

6159/13

I-05623/11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 833175

A 833175

Certified that the document is admissible to registration. The signature sheet and endorsement sheet attached to this document are the part of this document.

Additional District sub-Registrar
Coosigero, Dum Dum, North 24 Pgs

17 MAY 2013

DEED OF SALE

THIS DEED OF CONVEYANCE made on this the 17th day of May 2013
(Two Thousand Thirteen) in Christian Era

BETWEEN

Pradip Neogi

volume no.7, pages 184 to 185, being .517 for the year 1884.

011561

Mo.....
Sold to.....
of.....
Rupees..... Paise.....
PRONATI MUTHHERJEE
LICENSED STAMP VENDOR
9, INDIA EXCHANGE PLACE
Date..... Sign.....

Prodip Neogi
152 B/1 Kali Charan Ghosh Rd
KG-50



30 APR 2013

A 833125



Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 Prg. No.

19 7 MAY 2013

Pintu Mondal
S/o - Hori Pada Mondal
152F, Kali Charan Ghosh Road.
P.S. - Simthra
Kolkata - 700050
Business

2.

SRI DEBASHIS DAS Son of Late Dhiresh Chandra Das , an Indian Citizen , by religion -Hindu , by occupation - Service , residing at 152B, Kali Charan Ghosh Road , P.S. Sinthee , Kolkata- 700050, hereinafter called and referred to the **"VENDOR"** (Which expression shall unless excluded by or repugnant to the context or meaning thereof , be deemed to include his heirs , successors, executors , administrators , representatives and / or assign) of the **ONE PART.**

AND

(1) SRI PRADIP NEOGI , (2) SIMANTO NEOGI , both Sons of Late Krishna Chandra Neogi , both by Nationality - Indian , by religion - Hindu , both by occupation - Business, both are residing at 152 B/1 , Kalicharan Ghosh Road , Police Station - Sinthee , formerly under police station - Cossipore , Kolkata - 700050, District : North 24 Parganas , hereinafter called and referred to the **PURCHASERS** (Which expression shall unless excluded by or repugnant to the context or meaning thereof , be deemed to include their heirs , successors, executors , administrators , representatives and / or assign) of the **OTHER PART .**

WHEREAS one Biswanath Seth was absolutely seized and possessed of two bighas and five Cottahs of land in Kaemi Maurashi Mokarari interest under landlord Majaraja Kamal Krishna Bahadur at an annual rent of 15 Rupees 7 annas 10 gandas being holding No. 222. Touji No. 1298/2833, Division I , Sub Division -14 , Mouza - Sinthee , Cossipore , District 24 Parganas at present North 24 Parganas butted and bounded on the north by the land of the jote of Bashnab Kumar Das , on the east by the Public Road , on the South land of zote of Ramdeya Dhak , Rajnarayan Dhak and on the west by rajar path Dighi , by virtue of a Registered Deed of Bengali pattah dated 11th Aswin , 1289 , B.S. registered in the office of the Sub- