भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबंगाल पश्चिमबंगाल WEST BENGAL

E 952231

Dno- 103904/2019

A.R.A. III

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 Assurances-III, Kolkata

31 JUL 2019

Ref Dno. 7470/2015

DEED OF CONVEYANCE

THIS INDENTURE made on this 31th day of July TWO THOUSAND NINETEEN (2019)

BETWEEN

OM CONSTRUCTION

Anand Prakash Gupta

Partner

OM CONSTRUCTION

Partner

93846

Indrajit Sen

NAME.....
ADD.....
Rs.....
25 JUN 2019
S. CHATTERJEE
License ... Vendor
C. J. Court
2 & 3, K. S. Roy Road, Kol-1

25 JUN 2019

25 JUN 2019

SEALDAH CALCUTTA

Additional Registrar of
Assurances III Kolkata

31 JUL 2019

Dhananjoy mandal
S/o Nripendranath mandal
Alipore Judges Court
Kol-27

Govt. of West Bengal

Directorate of Registration & Stamp Revenue

e-Challan

GRN: 19-201920-005102355-1 | Payment Mode: Online Payment

GRN Date: 30/07/2019 16:07:13 | Bank : Bank of Boroda

BRN : 116618990 | BRN Date: 30/07/2019 16:08:00

DEPOSITOR'S DETAILS

Id No. : 19030001039941/7/2019
[Query No./Query Year]

Name : SURES CHAND CHATTERJEE

Contact No. : | Mobile No. : +91 8697842843

E-mail :

Address : 109B KESHAB CHANDRA SEN STREET KOLKATA700009

Applicant Name : Mr D MANDAL

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19030001039941/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	1414802
2	19030001039941/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	202844
		Total		1617646

In Words : Rupees Sixteen Lakh Seventeen Thousand Six Hundred Forty Six only

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(1) SMT. KESHARI DEVI (PAN. CNFPD7901M) widow of Late Ramdhani Singh , residing at Village Amini, Post Office- Mirzamurad, District Varanasi, P.S - Mirzamurad,U.P. PIN:221307 **(2) SRI CHANDRAMA PRASAD SINGH (PAN. BFWPS0481R)** , son of Late Ramdhani Singh , residing at 173, Picnic Garden Road, P.S -Kasba , P.O- Tiljala, Kolkata – 700039, **(3) SMT. SAVITRI SINGH alias SAVITRI DEVI (PAN: DYLPD0526C)** daughter of Late Ramdhani Singh and wife of Narendra Singh , residing at Dallipur, Maagari, Varanasi, P.S -Maagari , P.O- Maagari, U.P. 221202 hereinafter jointly referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the ONE PART The Vendor no 1 executed a **Power Of Attorney** in favour of her **son Sri. Chandrama Prasad Singh** son of Late, Ramdhani Singh and the said **Power Of Attorney** was registered on 03-11-2015, before the Sub Registrar Gangpura, Varanasi and the same was **recorded in Book – IV,** Volume no - 12, pages 385 to 394 , being No S.No 59 for the year 2015, and the **Vendor no 3, Smt. Savitri Singh alias Savitri Devi daughter** of Late Ramdhani Singh also executed a **Power Of Attorney** in favour of her brother Sri, Chandrama Prashad Singh on 16-03-2016, and the same was registered before the Sub-Register of Pundra, Varanasi and **was recorded in Book – iV, Volume no 21, Pages from 215 to 228,** being 10 for the year 2016 and thus the Vendor No 1 and Vendor no 3 are represented by their constituted attorney SRI CHANDRAMA PRASHAD SINGH son of Late Ramdhani Singh

A N D

1.SRI SURES CHANDRA CHATTERJEE, (PAN NO ACLPC8862H) son of Late Sudhir Kumar Chatterjee, By Occupation – Advocate **2.SMT RUBY CHATTERJEE (PAN NO ACNPC9803C)** wife of Sri Sures Chandra Chatterjee , By Occupation – Retired Teacher, both By Faith – Hindu, By Nationality - Indian and both residing at 109B, Keshab Chandra Sen Street,

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Kolkata-700009, hereinafter referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, successors, executors, administrators and/or nominee or nominees) of the OTHER PART.

WHEREAS one Dharmadas Bose died in the year One Thousand Eight Hundred and Ninety Two and leaving behind him surviving Four Sons Charu Chandra Bose, Probodh Chandra Bose, Sushil Chandra Bose and Satish Chandra Bose as his only legal heirs and legal representative.

AND WHEREAS the said Satish Chandra Bose died unmarried on the Twenty-Seventh day of September One Thousand Eight Hundred and Ninety Nine.

AND WHEREAS by an INDENTURE OF CONVEYANCE dated the Nineteenth day of December One Thousand Nine Hundred and Two, Jyotish Chandra Bose and Bhupesh Chandra Bose, two sons of Late Upendra Kumar Bose, Brother of the said Dharmadas Bose granted, conveyed, released and transferred unto the said Charu Chandra Bose, Probodh Chandra Bose and Sushil Chandra Bose all that portion of the dwelling house hereditarments and premises No. 86, Mechua Bazar Road, in the town of Kolkata with the land thereunto belonging and or part whereof the same is erected and built together with all rights liberties casements and appurtenance thereunto according to their respective estate and interest.

AND WHEREAS the said portion of the said house and premises No. 86, Mechua Bazar Road, so conveyed to the said Charu Chandra Bose, Probodh Kumar Bose and Sushil Chandra Bose as aforesaid was separately numbered as No. 86, Mechua Bazar Road.

