

3347/19

T-3148/2019

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

E 318031

Certified that the document is subject to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

And the First Notary Public
Commission. Dated 17th April 2019

17 APR 2019

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this 17th day of April in the year TWO THOUSAND AND NINETEEN (2019)

BETWEEN

SRI SUKRIT SAHA (PAN: ALKPS7815E), son of Late Surendra Chandra Saha, by faith Hindu, by Occupation – Business, by Nationality – Indian, residing at 69/C, Beniatola Street, P.O. Hatkhola, P.S. Ahmerst Street, Kolkata – 700 005, hereinafter referred to as **"VENDOR"** (which term or expression shall unless excluded by or repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, successors, legal representatives, executors, administrators and permitted assigns) of the **FIRST PART;**

AND

M/s. KIRAN CONSTRUCTION (PAN NO.AGWPA7207P), a proprietorship firm having its office at 6/1, Kali Charan Ghosh Road, P.S. Sinthi, Kolkata – 700 050, being represented by its sole proprietor **MISS KIRAN AGARWAL**, daughter of Sri Bijay Shankar Agarwal, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 6/1, Kali Charan Ghosh Road, P.O. & P.S. Sinthi, Kolkata – 700 050, hereinafter referred to as **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, successors, legal representatives, executors, administrators and permitted assigns) of the **SECOND PART;**

WHEREAS one Kedarnath Maitra was the owner of all that piece and parcel of land measuring about 5 Bighas 1 Cottahs 6 Chittacks more or less being the portion of Premises No.6, Kali Charan Ghosh Road, Calcutta from one Surendra Nath Chaudhary by a registered Patta dated 7th Jaistha 1293 and registered in the Office of the Sub Registrar at Cossipore and recorded under Book No.I, Volume No.8, Pages 22-29, Being No.503 for the year 1887.

AND WHEREAS after the demise of Kedarnath Maitra, the sole legal heirs Amrita Lal Maitra sold conveyed and transferred the said land measuring 5 Bighas 1 Cottah 6 Chittacks more or less being the portion of Premises No.6, Kali Charan Ghosh Road, Calcutta to Bisweswar Das Kasera alias Bisweswar Das Agarwalla by virtue of a Kobala dated 25th Baisakh, 1304 BS (07.05.1897).

AND WHEREAS the said Bisweswar Das Kasera alias Bisweswar Das Agarwalla further purchased all that piece and parcel of land measuring about 1 Bigha 18 Cottahs 9 Chittacks more or less of portion of Premises No.6, Kali Charan Ghosh Road, Calcutta by virtue of a registered Conveyance dated 23.04.1912 from Sarad Sundari Dasi the sole surviving executor to the Estate of Kally Prasanna Roy deceased and the said deed was registered in the office of Sub Registrar at Cossipore and recorded in Book No.I, Volume No.6, Pages 246 to 251, Being No.301 for the year 1912 and was thus became the absolute owner of the above lands and hereditaments of which the land and hereditaments nearby sold forms a part as his self occupied property.

AND WHEREAS the said Bisweswar Das Kasera during his life time has made his last WILL and Testament on 17.11.1914 in respect of aforesaid property wherein appointed Lakshmi Narayan Nassaria and Ram Nrayan Kasera the Executors and bequeathed the said property to his wife for her life time and to his grandsons of his adopted son Lal Chand Kasera and also directed that such bequeath shall be subject to payments of certain legacies.

AND WHEREAS the said Bisweswar Das Kasera died on 6th day of June, 1921 and leaving him surviving his only adopted son Lal Chand Kasera and his widow Chundri and three grandsons namely Nandlal Kasera, Mohan Lal Kasera alias Banarashi Lal Kasera and Gouri Shankar Kasera.

AND WHEREAS the said Lal Chand Kasera died as widower on the 15th day of April, 1933 (wife predeceased) leaving four sons Nand Lal Kasera, Mohan Lal Kasera, Gourishankar Kasera and Govind Kasera, since diseased.

AND WHEREAS the said Govind Kasera died an infant and unmarried and childless and on 11th day of November, 1935 the said Gouri Shankar Kasera died intestate leaving him surviving the widow Rukmani Devi as his legal heirs and successors to the property and estates left behind him.

AND WHEREAS the said Nand Lal Kasera is a widower having his two sons namely Shyamsundar Kasera and Sri Gopal Kasera and Mohan Lal Kasera was married to Fulkumari Devi.

AND WHEREAS the Rukmani Devi adopted the said Gopal Kasera as son of her husband Gouri Shankar Kasera in accordance with law.

AND WHEREAS the said Smt. Chundri widow of Bisweswar Das Kasera died sometime in the year 1936 and thereafter on application of Ram Narayan Kasera the sole surviving executor the probate of the Will of Bisweswar Das Kasera alias Bisweswar Das Agarwalla was granted to him on 7th February, 1939 by the High Court at Calcutta.

