b522  
b523  
b524  
b525  
b526  
b527  
b528  
b529  
b530  
b531  
b532  
b533  
b534  
b535  
b536  
b537  
b538  
b539  
b540  
b541  
b542  
b543  
b544  
b545  
b546  
b547  
b548  
b549  
b550  
b551  
b552  
b553  
b554  
b555  
b556  
b557  
b558  
b559  
b560  
b561  
b562  
b563  
b564  
b565  
b566  
b567  
b568  
b569  
b570  
b571  
b572  
b573  
b574  
b575  
b576  
b577  
b578  
b579  
b580  
b581  
b582  
b583  
b584  
b585  
b586  
b587  
b588  
b589  
b590  
b591  
b592  
b593  
b594  
b595  
b596  
b597  
b598  
b599  
b600  
b601  
b602  
b603  
b604  
b605  
b606  
b607  
b608  
b609  
b610  
b611  
b612  
b613  
b614  
b615  
b616  
b617  
b618  
b619  
b620  
b621  
b622  
b623  
b624  
b625  
b626  
b627  
b628  
b629  
b630  
b631  
b632  
b633  
b634  
b635  
b636  
b637  
b638  
b639  
b640  
b641  
b642  
b643  
b644  
b645  
b646  
b647  
b648  
b649  
b650  
b651  
b652  
b653  
b654  
b655  
b656  
b657  
b658  
b659  
b660  
b661  
b662  
b663  
b664  
b665  
b666  
b667  
b668  
b669  
b670  
b671  
b672  
b673  
b674  
b675  
b676  
b677  
b678  
b679  
b680  
b681  
b682  
b683  
b684  
b685  
b686  
b687  
b688  
b689  
b690  
b691  
b692  
b693  
b694  
b695  
b696  
b697  
b698  
b699  
b700  
b701  
b702  
b703  
b704  
b705  
b706  
b707  
b708  
b709  
b710  
b711  
b712  
b713  
b714  
b715  
b716  
b717  
b718  
b719  
b720  
b721  
b722  
b723  
b724  
b725  
b726  
b727  
b728  
b729  
b730  
b731  
b732  
b733  
b734  
b735  
b736  
b737  
b738  
b739  
b740  
b741  
b742  
b743  
b744  
b745  
b746  
b747  
b748  
b749  
b750  
b751  
b752  
b753  
b754  
b755  
b756  
b757  
b758  
b759  
b760  
b761  
b762  
b763  
b764  
b765  
b766  
b767  
b768  
b769  
b770  
b771  
b772  
b773  
b774  
b775  
b776  
b777  
b778  
b779  
b780  
b781  
b782  
b783  
b784  
b785  
b786  
b787  
b788  
b789  
b790  
b791  
b792  
b793  
b794  
b795  
b796  
b797  
b798  
b799  
b800  
b801  
b802  
b803  
b804  
b805  
b806  
b807  
b808  
b809  
b810  
b811  
b812  
b813  
b814  
b815  
b816  
b817  
b818  
b819  
b820  
b821  
b822  
b823  
b824  
b825  
b826  
b827  
b828  
b829  
b830  
b831  
b832  
b833  
b834  
b835  
b836  
b837  
b838  
b839  
b840  
b841  
b842  
b843  
b844  
b845  
b846  
b847  
b848  
b849  
b850  
b851  
b852  
b853  
b854  
b855  
b856  
b857  
b858  
b859  
b860  
b861  
b862  
b863  
b864  
b865  
b866  
b867  
b868  
b869  
b870  
b871  
b872  
b873  
b874  
b875  
b876  
b877  
b878  
b879  
b880  
b881  
b882  
b883  
b884  
b885  
b886  
b887  
b888  
b889  
b890  
b891  
b892  
b893  
b894  
b895  
b896  
b897  
b898  
b899  
b900  
b901  
b902  
b903  
b904  
b905  
b906  
b907  
b908  
b909  
b910  
b911  
b912  
b913  
b914  
b915  
b916  
b917  
b918  
b919  
b920  
b921  
b922  
b923  
b924  
b925  
b926  
b927  
b928  
b929  
b930  
b931  
b932  
b933  
b934  
b935  
b936  
b937  
b938  
b939  
b940  
b941  
b942  
b943  
b944  
b945  
b946  
b947  
b948  
b949  
b950  
b951  
b952  
b953  
b954  
b955  
b956  
b957  
b958  
b959  
b960  
b961  
b962  
b963  
b964  
b965  
b966  
b967  
b968  
b969  
b970  
b971  
b972  
b973  
b974  
b975  
b976  
b977  
b978  
b979  
b980  
b981  
b982  
b983  
b984  
b985  
b986  
b987  
b988  
b989  
b990  
b991  
b992  
b993  
b994  
b995  
b996  
b997  
b998  
b999  
b1000





ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 5 AUG 2013

one Chuni Lal Mullick, one of the sons of the said late Nanda Lal Mullick came to be entitled inter alia to an area of land measuring about 14 Cottahas, 2 Chitaks and 38 Square Feet being the Southern portion of premises No. 1A, Baisnab Sett Lane, Calcutta.

2. On the demise of the said Chuni Lal Mullick, the estate left by him stood vested on his three sons, namely, Purushottam Mullock, Narottam Mullick and Debottam Mullick in equal shares.
3. In the circumstances Purushottam Mullick, the eldest son of the said late Chuni Lal Mullick instituted a suit for partition of the estate left by the said late Chuni Lal Mullick in the High Court at Calcutta against the said Narottam Mullick and Debottam Mullick, which being registered as Suit No. 661 of 1957 was ultimately decreed on consent on January 3, 1964.
4. As per the said consent decree the said land at premises no. 1A, Baisnab Sett 1st Lane was divided in 3 lots being Lot 'A', Lot 'B' and Lot 'C' and delineated in the partition plan by different coloured borders and were allocated to the said three brothers namely Purushottam Mullick, Narottam Mullick and Debottam Mullick respectively.
5. Subsequently by a Deed of Conveyance dated March 31, 2001, registered with the Registrar of Assurances, Kolkata, in Book No. I, Volume No. I, Pages 1 to 16, being No. 00816 for the



year 2001 the sole surviving executor to the estate of Purushottam Mullick, the allottee of Lot-"A" as above, sold, transferred, conveyed and confirmed ALL THAT the piece and parcel of land measuring 4 (four) Cottahs and 12 (twelve) Chittacks equivalent to 3420 sq. ft. be the same a little more or less, together with five numbers of tin shed masonry rooms covering an area of 667 sq.ft. standing thereon or on portions thereof, forming Lot-"A" to the said Partition Plan submitted in the said Suit No. 661 of 1957 before the High Court at Calcutta in the said suit between Purushottam Mullick and Narottam Mullick & Another, now known, numbered and identified as 1A, Baishnab Sett 1<sup>st</sup> Lane, Police Station- Jorabagan, Kolkata-700 006 more particularly described in Schedule "A" thereunder written and delineated by red border in the site map enclosed therewith unto and in favour all the six full brothers, namely (1) Prem Kumar Shaw (2) Ramu Shaw (3) Raju Shaw (4) Ajay Shaw (5) Munna Shaw and (6) Jhantu Shaw absolutely and forever against valuable consideration mentioned therein.

6. The said Debottam Mullick having died, the said property being Lot 'C' in terms of the aforesaid partition suit devolved upon his wife and three sons and one daughter and one of the said three sons namely Jaharlall Mullick having died intestate in the year 2011 leaving behind his wife Smt. Saraswati Mullick as his legal heir the aforesaid property devolved upon the only surviving heirs and/or legatees being the Vendors herein.

**AND WHEREAS** after causing thorough searching enquiry and inspection, made by the Purchaser and being satisfied as to the title of the Vendors to the said property and the measurement of the same is being purchased by the Purchaser, morefully described in the Schedule hereunder written and has agreed to purchase the said property "as is where is basis" and not to raise any question or dispute of any nature whatsoever in future either in respect of the title of the Vendors or in respect of measurement of the same now being purchased by the Purchaser under these presents at or for the afore-mentioned consideration of Rs. 36,00,000/- (Rupees Thirty Six lacs only) from all encumbrances, attachments, liens and lis pendence whatsoever on the terms and conditions mentioned hereinafter.