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AND WHEREAS by two separate conveyances made respectively on 25th day of April, 1907 and in July, 1916 Probodh Kumar Bose and Sushil Kumar Bose conveyed and transferred their respective undivided one third part of share of dwelling house hereditaments and Premises No. 86, Mechua Bazar Road, presently known as 109B Keshab Chandra Sen Street in the town of Kolkata in favour of their brother Charu Chandra Bose.

AND WHEREAS the said CHARU CHANDRA BOSE, son of DHARMADAS BOSE since deceased was the resident of premises No. 232, Lower Circular Road, Calcutta was thus absolutely seized or possessed or otherwise well and sufficiently seized and possessed or otherwise well and sufficiently entitled to as and for an estate of inheritance in or simple in possession free from encumbrances amongst other premises No. 109B, Keshab Chandra Sen Street, formerly 86, Mechua Bazar Road, Calcutta fully described in the schedule A hereunder written and herein after referred to as the Said Schedule A property.

AND WHEREAS the said CHARU CHANDRA BOSE who was at the time of his death a Hindu governed by the DAYABHAGA SCHOOL OF HINDU LAW died in or about 9th day of December, 1957.

AND WHEREAS the said CHARU CHANDRA BOSE during his life time by a DEED OF TRUST bearing dated the 4th day of September, 1937 and registered in Book No. 1, Volume No. 42, Pages 274 to 280, Being No. 2252 for the year 1937 at the Sub-Registration Office, wherein it was specifically mentioned that if **RABINDRA MOHAN BOSE** (Son of Charu Chandra Bose) survives upto the age of 35 years, the Trust Property at 109B, Keshab Chandra Sen Street, Kolkata – 700009, i.e the said Schedule A property will devolve absolutely upon his son Rabindra Mohan Bose and the said RABINDRA MOHAN BOSE became the absolute owner of the Trust property at 109B, Keshab Chandra Sen Street,

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Kol-9, and the Trust came to an end and the said RABINDRA MOHAN BOSE died after attaining the age of 35 years.

AND WHEREAS the said RABINDRA MOHAN BOSE who was at the time of his death a Hindu governed by the DAYABHAGA SCHOOL OF HINDU LAW died intestate on the 31st day of January, 1958 i.e after attaining the age of 35 years leaving behind him (1) SMT. GOURI BOSE, widow of Rabindra Mohan Bose deceased; (2) SRI ARUP KUMAR BOSE, son of the said Rabindra Mohan Bose, (3) SMT. TAPATI SINGH, wife of Sri Kanta Kumar Singh, all residing at No. P-119, Block-"F", New Alipore in the town of Kolkata and (4) SMT. KETAKI DE, wife of Dr. Bimal De, residing at 4, Shekespeare Sarani, Kolkata.

In this way (1) SMT. GOURI BOSE, widow of Rabindra Mohan Bose since deceased; (2) SRI ARUP KUMAR BOSE, son of the said Rabindra Mohan Bose, (3) SMT. TAPATI SINGH, wife of Sri Kanta Kumar Singh, all residing at No. P-119, Block-"F", New Alipore in the town of Kolkata and (4) SMT. KETAKI DE, wife of Dr. Bimal De, residing at 4, Shekespeare Sarani, Kolkata became the absolute owner of the property situated at the premises – 109B, Keshab Chandra Sen Street, Kolkata – 70009 i.e the Said Schedule A property.

And Whereas, subsequently (1) SMT. GOURI BOSE, widow of Rabindra Mohan Bose since deceased; (2) SRI ARUP KUMAR BOSE, son of the said Rabindra Mohan Bose, (3) SMT. TAPATI SINGH, wife of Sri Kanta Kumar Singh, all residing at No. P-119, Block-"F", New Alipore in the town of Kolkata and (4) SMT. KETAKI DE, wife of Dr. Bimal De, residing at 4, Shekespeare Sarani, Kolkata sold, transferred and conveyed the said Schedule A property unto (1) Shri Ram Dhani Singh, son of Shri Laltu Prasad Singh residing at 173, Picnic Garden Road, Kolkata- 700039, and (2) Shri Shayam Sundar Chaterjee, son of Sudhir Kumar Chaterjee since deceased residing at Kankinara railway quarters, Dist – North 24 Parganas, by way of the deed of conveyance which was

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registered in the office of Registrar of Assurances, Calcutta. And the same was recorded in book number 1, volume number 147, pages from 72-83, being number 4484 for the year 1980 and the said land and building is more fully described in the schedule A , herein below and herein after referred to as a said schedule A property.

AND WHEREAS the said Ram Dhani Singh and Shri Shayam Sundar Chaterjee became the joint owners of the said schedule A property, each having the undivided half share in the said schedule A property.

AND WHEREAS, the said Shyam Sundar Chaterjee, who was the owner of undivided half share of the schedule A property out of his natural love and affection towards his straight elder brother, Shri Suresh Chandra Chaterjee made a deed of gift in respect of his entire undivided half share and interest in the schedule A property in favor of his elder brother Shri Suresh Chandra Chaterjee by way of the deed of gift registered in the office of the Additional Registrar of Assurances – I, Kolkata. And the same was registered in book number 1, volume number 1902- 2015, pages from 39084 to 39103, being number 190207470 for the year 2015.

AND WHEREAS, Suresh Chandra Chaterjee, the Purchaser no 1 herein is now the owner of the undivided half share in the schedule A property.

AND WHEREAS, the building under reference has over lived its normal course of life. The presumptive age of the building is no less than 150 years, due to lack of repairs the building is lying at a dangerous and precarious state .The most of the tenants of the building has left their possession and the same has been occupied by forceful occupants who does not pay any rent or perform any Municipal obligations and at present the following tenants are still in occupation:

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1. Sures Singh, monthly rent Rs. 100/- (One Hundred).

2. Babulal Das, area 100 sq. ft. (approx.), monthly rent Rs. 350/-(Three Hundred Fifty).

3. Debashis Dey, Ground Floor, area 100 sq. ft. (approx), monthly rent Rs. 1,000/- (One Thousand).

4. Debashis Pyne, Ground Floor, area 100 sq. ft. (approx), monthly rent Rs. 1,000/- (One Thousand).

5. Golam Haider , Ground Floor, area 100 sq. ft., monthly rent Rs. 1,600/- (One Thousand Six Hundred).

6. Smt Santi Dutta Ground Floor, one room 20ft x 12 ft sq. ft. (approx), monthly rent Rs. 1000/- (One Thousand)

7. Adhir Chandra Ghosh, Ground Floor, area 720 sq. ft. (approx), monthly rent Rs. 400/- (Four Hundred).

8. Biki Das one measuring 700 sq ft(approx) in the ground floor, monthly rent Rs 2000.00 (Two thousand)

9. Ram Lakhan Chourasiria

.The vendors were not in possession of any part of the building **as the purchasers are in possession of the said Schedule A property** . The Municipal Corporation of Kolkata, in the year 2002 has declared the building as a dangerous building and has affixed a "Caution Board" on a conspicuous part of the building.

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AND WHEREAS Ram Dhani Singh, the owner of the remaining undivided half share in the schedule A property during his life time, while seized and possessed of the said undivided half share in the schedule A property in his letter dated 11/12/2005 expressed his willingness to sell his undivided half share in the schedule A property at a total consideration of Rs 15,000,00.00 (Rupees fifteen lac only) addressing the present purchasers and received Rs 625,000.00 (Rupees Six lakh twenty five thousand only) on different dates by cheques and cash from the purchasers herein which is particularly mentioned in the Memo Of Consideration written herein after.

AND WHEREAS the said Ram Dhani Singh died intestate on 05-11-2008 leaving behind his wife, Kesri Devi, his only son Chandrama Prasad Singh and his only daughter Savitri Singh.

AND WHEREAS after the demise of the said Ram Dhani Singh, his legal heirs that is, Shrimati Kesri Devi, Chandrama Prasad Singh and Savitri Singh are the joint owners of the remaining undivided half share in the schedule A property which is morefully described in the Schedule B herein and herein after referred to as the Said Schedule B Property.

AND WHEREAS, at this juncture Sures Chandra Chaterjee, the purchaser No 1 herein, who is also the owner of undivided half share in the schedule A property along with his wife Ruby Chatterjee, the Purchaser no 2 herein requested the vendors herein to execute a deed of conveyance for the rest undivided half share in the Schedule A herein i.e the said Schedule B property from the Vendors herein i.e Shrimati Kesri Devi, Chandrama Prasad Singh and Savitri Singh at a total consideration of Rs 26,00,000.00 (Rupees twenty six Lakh only)

AND WHEREAS the vendors herein requested the purchasers herein to increase the consideration price as agreed by their predecessor in interest Ram Dhani

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Singh since deceased as mentioned in the foregoing paragraph to Rs3225000.00 (Rupees Thirty two lakh twenty five thousand only). And the purchasers herein accepted their request and agreed to pay Rs3225000.00(Rupees Thirty two lakh twenty five thousand only), after adjusting the amount of Rs 625000.00 (Rupees six lakh twenty five thousand only) has already been paid and now balance amount of Rs 26,00,000.00 (Rupees twenty six Lakh only) to be paid for purchasing the said schedule B property on the terms and conditions hereinafter appearing.

NOW THE INSTANT PRESENTS AT THE ABOVE BACKDROP COMES TO ITS "OPERATIVE PART" UNDER TESTETUM AND HEBENDUM HEREUNDER:

TESTETUM

That in pursuance of the premises and in keeping with the agreement arrived at by and between the parties hereto and in consideration of the said sum of Rs3225000.00. (Rupees Thirty two lakh twenty five thousand only) as consolidated Purchase Consideration/Price of Good and lawful money of the Union of India in hand and will and truly paid by the Purchasers to the Vendors who on receipt whereof, as well as by the receipt hereunder written in the form of 'Memo of Consideration' on the last folio hereof hereby:

Quit, release and discharge for Schedule B property, the share or interest in the All That Schedule B property, within the ambit of The Kolkata Municipal Corporation

1. Indefeasibly grant, sell, convey, transfer, assign and assure unto the Purchasers All That Schedule B property, within the ambit of The Kolkata Municipal Corporation also derives the flawless and indefeasible right

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and title from the Owners save and except the said Schedule A property are occupied by the tenants and illegal occupiers .

HABENDUM

The said Schedule B Property now is or at any time or times heretofore was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH:

(a) All boundary walls, areas, drains, ditches, pariahs, passages, water cases and all manner of ancient and other lights, rights, liberties, easements, privileges, advantages, emoluments, appendages and appurtenances whatsoever standing and being into or upon belonging thereto or any part thereof with which the same now are or upon or belonging thereto or any part thereof with which the same now are or is at any time or times heretofore were or was held, used, occupied, enjoyed, accepted, reputed, deemed, taken or known as part parcel or member thereof or appurtenant thereto;

(b) All the reversion or reversions, remainder or remainders and then rents issues and profits thereof and every part thereof;

(c) All the estate right, title, interest, claim, use, inheritance, trust, possession property of demand whatsoever of the Owners both at law on in equity into and upon the said share in the said land and building as described in Schedule B hereunder along with their rights, liberties and appurtenances whatsoever into and to the Purchaser free from all encumbrances, trusts, liens and lispendences, attachments whatsoever save and except the said Schedule A property are occupied by the tenants and illegal occupiers;

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(d) All the easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Schedule B Property as described in Schedule TO HAVE AND TO HOLD THE said Schedule B Property as described in Schedule B herein below and all other rights hereby granted, sold, conveyed, transferred, assigned and assured and every part or parts hereof absolutely and forever.

The purchasers from this day have full right and authority to enjoy the said Schedule B Property with full right, authority to sell, transfer, convey, gift, mortgage and charge and/ or in any way encumber or deal with or dispose of the said Schedule B property under its possession in the Schedule B property or assign and/ or let out or part with possession and/ or its interest to any person or persons, company or companies at its own discretion and the vendors or any person claiming under them cannot raise any objection for the same and the vendors cannot claim any right over the same.

THE VENDORS DOTH COVENANT WITH THE VENDEES as follows:

The Vendors herein have held out, represented before and assured the purchasers and warrant in favour of the Purchasers, inter alia, as follows :

i) That the said Schedule B property is free from all encumbrances mortgages, charges, liens, lispendens cases, vestings, attachments, trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants acquisitions, requisitions, alignments and liabilities whatsoever or howsoever save and except the said Schedule A property are occupied by the tenants and illegal occupiers;

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ii) That the Vendors are in uninterrupted and exclusive peaceful vacant possession of the said schedule B property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendors have been using the same for their residential use ;

iii) That the vendors have duly made payment of the Corporation in respect of the said Schedule B property;

iv) That no part or portion of the said schedule A property has ever acquisitioned under any act or statute applicable to the said schedule A property nor is there any case pending under such Acts Statutes;

v) That the said Schedule A property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;

vi) That no declaration has been made or published for acquisition or requisition of the said schedule A property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said or any portion thereof is not affected by any notice of acquisition or requisition or alignment under act or case whatsoever in regard to the said schedule A property;

vii) That the said schedule A property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other acts or case or

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3. That the Owners/vendors have good and rightful power and absolute and indefeasible authority to sell, grant, transfer and convey the said Schedule B Property and every part thereof unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

4. That it shall be lawful for the Purchasers at all times hereafter peacefully and quietly to enter into, and hold occupy and enjoy the said Schedule B Property and receive the rents issues and profits thereof without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Owners/vendors or their agent or their successor in Office or any person or persons having or lawfully or equitable, claiming any estate, right, title and interest whatsoever in the said schedule B Property from under, through or in trust for the Owners/vendors and free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Owners/vendors well and sufficiently saved, defended, kept harmless and indemnified or from and against all charges, lispendens and encumbrances whatsoever made, done, executed or knowingly suffered by the Owners/vendors.

5. That the Owners/vendors and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said land and structure as described in Schedule B hereunder from, through, under or in trust for the Owners/vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do make acknowledge and execute or cause to be done, made, acknowledge and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said Schedule B Property hereby sold, granted, transferred,

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3. That the Owners/vendors have good and rightful power and absolute and indefeasible authority to sell, grant, transfer and convey the said Schedule B Property and every part thereof unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

4. That it shall be lawful for the Purchasers at all times hereafter peacefully and quietly to enter into, and hold occupy and enjoy the said Schedule B Property and receive the rents issues and profits thereof without any lawful eviction interruption, hindrance, claim or demand whatsoever from or by the Owners/vendors or their agent or their successor in Office or any person or persons having or lawfully or equitable, claiming any estate, right, title and interest whatsoever in the said schedule B Property from under, through or in trust for the Owners/vendors and free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Owners/vendors well and sufficiently saved, defended, kept harmless and indemnified or from and against all charges, lispendens and encumbrances whatsoever made, done, executed or knowingly suffered by the Owners/vendors.

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5. That the Owners/vendors and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said land and structure as described in Schedule B hereunder from, through, under or in trust for the Owners/vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do make acknowledge and execute or cause to be done, made, acknowledge and executed all such further and other acts, deeds, things and assurances whatsoever for further better and more perfectly assuring the said Schedule B Property hereby sold, granted, transferred,

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claiming as aforesaid and effectually saved defended kept harmless and indemnified or from and against all manner of former and other estate right title interest charges mortgages leased tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.

AND THAT the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the purchasers produce or cause to be produced to the purchasers or their agent or agents or any person or persons as the purchasers or any of its successors in Interest may direct or appoint or in any suit or proceeding or otherwise the documents –of-title relating to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendors to the purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the purchaser or any of its successors in Interest and will at all times hereafter keep such documents-of-title safe unobliterated and uncancelled.

AND THAT notwithstanding any error or discrepancy, if any, in the recordings or in mutation in the Records of Corporation, it is expressly agreed understood and clarified that the vendors are conveying and transferring unto the urchasers all their respective ownership share right title interest whatsoever in he said Schedule B property and that with effect from the date hereof the ndors shall become and stand divested of all rights title and interest in

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respect of the said Schedule B property and the purchasers shall be and remain the full and absolute owners thereof.

AND ALSO THAT the vendors and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the purchasers and the purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the purchasers or the purchaser's successors or successors in title or interest by reason of any defect in the title of the vendors or any of them to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the purchasers being found to be untrue, incorrect, false or misleading.

iii) AND THAT the vendors do hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the purchasers herein against all claims, demands, injury lispendens or any other harmful action against the purchasers by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.

iv) AND THAT the vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the purchasers herein from time to time for having the name of the name of the purchasers mutated in respect of the said property hereby sold and conveyed;

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AND IT IS HEREBY FURTHER DECLARED AND AGREED by and between the Vendors and the Vendees that the Vendees shall:

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1. Be entitled to all rights, privileges, vertical and lateral supports, easements, quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said premises as given in Schedule and properties appurtenant thereto or herewith normally held, used, occupied or enjoyed or reputed or known as part or parcel thereof or appertaining thereto.

2. Be entitled to sell or gift to any party and also to mortgage, lease or otherwise transfer or dispose of the said Schedule B Property without the consent of the Vendors.

3. That specific performance may be enforceable wherever or whenever lawfully required.

SCHEDULE A PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring an area of 4 Kottahs 15 Chittacks 35 sq.ft. or 333.51 sq.mtrs be the same or little more or less together with three storied brick build dwelling house standing thereon measuring 6600 sq ft super built up area fully occupied by by the tenants and illegal occupiers and Ground floor consists of 2200 sq ft super build up area, First floor consists of 2200 sq ft super build up area, second floor consist of

2200 sq ft super build up area situated and lying and being premises No. 109B, Keshab Chandra Sen Street, Kolkata- 700009, P.S and P.O. Amherst Street, within the limit of Kolkata Municipal Corporation Ward No. 38, having Assessee No. 110381900666 and the said property is butted and bounded by in the manner following:

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31 JUL 2019

ON THE NORTH : By the premises No. 108, Raja Ram Mohan Sarani

ON THE SOUTH : Keshab Chandra Sen Street

ON THE EAST : Partly by Raja Ram Mohan Sarani and partly by the premises No. 108/1, 108/2, Raja Ram Mohan Sarani.

ON THE WEST : By the premises No. 109A, Keshab Chandra Sen Street, 107 Keshab Chandra Sen Street and 105 Keshab Chandra Sen Street.

SCHEDULE B PROPERTY ABOVE REFFERRED TO

(Subject Property hereby conveyed)

ALL THAT undivided fifty percent (50%) share in all that piece and parcel of land measuring an area of 4 Kottahs 15 Chittacks 35 sq ft or 333.51 sq.mtrs be the same or little more or less which comes to 2 cottah 7 chittaks 40 sq ft more or less together with undivided fifty percent (50%) share in three storied brick built meassuage tenement or dwelling house ground floor consists of 1100 sq ft super built up area, First floor consists of 1100 sq ft super built up area, 2nd floor consist of 1100 sq ft super built up area, which comes to 3300 sq ft standing thereon situated and lying and being premises No. 109B, Keshab Chandra Sen Street, Kolkata- 700009, P.S and P.O. Amherst street, within the limit of Kolkata Municipal Corporation Ward No. 38, HAVING Assessee No. 110381900666 with other all common facilities and all sorts of easement rights.

D.H

OM CONSTRUCTION

Anand Prakash Gupta Partner

OM CONSTRUCTION

Partner

Additional Registrar of
Assurances Kolkata

31 JUL 2019

IN WITNESS WHEREOF the Parties hereto of the first, second and third parts have hereunto set and subscribed their respective hands and seals on the day, month and the year above written.

SIGNED, SEALED AND DELIVERED

AT CALCUTTA IN THE PRESENCE OF:

WITNESSES:

1. Biki Das.

242/2, Manicktala main Road Kolkata - 54.