AND WHEREAS the said Nanda Lal Kasera and Mohon Lal Kasera files a suit being Suit No.643 of 1948 in the High Court at Calcutta against the said Ram Narayan Kasera, Rukmani Devi, Ful Kumari Devi and Shyam Sudar Kasera for a declaration that the purported bequest of the residuary estate as contained in the WILL of the Bisweswar Das Kasera was void and in-operative and further prayed for that the Plaintiffs alone were entitled to the residuary estate, alternatively declaration of the rights of the parties in the said estate of Bisweswar Das Kasera, removal of Ram Narayan Kasera as executor, possession, accounts, receiver and administration of the estate of Bisweswar Das Kasera.

AND WHEREAS after several proceedings had in the said suit was amicably settled through the intervention of common friends and a decree by consent

was passed on the 2nd day of March, 1948 the guardian ad-litem of the said Sri Gopal Kasera was granted leave by the High Court, Calcutta to enter into a compromise decree which was certified by the court for the benefit of the minor and in and by the said decree out of the properties Lot "C" of Premises No.6, Kali Charan Ghosh Road was declared to be belonging to the Musmmat Rukmani Devi for her life and thereafter to Sri Gopal Kasera absolutely who would have a vested interest in the said Lot "C" of No.6, Kali Charan Ghosh Road and other properties specifically mentioned in the said decree.

AND WHEREAS the said Musmmat Rukmani Devi is now seized and possessed of and otherwise well and sufficiently entitled to Lot "C" of Premises No.6, Kali Charan Ghosh Road which was thereafter numbered as 6/C, Kalicharan Ghosh Road subject to the vested interest having been created therein as aforesaid in favour of Sri Gopal Kasera.

AND WHEREAS the said Musmmat Rukmani Devi and Sri Gopal Kasera jointly sold conveyed and transferred all that piece and parcel of land measuring about 8 Cottahs 8 Chittacks 7½ sq. ft. of land more or less being the portion of the said Premises No.6/C, Kali Charan Ghosh Road to one Surendra Chandra Saha by a registered Deed of Conveyance dated 12.11.1956 registered before Office of the Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No.115, Pages 96 to 105, Being No.8684 for the year 1956.

AND WHEREAS the said Musmmat Rukmani Devi and Sri Gopal Kasera jointly granted lease by an Indenture of Lease dated 12.11.1956 and registered in the office of Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No.131, Pages 23-33, Being No.8685 of 1956 in favour of the said Surendra Chandra Saha of another portion of said Premises No.6/C, Kali Charan Ghosh Road measuring about 28 Cottahs 11 Chittacks and 16 square feet more or less together with all structures standing thereupon more

particularly described in the schedule thereunder written for period and terms and conditions mentioned therein.

AND WHEREAS by an Indenture of Mortgage dated 25.8.1959 the said Musmmat Rukmani Devi and Sri Gopal Kasera have mortgaged a portion of the said Premises No.6/C, Kali Charan Ghosh Road admeasuring 12 Cottahs 14 Chittacks 18 $\frac{3}{4}$ sq. ft. more or less in favour of one Panna Chand Lohia and the said deed was registered in the office of the Sub Registrar at Cossipore Dum Dum and recorded in Book No.I, Volume No.96, Pages 143 to 147, Being No.6683 for the year 1959.

AND WHEREAS the said Musmmat Rukmani Devi being in need of money and personal maintenance and also for helping her adopted son Sri Gopal Kassera to start business of his own and also for repayment of mortgage debt expressed her intention to sell 42 Cottahs of land more less being portion of Premises No.6/C, Kali Charan Ghosh Road including the lease granted to the said Surendra Chandra Shah under Lease Deed dated 12.11.1956 wherein Sri Gopal Kasera also agreed and consented upon the same and accordingly by virtue of a registered Indenture of Sale dated 23.09.1960 the said Musmmat Rukmani Devi and Sri Gopal Kasera, the Vendors therein sold conveyed and transferred 42 Cottahs of land more or less together with two storied building, structure and sheds being the portion of Premises No.6/C, Kali Charan Ghosh Road in favour of Sushma Rani Saha, wife of Surendra Chandra Saha for the valuable consideration mentioned therein absolutely and forever and the said deed was registered in the Office of Sub Registrar at Calcutta and copied in Book No. I, Volume No.109, Pages 127 to 138, Being No.7716 for the year 1960.

AND WHEREAS by virtue of aforesaid the said Surendra Chandra Saha became the owner of all that piece and parcel of land measuring about 8 Cottahs 8 Chittacks 7 $\frac{1}{2}$ sq. ft. more or less situate at Premise No.6/C, Kali

Charan Ghosh Road together with structure, factory shed, godown etc. and the said Sushma Rani Saha also being the owner of all that piece and parcel of land measuring 42 Cottahs more or less situate at Premises No.6/C, Kali Charan Ghosh Road together with structure, factory shed, godown etc. aggregating to 50 Cottahs 8 Chittacks and 7 ½ sq. ft. more or less together with structure standing thereon.