**AND WHEREAS** considering the actual physical possession of land and structure covered under this Deed of Conveyance for a long period without any interruption obstruction and hindrance whatsoever the Vendors being in financial necessity and on being approached by the Purchaser who had agreed to purchase the schedule property at a total consideration of Rs. 36,00,000/- (Rupees Thirty Six lacs only) payable to the Vendors by the Purchaser on or before execution of this Deed of Sale in respect of the land and property measuring 4 (four) Cottahs and 12 (twelve) Chittaks, 40 sq. ft. equivalent to 3460 sq. ft., be the same a little more or less, together with 4 (four) numbers of tin shed masonry rooms covering a structural area of 2530 sq. ft. in total standing thereon or on portions thereof, now



1<sup>st</sup> Lane, Police Station- Jorabagan, Kolkata-700 006 together with all sorts of easements right, title attached therein and thereto more specifically shown and delineated by Red border in the site plan or map marked with Lot 'C' annexed herein.

**NOW THIS INDENTURE WITNESSETH :**

1. That in pursuance of the said agreement and in consideration of Rs. 36,00,000/- (Rupees Thirty Six lacs only) paid to the Vendor by the Purchaser on or before the execution of these presents the receipt whereof the Vendors do hereby acknowledge and admit, release and forever discharge the Purchaser as also the said and every part thereof grant, convey, assure, sell and transfer unto and to the use of the Purchaser measuring 4 (four) Cottahs and 12 (twelve) Chittacks, 40 sq. ft. equivalent to 3460 sq. ft. be the same a little more or less, together with 1 (one) number of tin shed masonry rooms covering a structural area of 2530 sq. ft. in total standing thereon or on portions thereof, now known, numbered, distinguished and identified as 1A, Baishnab Sett 1<sup>st</sup> Lane, Police Station- Jorabagan, Kolkata-700 006 together with all sorts of easements privileges, advantages etc. attached therein and thereto.

2. AND ALL THAT estate, right, title and interest use trust, inheritance, claim and demand both at land and equity of the Vendors into and upon the said land and premises or any part thereof and all deeds, parchas, muniment, writings and evidence of title relating to the said land and which now are or hereafter shall or may be in the

through them at law and equity TO HAVE AND TO HOLD the said land hereby granted, conveyed, assigned, assured sole and transferred to the use of the Purchaser absolutely and forever.

3. And that the Purchaser shall at all times hereinafter peaceably and quietly possess, hold and enjoy the said land hereby conveyed and receive and take all rents, issues and profits thereof and their names mutated in place of the existing names in the office of The Kolkata Municipal Corporation and other Government Departments concerning the said land and the Vendors shall and will at all times thereafter at the request and cost of the Purchaser do and execute or cause to be done or executed all such deeds and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

4. The Vendors do hereby further declare that the landed property shown in the schedule hereunder written as well as delineated by Red colour in the attached sketch map is free from all encumbrances, lien, claims, charges, lis pendence and not even subject to any acquisition/requisition notice/scheme of the Government.

5. That the Purchaser do hereby declare that after causing thorough searching, enquiry and inspection, made by the Purchaser and being satisfied as to the title of the Vendors to the said property and the measurement of the same is being purchased by the



has agreed to purchase the said property "as is where is basis" and not to raise any question or dispute of any nature whatsoever in future either in respect of the title of the Vendors or in respect of measurement of the same now is being purchased by the Purchaser under these presents at or for the afore mentioned consideration, free from all encumbrances, attachments, liens and lis pendence whatsoever save and except the existing tenant M/s Sukula Transport Co. Private Ltd. on the terms and conditions mentioned hereinafter.

6. It is agreed by and between the parties that all the dues, arrears, out-goings of the tax or Khazna whatsoever of the KMC or any other Government Authority, Department or Local Body, in respect of the said property will be paid by the Purchaser exclusively and for that the Vendors herein shall have no liability to pay such dues, arrears or any other out-goings in connection with the said saleable property, the Purchaser has agreed to purchase the said property "as is where is basis", so no liability or responsibility will be imposed upon the Vendors at present and also in future in this regard.

**THE SCHEDULE ABOVE REFERRED TO**  
**Lot 'C'**

All that piece and parcel of land measuring 4 (four) Cottahs and 12 (twelve) Chittacks, 40 sq. ft. equivalent to 3460 sq. ft. be the same a little more or less, together with 1 (one) number of tin shed masonry rooms covering a structural area of 2530 sq. ft. in total standing thereon or on portion thereof, now known, numbered, distinguished and identified as 1A,

Baishnab Sett 1<sup>st</sup> Lane, Police Station- Jorabagan, Post Office - Beadon Street, KMC Ward No. 24, Kolkata-700 006, being butted and bounded by:

- ON THE NORTH : By Lot 'B' allotted to Narottam Mullick of the Premises No. 1A, Baishnab Sett 1st Lane;
- ON THE SOUTH : By 26/2A, Prasanna Kumar Tagore Street
- ON THE EAST : By 26/1/A, Prasanna Kumar Tagore Street
- ON THE WEST : By Baishnab Sett 1st Lane, [21 Ft. wide approx.], Kolkata-700 006.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED by the Parties at Kolkata in presence of following WITNESSES:**

1. *Biswanath Chatterjee*  
2/45 Malaya Road  
Cal-92
2. *Ajay Kumar Shukla*  
1, No Mondak Street  
Kolkata 700006.