2. Rabindra Kr. Chowdhury
79/1, Netaji Subhash Sarani,
Bally (N) Ghoshpara
Howrah - 711227.

Chandrama Prasad Singh

SIGNATURE OF THE VENDORS

For self and as constituted attorney of
Vendor No1 and Vendor No 3

Ruby Chatterjee
Sunil Ch Chatterjee

SIGNATURE OF THE PURCHASERS

Ruby Chatterjee

Drafted and prepared by me

Indrajit Sen,
Advocate. High Court, Calcutta
Enrol No :F-947/695/99

OM CONSTRUCTION
Anand Prakash Gupta
Partner

OM CONSTRUCTION
Partner

Additional Registrar of
Assurances II Kolkata

31 JUL 2019

-SPECIMEN FORM FOR TEN FINGERPRINTS

Chandrama Prasad Singh

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Sima Ghosh Chatterjee

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Ruby Chatterjee

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

OM CONSTRUCTION

Anand Prakash Gupta

Partner

OM CONSTRUCTION

Partner

Additional Registrar of
Assurances Kolkata

31 JUL 2019

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACLPC8862H

नाम /NAME

SURES CHANDRA CHATTERJEE

पिता का नाम /FATHER'S NAME

SUDHIR KUMAR CHATTERJEE

जन्म तिथि /DATE OF BIRTH

01-04-1934

हस्ताक्षर /SIGNATURE

Sures Chandra Chatterjee

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sures Chandra Chatterjee

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

OM CONSTRUCTION

Anand Prakash Gupta Partner

OM CONSTRUCTION

D Ghosal Partner

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/21147/03681

To

সুরেশ চন্দ্র চাটার্জী

Sures Chandra Chatterjee

109/B KESHAB CHANDRA SEN STREET

Raja Ram Mohan Sarani

Raja Ram Mohan Sarani

Amherst Street Kolkata

West Bengal 700009

25/11/2013

79291418

MN792914187FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

4864 0005 8670

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

সুরেশ চন্দ্র চাটার্জী

Sures Chandra Chatterjee

পিতা : সুধীর কুমার চাটার্জী

Father : SUDHIR KUMAR CHATTERJEE

জন্মতারিখ / DOB : 01/04/1934

পুরুষ / Male

4864 0005 8670

আধার – সাধারণ মানুষের অধিকার

Sures Chatterjee

OM CONSTRUCTION

Anand Prakash Gupta

Partner

OM CONSTRUCTION

Partner

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACNPC9803C

नाम /NAME

RUBY CHATTERJEE

पिता का नाम /FATHER'S NAME

SAILENDRA NATH CHAKRAVORTY

जन्म तिथि /DATE OF BIRTH

24-08-1946

हस्ताक्षर /SIGNATURE

Ruby chatterjee

आयकर आयुक्त, प.बं.-XI,

COMMISSIONER OF INCOME-TAX, W.B. - XI

Ruby chatterjee

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta-700 069.

OM CONSTRUCTION

Anand Prakash Gupta Partner

OM CONSTRUCTION

Partner

ভারত সরকার
Government of India

রুবী চ্যাটার্জী

Ruby Chatterjee
জন্মতারিখ/ DOB: 24/08/1946
মহিলা / FEMALE

4336 5010 1582

আমার আধার, আমার পরিচয়

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
109/বি, কেশব চন্দ্র সেন স্ট্রীট, রাজা রাম মোহন সরণী, কোলকাতা, পশ্চিমবঙ্গ - 700009

Address:
109/B, KESHAB CHANDRA SEN STREET, Raja Ram Mohan Sarani S.O, Kolkata, West Bengal - 700009

4336 5010 1582

1947 | help@uidai.gov.in | www.uidai.gov.in

Ruby chatterjee

OM CONSTRUCTION

Anand Prakash Gupta Partner

OM CONSTRUCTION

Partner

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tinpan@nsdl.co.in

OM CONSTRUCTION
Anand Bakshi Gupta Partner

OM CONSTRUCTION
Partner

भारत सरकार
GOVERNMENT OF INDIA

केशरी देवी
Keshari Devi
जन्म तिथि/ DOB: 01/01/1953
महिला / FEMALE

7743 7274 2313

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
अर्धांगिनी: रामधनी सिंह,
अमीनी , पोस्ट- मिर्ज़ामुराद,
अमिनी, वाराणसी,
उत्तर प्रदेश - 221307

Address:
W/O: Ramdhani Singh, amini , post-mirzamurad, Amini, Varanasi,
Uttar Pradesh - 221307

7743 7274 2313

Aadhaar-Aam Admi ka Adhikar

OM CONSTRUCTION
Anand Bakash Gupta Partner

OM CONSTRUCTION
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DYLPD0526C

नाम / Name
SAVITRI DEVI

पिता का नाम / Father's Name
RAMDHANI SINGH

जन्म की तारीख / Date of Birth
10/12/1975

Savitri
हस्ताक्षर / Signature

07112017

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एनएसडीएल
5वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016

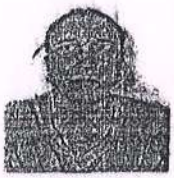
If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

OM CONSTRUCTION
Partner
Anand Bakshi Gupta

OM CONSTRUCTION
Partner

भारत सरकार
GOVERNMENT OF INDIA



सावित्री देवी
Savitri Devi
जन्म तिथि/ DOB: 10/12/1975
महिला / FEMALE

6309 2617 2001

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
अर्धांगिनी: नरेन्द्र कुमार सिंह,
दल्लीपुर, मंगारी, मंगरी,
वाराणसी,
उत्तर प्रदेश - 221202

Address:
W/O: Narendra Kumar Singh,
Dallipur, Mangari, Mangari,
Varanasi,
Uttar Pradesh - 221202

6309 2617 2001

Aadhaar-Aam Admi ka Adhikar

OM CONSTRUCTION
Partner

OM CONSTRUCTION
Partner

Govt. of West Bengal

भारत सरकार
Government of India

चन्द्रमा प्रसाद सिंह
Chandrama Prasad Singh
जन्म तिथि / DOB : 26/09/1971
पुरुष / Male

3379 9482 6221

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
आत्मज: रामधनी सिंह, अमिनी, मिर्जामुराद, वाराणसी, उत्तर प्रदेश, 221307

Address:
S/O: Ramdhani Singh, Amini, Mirzamurad, Varanasi, Uttar Pradesh, 221307

3379 9482 6221

1947
1800 300 1947

help@uidai.gov.in

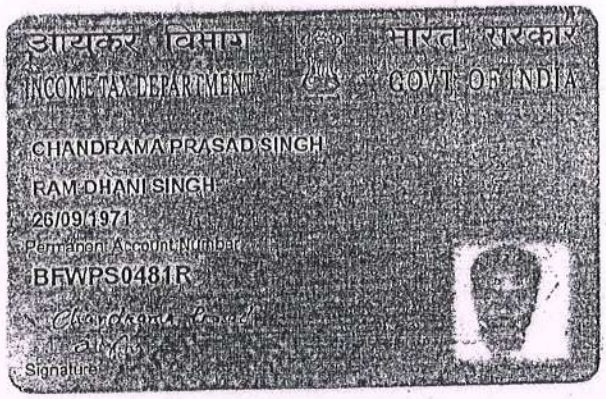
www.uidai.gov.in

Chandrama Prasad Singh

OM CONSTRUCTION
Pramod Prakash Gupta
Partner

OM CONSTRUCTION
Partner

Govt. of West Bengal



Chandrama Prasad Singh.