AND WHEREAS the said Surendra Nath Saha and Sushma Rani Saha both died intestate leaving behind their two sons namely Aurobinda Saha, Sukrit Saha and one daughter Smt. Bina Saha as their legal heirs and representatives of the aforesaid two portion of property measuring about 50 Cottahs 8 Chittacks and 7 ½ sq. ft. more or less together with structure standing and situate at Premises No.6/C, Kali Chanran Ghosh Road, Calcutta.

AND WHEREAS out of the aforesaid entire property, the brother of Late Surendra Chandra Saha named Upendra Chandra Saha has been in possession of 10 Cottahs of land but under occupation of one trespasser namely Bonowarilal Agaarwalla against whom Title Suit No.344 of 1968 was filed before the Learned Munsif, Third Court at Sealdah and thus the said Aurobindo Saha Sukrit Saha and Smt. Bina Saha are became jointly entitled to 40 Cottahs 8 Chittacks 7 ½ sq. ft. of Premises No.6D and 6C, Kali Charan Ghosh Road, Calcutta.

AND WHEREAS to avoid the disputes and differences between the brothers and sister they have decided amicable to execute a partition deed and thus executed a Deed of Partition dated 31.05.1988 made between Aurobinda Saha, the Party of First Part and Sukrit Saha, the party of the Second Part and Smt. Bina Saha, the party of the Third Part, wherein entire property have been divided and demarcated into three parts and distributed between the parties and thereby party of the First Part was allotted Schedule "A" property situated at Premises No.6C and 6D, Kali Charan Ghosh Road measuring about 18 ½

Cottahs of land together with structure and the party of the Second Part was allotted Schedule "B" property situated at Premises No.6C and 6D, Kali Charan Ghosh Road measuring about 18 ½ Cottahs of land together with structure and party of the Third First Part was allotted Schedule "C" property being front portion of Premises No.6D, Kali Charan Ghosh Road measuring about 2 Cottahs 12 Chittacks of land together with structure standing thereon and the aforesaid division and demarcation was taken place with the right of common passage measuring about 17' feet common passage from North to South under the joint ownership of the first and second party and the said deed was registered in the office of Registrar of Assurances, Calcutta under Deed No.5948 for the year 1988.

AND WHEREAS in the said aforesaid Partition Deed a site plan was annexed thereto but while showing the demarcation of the particular lots to the parties to the deed common passages was not shown in the plan and thus to rectify such mistakes the said Aurobindo Saha, Sukrit Saha and Bina Saha jointly executed a Deed of Declaration dated 13.08.1994 wherein specifically rectified such error upon annexing the amended plan to the said deed and the said deed was registered in the office of District Sub Registrar at Calcutta and recorded under Deed No.10944 thereof.

AND WHEREAS in the aforesaid manner the said Aurobindo Saha and Sukrit Saha became the owner of their respective Lot "A" and "B" aggregating to 1 Bigha 10 Cottahs 5 Chittacks 40 sq. ft. more or less along with the right to 17' wide common passage from North to South and thereafter they mutated their names in the record of the then Calcutta Municipal Corporation and at present their respective properties have been included in one premises being Premises No.6C/1, Kali Charan Ghosh Road and their names have been jointly recorded as owners of the said premises in the records of Calcutta Municipal Corporation.

AND WHEREAS the said Aurobindo Saha and Sukrit Saha being the joint owners of Premises No.6C/1, Kali Charan Ghosh Road, sold conveyed and transferred a portion of said premises measuring about 7 Cottahs 7 Chittacks of land including structure standing thereto in favour of Smt. Molly Saha and Sukla Saha under a registered Sale Deed dated 15.12.1995 registered before Additional District Sub Registrar at Cossipore Dum Dum and recorded in Book No.I, Volume No.106, Pages 287 to 294, Being No.4705 for the year 1995.

AND WHEREAS after the aforesaid sale dated 15.12.1995, the said Aurobindo Saha and Sukrit Saha became the owner of all that land measuring about 1 Bigha 2 Cottahs 14 Chittacks 40 sq. ft. more or less lying and situate at Premises No.6C/1, Kali Charan Ghosh Road along with 17' common passage from North to South but the said common passage is only for entering into the property under Lot "A" belongs to Aurobinda Saha only.

AND WHEREAS to facilitate the entrance to the Lot "B" property the said Aurobinda Saha and Sukrit Saha have decided to leave a vacant land 24' feet wide from East to West measuring about 2 Cottahs 5 Chittacks 15 sq. ft. out of their respective allotment as common passage and accordingly they have executed a Deed of Declaration dated 01.12.1998 to leave the said vacant land as common passage to egress and ingress into their respective portion of the Premises No.6C/1, Kali Charan Ghosh Road and thus after leaving the said land Aurobinda Saha became the absolute owner of Lot "A" property admeasuring 9 Cottahs 14 Chittacks 42 sq. ft. more or less together with structure standing thereon and Sukrit Saha became the absolute owner of Lot "B" property admeasuring 9 Cottahs 14 Chittacks 42 sq. ft. more or less together with structure standing thereon and the said deed was registered in the Office of Additional Registrar of Assurances, Kolkata and recorded in Book No.I, Volume No.25, Pages 337 to 348, Being No.2757 for the year 1998.

AND WHEREAS the said Aurobindo Saha and Sukrit Saha thereafter have jointly applied to Kolkata Municipal Corporation for recording of their name in the assessment register in respect of their aforesaid allotment and accordingly the same has been recorded in the records of KMC and the said property was further renumbered as Premises No.6C/1A, Kali Charan Ghosh Road, under Assessee No.110021100031 and thereafter they have been paying the relevant taxes before the said municipal authority.

AND WHEREAS the said Sukrit Saha, the vendor herein became the absolute owner of all that piece and parcel of land measuring about 9 Cottahs 14 Chittacks 42 sq. ft. more or less together with structures standing thereon along with right to common passage 24' wide from East to West and 17' wide from North to South lying and situate at Premises No.6C/1A, Kali Charan Ghosh Road, Kolkata - 700 050, which is more fully and particularly mentioned in the **SCHEDULE "A"** hereunder written and hereinafter referred to as **"SAID PROPERTY"**.

AND WHEREAS the vendor herein are now desirous to sell the "said property" and the purchaser has also become interested to purchase the "said property" and in the premises the Vendor hereto represent, assure and declare to the Purchaser in the manner following:-

1. That neither any notice of any requisition and/or acquisition of the "said property" or any portion thereof has been issued by any Public Body and/or any State Government Authority and/or any Body Corporate and/or any other Semi-Government Authority and/or any Body Corporate and/or other Semi-Government Authority and/or Quasi-Government Authorities nor any proceedings for such requisition and/or acquisition are pending in respect thereof till date.
2. That the "said property" is free from all encumbrances, charges, liens, lispendens, attachments, claims, demands, trusts, acquisitions and/or requisitions whatsoever.

3. That no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor hereto and/or payable in respect of the "said property" till date.

4. That the Vendor have neither taken any secured loan(s) from any Bank or Banks and/or any Financial Institution with the country or abroad nor accepted any unsecured loan or loans from market internal or abroad in respect of the "said property".

5. That the "said property" which is hereby agreed to be sold by the Vendor hereby to the Purchaser hereto and the Vendor have been in peaceful vacant and Khas Possession of the "said property".

AND WHEREAS upon the representations, assurances, declarations as aforesaid made by the Vendor hereto to the Purchaser hereto the Vendor hereto have proposed to sell, transfer, convey, assign and assure and the Purchaser has agreed to purchase and acquire the "said property" free from all encumbrances, attachments, claims, and demands whatsoever of the Vendor hereto.

AND WHEREAS the Vendor hereto have agreed to sell and the Purchaser hereto has agreed to purchase the said property which is morefully and particularly mentioned and described in the **Schedule "A"** hereunder written at or for the price of Rs.2,70,00,000.00 (Rupees Two Crores Seventy Lakhs) only.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of Rs.2,70,00,000.00 (Rupees Two Crores Seventy Lakhs) only of lawful money of India well and truly paid to the Vendor by the Purchaser at or before the execution of these presents as per memo hereunder written (the receipt whereof the vendor do hereby as well as by the receipt hereunder written admit acknowledge of and from the payment of the same and every part thereof acquit release and forever discharge the purchaser the said property hereby conveyed and every part thereof) the Vendor doth hereby grant, acquit, release and forever discharge each and every part to the Purchaser as well as the "said property" the Vendor doth hereby

convey, transfer and sell UNTO AND TO THE USE of the said Purchaser ALL THAT of all that piece and parcel of land measuring about 9 Cottahs 14 Chittacks 42 sq. ft. more or less together with structures standing thereon along with right to common passage 24' wide from East to West and 17' wide from North to South lying and situate at Premises No.6C/1A, Kali Charan Ghosh Road, Kolkata - 700 050 under Addl. District and Sub Registry office at Cossipore DumDum TOGETHER WITH undivided proportionate share or interest in the "said property" free from all encumbrances, attachments, claims, and demands whatsoever of the Vendors hereto morefully described and mentioned in the SCHEDULE "A" hereunder written OR HOWSOEVER OTHERWISE the said property TOGETHER WITH proportionate undivided right, title, interest and share in the said Property is / are or was or were situate butted, bounded, called, known numbered, described or distinguished TOGETHER WITH rights, liberties, easements, privileges and appurtenances whatsoever to the SAID PROPERTY belonging or in anywise appertaining to or usually held or enjoyed therewith or reputed to being or to be appurtenant thereto and all easements thereon and the reversion or reversions remainder and remainders and yearly, monthly and other rents issues profits thereof AND TOGETHER WITH all deeds, documents of title exclusively relating to SAID PROPERTY being situated at Premises No.6C/1A, Kali Charan Ghosh Road, Kolkata - 700 050 AND all the estate, right, title and interest, claim and demand whatsoever of the Vendor hereto into and upon the SAID PROPERTY or any part thereof AND also TOGETHER WITH the right of the said Purchaser his/her and each of his/her respective successor(s) or successors-in-interest to have all rights of easements for underground and overhead passage for drains, master traps, sewers, pipes for filtered water, electric wires and cables installations in the said property TO HAVE AND TO HOLD the SAID PROPERTY with land, hereditaments and premises hereby granted, transferred, conveyed, assigned and assured or expressed or intended so to be UNTO and to the Purchaser hereto absolutely and forever AND the Vendor doth hereby covenant with the said Purchaser that NOTWITHSTANDING any act, deed, matter or thing by the said Vendor have done and executed or knowingly suffered to the contrary

the said Vendor now have indefeasible and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent thereto to the SAID PROPERTY with land right hereditaments and premises hereby granted, sold, conveyed, transferred assigned and assured or expressed or intended so to be and the said Vendor has good right full power and absolute authority to grant, transfer, convey, assign and assure the same in the manner aforesaid AND the Purchaser hereto shall and may at all times hereafter peaceably and quietly enter upon and enjoy and possess the SAID PROPERTY with land right hereditaments and promises and to receive all the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the said Vendor and/or his heirs, successors, assigns or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND THAT free and clear and freely and clearly and absolutely, acquitted, exonerated and for ever discharge or otherwise by and at the cost and expenses of the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all manner of claims, liens, debts, attachments and encumbrances made OR suffered by the Vendor and all person or persons lawfully and equitably claiming from under or in trust for the Vendor AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest in the said property with land hereditaments and premises or any part thereof from under or in trust for the Vendor hereto shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute all such acts, deeds, matters and things whatsoever for further and more perfectly assuring the SAID PROERPTY with land hereditaments and premises UNTO and to the use of the said Purchaser as shall or may be reasonably required AND the Vendor hereto doth hereby covenant with the said Purchaser their and each of their respective heirs and assigns that the Vendor shall deliver Original Deeds, documents in respect of the SAID PROPERTY to the Purchaser AND at the like request and costs of purchaser deliver or cause to be delivered any other deeds, documents UNTO the Purchaser their and each of their respective heirs, and assigns such attested or other copies or extracts from the said deeds, documents, and writings

or any of them as they may require and will in the meantime unless prevented as aforesaid keep the said Deeds, documents and writings or any of the unobliterated and un-cancelled **AND** the Vendor hereto covenant with the Purchaser hereto that the Deed of Partition dated 31.05.1988 shall always be read flowed and construed together with this Deed of Conveyance for the purpose of interpretations and meaning thereof and the Vendors hereto covenant with the Purchaser hereto that the Vendor shall deliver peaceful vacant and khas possession of the **SAID PROPERTY** to the Purchaser at the time of execution and registration of this Deed of Conveyance to the Purchaser hereto **AND** that the Purchaser shall have unfettered rights to sell, transfer, convey, assign and assure the said property to any person firm Body Corporate for which no permission(s) whatsoever shall be required by the Purchaser hereto from the Vendor and/or any person or persons whomsoever they may be and full consideration thereof shall be used by the Purchaser hereto for their sole use and benefits thereof **AND** further the vendor shall pay all arrears of tax or taxes and/or Khajna of the "said property" up to the date of execution of these presents thereof and after completion of the purchase the purchaser will become liable to pay of proportionate share of tax or taxes and/or khajna in respect of the "said property".

THE SCHEUDLE "A" ABOVE REFERRED TO

Swiss-Sole
ALL THAT piece and parcel of land measuring about 9 Cottahs 14 Chittacks 42 sq. ft. more or less together with 30 years old brick wall tin shed structures measuring about 2200 sq. ft. more or less with cement floor standing thereon ~~for~~ ~~which 975 sq. ft.~~ being occupied by tenants along with right to common passage 24' wide from East to West and 17' wide from North to South lying and situate at Premises No.6C/1A, Kali Charan Ghosh Road, Kolkata - 700 050 appertaining to Kolkata Municipal Corporation, Assessee No.110021100031, Ward No.002, P.S - Sinthi, under District and Sub Registry office at Alipore with all structures and the said land with structure is delineated with **RED** border in the annexed site plan/map along with all easement rights thereto through over and underneath the Road/common passage thereto, and the same is being butted and bounded by:-

- ON THE NORTH : 24' wide common passage;
- ON THE SOUTH : Vacant land;
- ON THE EAST : Land of Arbinda Saha;
- ON THE WEST : Premises No.6 B, Kalicharan Ghosh Road;

List of Tenants

| Name | Occupied Area | Rent/per month | Tenancy from |
|----------------|--------------------------|----------------|--------------|
| Kamal Chetri | 550 sq. ft. | 30/- | 1988 A.D. |
| Sumit Sarkar | 550 sq. ft. | 35/- | - |
| Pintu Singh | 550 sq. ft. | 25/- | - |
| Rabin Adhikari | 550 sq.ft. | 70/- | - |
| | Total Area -2200 sq. ft. | | |

Arbinda Saha

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

SIGNED, SEALED AND DELIVERED

by the "**VENDOR**" at Kolkata in presence of:

1. *B. S. Aggarwal*

2. *Sushir Kumar Saha*
37, S.K. Dala Road
Kolkata-700048

Sushir Saha

Signature of the Vendor

SIGNED, SEALED AND DELIVERED

by the "**PURCHASER**" at Kolkata in presence of:

1. *B. S. Aggarwal*

2. *Sushir Kumar Saha*

For KIRAN CONSTRUCTION

Kiran Aggarwal

Proprietor

Signature of the ~~Purchaser~~ *Purchaser*

Drafted by

Rajal K. Datta

Advocate,

High Court, Calcutta.

WB-316/2000

RECEIPT

RECEIVED of and from the within-named **PURCHASER** the within-mentioned sum of Rs.2,70,00,000.00 (Rupees Two Crores Seventy Lakhs) only as and by way of Consideration for Sale of the said property as per the Memo hereunder written.

MEMO OF CONSIDERATION

| Sl No. | PARTICULARS | AMOUNT | |
|--------|---|--------|-----------------------|
| | | | |
| 1. | Being the sum of Rs.30,00,000.00 (Rupees Thirty Lakhs) only paid on 14.08.2018 through RTGS being UTR No. <u>BDINR52015031400037493</u> to the Vendor. | Rs. | 30,00,000.00 |
| 2. | Being the sum of Rs.21,00,000.00 (Rupees Twenty One Lakhs) only paid on 14.08.2018 through RTGS being UTR No. <u>BDINR52015031400037493</u> to the Vendor. | Rs. | 21,00,000.00 |
| 3. | Being the sum of Rs.50,00,000.00 (Rupees Fifty Lakhs) only paid on 30.08.2018 through RTGS being UTR No. <u>BDINR52015031400022513</u> to the Vendor. | Rs. | 50,00,000.00 |
| 4. | Being the sum of Rs.50,00,000.00 (Rupees Fifty Lakhs) only paid on 14.03.2019 through Cheque No.622396 drawn on State Bank of India, South Sinthi Branch to the Vendor. | Rs. | 50,00,000.00 |
| 5. | Being the sum of Rs.50,00,000.00 (Rupees Fifty Lakhs) only paid on 14.03.2019 through Cheque No.622396 drawn on State Bank of India, South Sinthi Branch to the Vendor. | Rs. | 50,00,000.00 |
| 6. | Being the sum of Rs. 19,00,000/- on 16/11/19 by RTGS being UTR <u>BDINR52019041600097523</u> . | Rs. | 19,00,000.00 |
| 7. | Being the sum of Rs. 50,00,000/- by RTGS | Rs. | 50,00,000.00 |
| 8. | <u>PDS@126</u> | Rs. | <u>2,70,000.00</u> |
| | Total | Rs. | 2,70,00,000.00 |

(Rupees Two Crores Seventy Lakhs Only)

Witness:

1. BS AB

2. Sushir Kumar Saha

Sushir Saha
Signature of Vendor

SPECIMEN FORM FOR TEN FINGERPRINTS



Suspect name



Known person -



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

GRN: 19-201920-000565698-1
GRN Date: 15/04/2019 12:42:06
BRN: CKJ1414345

Payment Mode: Online Payment
Bank: State Bank of India
BRN Date: 15/04/2019 12:43:36

DEPOSITOR'S DETAILS

Name: KIRAN AGARWAL
Contact No.:
E-mail: bijay.shankar.agarwal@gmail.com
Address: KOLKATA
Applicant Name: Mr Sandeep Joshi
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Sale Document Payment No 6
Id No.: 15060000508977/6/2019
[Query No./Query Year]