*Nilima Mullick*

(NILIMA MULLICK)

*Hiralal Mullick*

(HIRALAL MULLICK)

*Prasanta Mullick*

(PRASANTA MULLICK)

*Saraswati Devi (Mullick)*

(SARASWATI MULLICK)

*Jayanti Addy.*

(JAYANTI ADDY)

**Signatures of the Vendors**

Drafted by me:

*Hiralal Majumdar*

Advocate  
High Court, Calcutta

*Munna Shaw*

(MUNNA SHAW)  
(PAN - ANLPS8070N)

**Signature of the PURCHASER**



**MEMO OF CONSIDERATION**

Received from within named Purchaser a sum of Rs. 36,00,000/- (Rupees Thirty Six lacs only) in the manner as follows: -

1. By Cash.....(Rupees..... only) and by Cheuque/Draft No. 209395 dated 02-08-2013 for Rs. 10,00,000 (Rupees Ten lac only) drawn on HDFC Bank Stephen Home Branch favouring **Nilima Mullick** (PAN applied for Acknowledgement No. 092099700013145).
2. By Cheuque/Draft No. 209394 dated 02-08-2013 for Rs. 12,00,000 (Rupees Twelve lac only) drawn on HDFC Bank Stephen Home Branch favouring **Hiralall Mullick** (PAN applied for Acknowledgement No. 092099700013053. Existing PAN is **ALVPM8631R**).
3. By Cheuque/Draft No. 209393 dated 02-08-2013 for Rs. 12,00,000 (Rupees Twelve lac only) drawn on HDFC Bank Stephen Home Branch favouring **Prasanta Mullick** (PAN - **ALTPM2212L**).
4. By Cash 1,00,000 (Rupees One lac only) **SARASWATI MULLICK LAW**
5. By Cash 1,00,000 (Rupees One lac only) **JAYANTI ADDY**

Nilima Mullick

(NILIMA MULLICK)

Hiralall Mullick

(HIRALAL MULLICK)

Prasanta mullick

(PRASANTA MULLICK)

Saraswati Law (Mullick)

LAW  
(SARASWATI MULLICK)

PAN. AAAPL9169K

Jayanti Addy -

Bharanath Chauray

Ajay Shukla



# SPECIMEN FORM FOR TEN FINGER PRINTS



*Khima Mullick*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Hira Lal Mullick*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Broske Mili B.*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Karmali Laxmi (Mullick)*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



# SPECIMEN FORM FOR TEN FINGER PRINTS



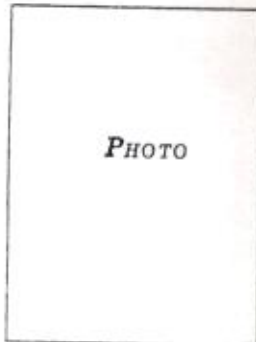
*Jayanti Addy*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