OM CONSTRUCTION

Anand Bakash Gupta Partner

OM CONSTRUCTION

Partner

IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : VC/750

Name : DHANANJOY MANDAL Advocate

Father's/Husband's name : Nikpendra Nath Mandal

Address : Vill - Amitali, P.O. Amitali (Bazar), P.S. Gosaba, 24Pgs (S)

Ph. No. : 9007793768

W.B. Bar Council Enrolment No. :

SECRETARY

Dhananjoy mandal

OM CONSTRUCTION

Anand Prakash Gupta Partner

OM CONSTRUCTION

Partner

Major Information of the Deed

Deed No :	I-1903-03858/2019	Date of Registration	31/07/2019
Query No / Year	1903-0001039941/2019	Office where deed is registered	
Query Date	01/07/2019 10:53:14 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	D MANDAL ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9007793768, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 32,25,000/-		Rs. 2,02,82,603/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 14,19,802/- (Article:23)		Rs. 2,02,844/- (Article:A(1), E, M(b))	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Amherst Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Keshab Ch Sen Street, Road Zone : (Raja Ram Mohan Sarani Crossing -- Bidhan Sarani Crossing) , , Premises No: 109B, , Ward No: 038 Pin Code : 700009

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha	7,00,000/-	51,00,000/-	Property is on Road Encumbered by Tenant,
L2			Semi-Commercial use		1 Katha 7 Chatak 40 Sq Ft	13,00,000/-	1,29,44,791/-	Property is on Road Encumbered by Tenant,
		TOTAL :			4.1135Dec	20,00,000 /-	180,44,791 /-	
	Grand Total :				4.1135Dec	20,00,000 /-	180,44,791 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3300 Sq Ft.	12,25,000/-	22,37,812/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1100 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	3300 sq ft	12,25,000 /-	22,37,812 /-	

OM CONSTRUCTION
Anand Prakash Gupta Partner

OM CONSTRUCTION
Partner

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Smt KESHARI DEVI Wife of Late RAMDHANI SINGH VILL- AMINI, P.O:- MIRZAMURAD, P.S:- MIRZAMURAD, District:-Varanasi, Uttar Pradesh, India, PIN - 221307 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNFPD7901M, Status :Individual, Executed by: Attorney, Executed by: Attorney			
2	Name	Photo	Finger Print	Signature
	Shri CHANDRAMA PRASAD SINGH Son of Late RAMDHANI SINGH Executed by: Self, Date of Execution: 31/07/2019 , Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Office	 31/07/2019	 LTI 31/07/2019	31/07/2019
	173, PICNIC GARDEN ROAD, P.O:- TILJALA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BFWPS0481R, Status :Individual, Executed by: Self, Date of Execution: 31/07/2019 , Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Office			
3	Smt SAVITRI DEVI, (Alias: Smt SAVITRI SINGH) Daugther of Late RAMDHANI SINGH ,DALLIPUR,MAUGARI, P.O:- MAUGARI, P.S:- NAUGARH, District:- Varanasi, Uttar Pradesh, India, PIN - 221202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DYLPD0526C, Status :Individual, Executed by: Attorney, Executed by: Attorney			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SURES CHANDRA CHATTERJEE Son of Late SUDHIR KUMAR CHATTERJEE Executed by: Self, Date of Execution: 31/07/2019 , Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Office	 31/07/2019	 LTI 31/07/2019	31/07/2019
	Son of Late SUDHIR KUMAR CHATTERJEE Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACLPC8862H, Status :Individual, Executed by: Self, Date of Execution: 31/07/2019 , Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Office			

OM CONSTRUCTION

Anand Prakash Gupta Partner

OM CONSTRUCTION

Partner

2	Name	Photo	Finger Print	Signature
	Smt RUBY CHATTERJEE (Presentant) Wife of Shri SURES CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 31/07/2019 , Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Office	 31/07/2019	 LTI 31/07/2019	Ruby chatterjee 31/07/2019
	Wife of Shri SURES CHANDRA CHATTERJEE Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACNPC9803C, Status :Individual, Executed by: Self, Date of Execution: 31/07/2019 , Admitted by: Self, Date of Admission: 31/07/2019 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri CHANDRAMA PRASHAD SINGH Son of Late RAMDHANI SINGH Date of Execution - 31/07/2019, , Admitted by: Self, Date of Admission: 31/07/2019, Place of Admission of Execution: Office	 Jul 31 2019 1:42PM	 LTI 31/07/2019	Chandrama Prasad Singh 31/07/2019
	173, PICNIC GARDEN ROAD, P.O:- TILJALA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BRWPS0481R Status : Attorney, Attorney of : Smt KESHARI DEVI, Smt SAVITRI DEVI			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DHANANJOY MANDAL Son of Mr NRIPENDRA NATH MANDAL ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	 31/07/2019	 31/07/2019	Dhananjoy mandal 31/07/2019
Identifier Of Shri CHANDRAMA PRASAD SINGH, Shri SURES CHANDRA CHATTERJEE, Smt RUBY CHATTERJEE, Shri CHANDRAMA PRASHAD SINGH			

OM CONSTRUCTION

Anand Bakash Gupta Partner

OM CONSTRUCTION

Partner

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
		Shri SURES CHANDRA CHATTERJEE-0.20625 Dec,Smt RUBY CHATTERJEE-0.20625 Dec
2	Smt KESHARI DEVI	Shri SURES CHANDRA CHATTERJEE-0.20625 Dec,Smt RUBY CHATTERJEE-0.20625 Dec
3	Shri CHANDRAMA PRASAD SINGH	Shri SURES CHANDRA CHATTERJEE-0.20625 Dec,Smt RUBY CHATTERJEE-0.20625 Dec
4	Smt SAVITRI DEVI	Shri SURES CHANDRA CHATTERJEE-0.20625 Dec,Smt RUBY CHATTERJEE-0.20625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt KESHARI DEVI	Shri SURES CHANDRA CHATTERJEE-0.41059 Dec,Smt RUBY CHATTERJEE-0.41059 Dec
2	Shri CHANDRAMA PRASAD SINGH	Shri SURES CHANDRA CHATTERJEE-0.41059 Dec,Smt RUBY CHATTERJEE-0.41059 Dec
3	Smt SAVITRI DEVI	Shri SURES CHANDRA CHATTERJEE-0.41059 Dec,Smt RUBY CHATTERJEE-0.41059 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1		Shri SURES CHANDRA CHATTERJEE-412.50000000 Sq Ft,Smt RUBY CHATTERJEE-412.50000000 Sq Ft
2	Smt KESHARI DEVI	Shri SURES CHANDRA CHATTERJEE-412.50000000 Sq Ft,Smt RUBY CHATTERJEE-412.50000000 Sq Ft
3	Shri CHANDRAMA PRASAD SINGH	Shri SURES CHANDRA CHATTERJEE-412.50000000 Sq Ft,Smt RUBY CHATTERJEE-412.50000000 Sq Ft
4	Smt SAVITRI DEVI	Shri SURES CHANDRA CHATTERJEE-412.50000000 Sq Ft,Smt RUBY CHATTERJEE-412.50000000 Sq Ft

Endorsement For Deed Number : I - 190303858 / 2019

On 03-07-2019

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 2,02,82,603/-

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

OM CONSTRUCTION

Anand Prakash Gupta Partner

OM CONSTRUCTION

Partner

On 31-07-2019

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 13:22 hrs on 31-07-2019, at the Office of the A.R.A. - III KOLKATA by Smt RUBY CHATTERJEE , one of the Claimants.

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

Execution is admitted on 31/07/2019 by 1. Shri CHANDRAMA PRASAD SINGH, Son of Late RAMDHANI SINGH, 173, PICNIC GARDEN ROAD, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039. by caste Hindu, by Profession Others, 2. Shri SURES CHANDRA CHATTERJEE, Son of Late SUDHIR KUMAR CHATTERJEE, 109B, KESHAB CHANDRA SEN STREET, P.O: AMHERST STREET, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Others, 3. Smt RUBY CHATTERJEE, Wife of Shri SURES CHANDRA CHATTERJEE, 109B, KESHAB CHANDRA SEN STREET, P.O: AMHERST STREET, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Retired Person

Indetified by Mr DHANANJOY MANDAL, , , Son of Mr NRIPENDRA NATH MANDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri CHANDRAMA PRASHAD SINGH, , Son of Late RAMDHANI SINGH, 173, PICNIC GARDEN ROAD, P.O: TILJALA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others as the constituted attorney of 1. Smt KESHARI DEVI VILL- AMINI, P.O: MIRZAMURAD, Thana: MIRZAMURAD, , Varanasi, UTTAR PRADESH, India, PIN - 221307, 2. Smt SAVITRI DEVI , Smt SAVITRI SINGH ,DALLIPUR,MAUGARI, P.O: MAUGARI, Thana: NAUGARH, , Varanasi, UTTAR PRADESH, India, PIN - 221202 is admitted by him

Indetified by Mr DHANANJOY MANDAL, , , Son of Mr NRIPENDRA NATH MANDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,02,844/- (A(1) = Rs 2,02,826/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,02,844/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/07/2019 4:08PM with Govt. Ref. No: 192019200051023551 on 30-07-2019, Amount Rs: 2,02,844/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 116618990 on 30-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,19,802/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 14,14,802/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 93846, Amount: Rs.5,000/-, Date of Purchase: 25/06/2019, Vendor name: S Chatterjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/07/2019 4:08PM with Govt. Ref. No: 192019200051023551 on 30-07-2019, Amount Rs: 14,14,802/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 116618990 on 30-07-2019, Head of Account 0030-02-103-003-02

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Anand Balkash Gupta Partner

Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

OM CONSTRUCTION
Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2019, Page from 153032 to 153073

being No 190303858 for the year 2019.

Seal of the Additional Registrar, Assurance - III, Kolkata

Digitally signed by PROBIR KUMAR GOLDER
Date: 2019.07.31 15:39:48 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 7/31/2019 3:39:19 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

OM CONSTRUCTION

Partner

OM CONSTRUCTION

Partner

(This document is digitally signed.)