PAYMENT DETAILS

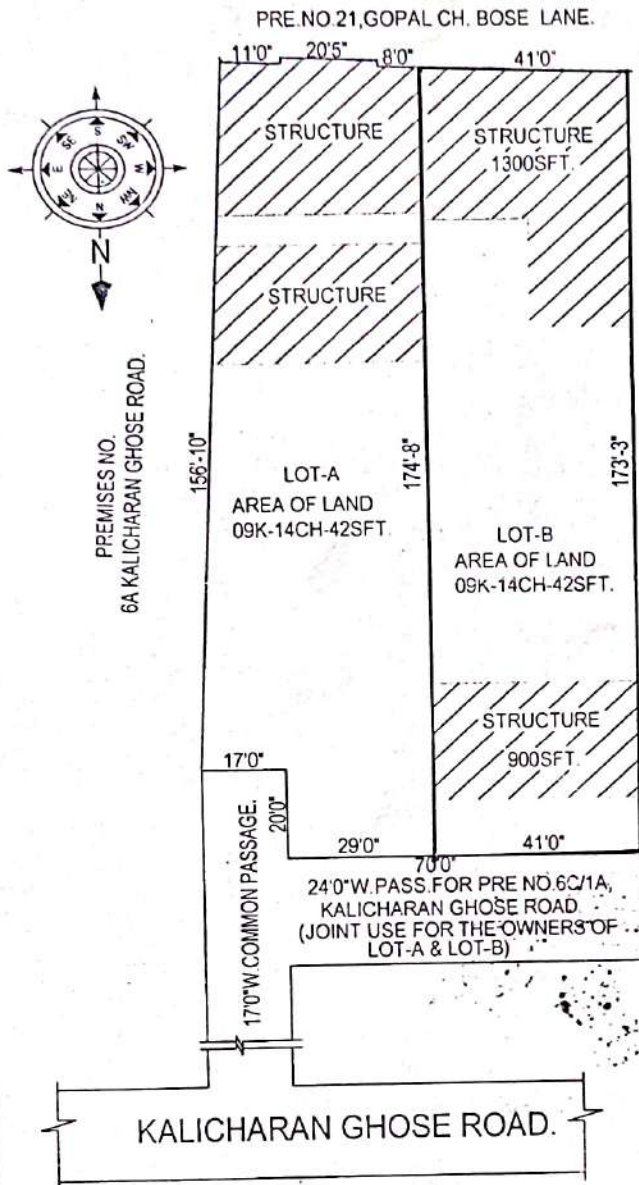
| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 15060000508977/6/2019 | Property Registration- Stamp duty | 0030-02-103-003-02 | 2260631 |
| 2 | 15060000508977/6/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 323673 |

In Words: Rupees Twenty Five Lakh Eighty Four Thousand Three Hundred Four only

Total

2584304

**SITE PLAN AT PREMISES NO.6C/1A,KALI CHARAN GHOSE ROAD.
KOLKATA-700050. WARD NO-02. BOROUGH-I. P.S.SINTHEE.
UNDER KOLKATA MUNICIPAL CORPORATION.**



SITE PLAN
SCALE:1"=32'0"

Sukrit Saha
For KIRAN CONSTRUCTION
Kiran Saha
Proprietor

| PLOT MKD. | NAME OF PRESENT OWNERS | NAME OF RECORDED OWNERS | AREA OF LAND |
|-----------|---------------------------|-------------------------|----------------|
| LOT-A | MOLLY SAHA. ADITI SAHA | SRI ARABINDA SAHA | 9K-08CH-10SFT. |
| LOT-B | SRI.SUKRIT SAHA | SRI.SUKRIT SAHA | 9K-08CH-10SFT. |

| PLOT | COLOUR | AREA |
|------------------------------|--------|----------------|
| LOT-A | YELLOW | 9K-14CH-42SFT |
| LOT-B | RED | 9K-14CH-42SFT. |
| COMMON AREA OF LOT-A & LOT-B | GREEN | 2K-02CH-15SFT. |

SIG. OF VENDOR OF LOT B

SIG. OF PURCHASER.

Chayna Ghosh
Smt. CHAYNA GHOSH (B. TECH CIVIL)
Consultant Engineer
Kolkata Municipal Corporation
L.B.S. No.-1101 Class-I
14B, Centre Sinthee Road, Kol-50
SIGNATURE OF L.B.A /L.B.S..

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1506-03148/2019 | Date of Registration | 17/04/2019 |
| Query No / Year | 1506-0000508977/2019 | Office where deed is registered | |
| Query Date | 27/03/2019 12:18:07 PM | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Sandeep Joshi Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830606599, 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. 2,70,00,000/- | Rs. 3,23,65,870/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 22,65,631/- (Article:23) | Rs. 3,23,673/- (Article:A(1), E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalicharan Ghosh Road, Premises No: 6C/1A, , Ward No: 002 Pin Code : 70050



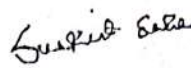
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|---|
| L1 | | | Bastu | 9 Katha 14 Chatak 42 Sq Ft | 2,69,00,000/- | 3,18,41,336/- | Width of Approach Road: 24 Ft., Adjacent to Metal Road, Encumbered by Tenant, |
| Grand Total : | | | | 16.39Dec | 269,00,000 /- | 318,41,336 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---------|-------------------|-------------------|-------------------------|-----------------------|---|
| S1 | On Land L1 | 1300 Sq Ft. | 70,000/- | 3,09,952/- | Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 18 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |
| S2 | On Land L1 | 900 Sq Ft. | 30,000/- | 2,14,582/- | Structure Type: Structure Tenanted, Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 18 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |
| Total : | | 2200 sq ft | 1,00,000 /- | 5,24,534 /- | |

Major Information of the Deed :- I-1506-03148/2019-17/04/2019



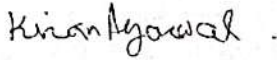
Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|--|---|
| 1 | Name Sukrit Saha Son of Late Surendra Chandra Saha Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office | Photo  | Finger Print  | Signature  |
| | 17/04/2019 | LTI 17/04/2019 | 17/04/2019 | |
| 69/C Beniatola Street, P.O:- Hatkhola, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700005 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALKPS7815E, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office | | | | |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Kiran Construction 6/1 Kali Charan Ghosh Road, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 , PAN No.:: AGWPA7207P, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|--|---|
| 1 | Name Kiran Agarwal (Presentant) Daugther of Bijay Shankar Agarwal Date of Execution - 17/04/2019 , , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office | Photo  | Finger Print  | Signature  |
| | Apr 17 2019 1:02PM | LTI 17/04/2019 | 17/04/2019 | |
| 6/1 Kali Charan Ghosh Road, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGWPA7207P Status : Representative, Representative of : Kiran Construction (as PROPRIETOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|------|-------|--------------|-----------|
|------|-------|--------------|-----------|

Major Information of the Deed :- I-1506-03148/2019-17/04/2019

18/04/2019 Query No:-15050000508977 / 2019 Deed No :I - 150603148 / 2019, Document is digitally signed.

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Bijay Shankar Agarwal
 Son of Late Nanuram Agarwal
 6C/1B Kali Charan Ghosh Road, P.O:-
 Sinthi, P.S:- Baranagar, District:-North 24-
 Parganas, West Bengal, India, PIN -
 700050



BSA

17/04/2019

17/04/2019

17/04/2019

Identifier Of Sukrit Saha, Kiran Agarwal

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------|------------------------------|
| 1 | Sukrit Saha | Kiran Construction-16.39 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------|--|
| 1 | Sukrit Saha | Kiran Construction-1300.00000000 Sq Ft |

Transfer of property for S2

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------|---------------------------------------|
| 1 | Sukrit Saha | Kiran Construction-900.00000000 Sq Ft |

Endorsement For Deed Number : I - 150603148 / 2019

On 03-04-2019

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 3,23,65,870/-

Suman

Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 17-04-2019

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 11:45 hrs on 17-04-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Kiran Agarwal .

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

Execution is admitted on 17/04/2019 by Sukrit Saha, Son of Late Surendra Chandra Saha, 69/C Beniatola Street, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Business Indetified by Bijay Shankar Agarwal, , Son of Late Nanuram Agarwal, 6C/1B Kali Charan Ghosh Road, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Major Information of the Deed :- I-1506-03148/2019-17/04/2019

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

Execution is admitted on 17-04-2019 by Kiran Agarwal, PROPRIETOR, Kiran Construction (Sole Proprietorship), 6/1 Kali Charan Ghosh Road, P.O:- Sinthi, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Identified by Bijay Shankar Agarwal, , Son of Late Nanuram Agarwal, 6C/1B Kali Charan Ghosh Road, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,23,673/- (A(1) = Rs 3,23,659/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,23,673/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/04/2019 12:43PM with Govt. Ref. No: 192019200005656981 on 15-04-2019, Amount Rs: 3,23,673/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ1414345 on 15-04-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 22,65,631/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 22,60,631/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 730, Amount: Rs.5,000/-, Date of Purchase: 05/04/2019, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/04/2019 12:43PM with Govt. Ref. No: 192019200005656981 on 15-04-2019, Amount Rs: 22,60,631/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ1414345 on 15-04-2019, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-03148/2019-17/04/2019

Major Information of the Deed :- I-1506-03148/2019-17/04/2019

18/04/2019 Query No:-15060000508977 / 2019 Deed No :I - 150603148 / 2019, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2019, Page from 145621 to 145671
being No 150603148 for the year 2019.



Digitally signed by SUMAN BASU
Date: 2019.04.18 13:46:40 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 18/04/2019 13:43:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)