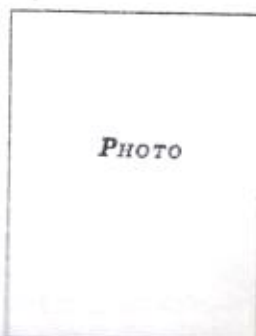


*Munna Shaw*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

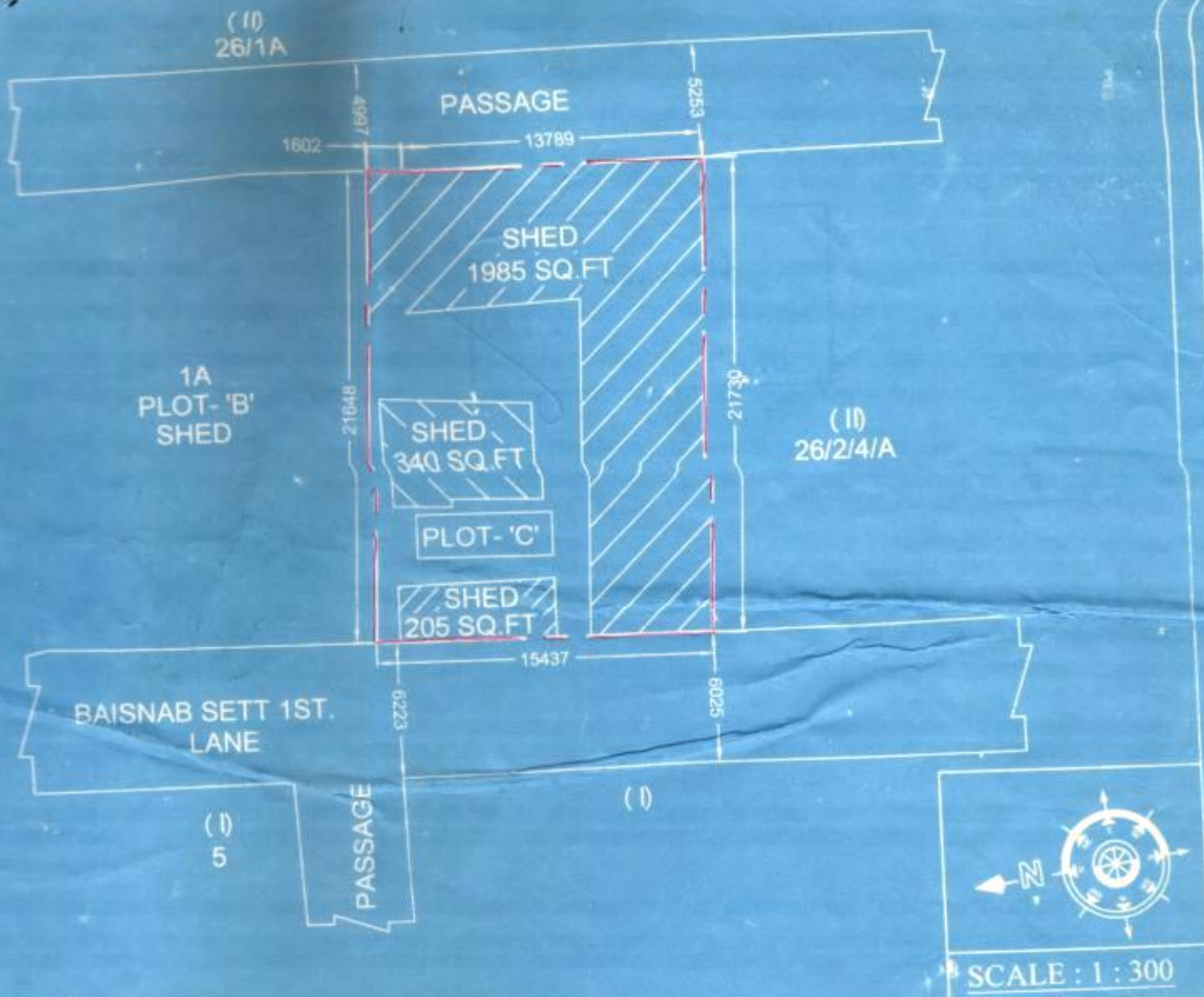


	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



2  
ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 5 AUG 2019





1. Nilima Mullick
2. Hira Lall Mullick  
Prozanta Mullick  
Jayanti Addy.
3. Sankarwati Law (Mullick)

*Munna Shaw*  
SIGNATURE OF PURCHASER

SIGNATURE OF VENDOR

LAND AREA - 321.44 SQ.M.  
(04 KH. - 12 CH. = 40 SQ. FT.)

*Sankar Das*

Sankar Das  
BE (CAL) ME (CAL) MLE  
2000/01/01

SITE PLAN SHOWING THE ACTUAL  
BOUNDARY OF PLOT 'C', AT PREMISES  
NO. - 1A, BAISNAB SETT 1ST LANE  
WARD NO. - 24, BOROUGH - IV,  
KOLKATA - 700006, UNDER  
KOLKATA MUNICIPAL CORPORATION

KOLKATA MUNICIPAL CORPORATION

ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 5 AUG 2013





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 33  
Page from 7594 to 7613  
being No 11350 for the year 2013.



(Dulal chandra Saha) 12-August-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal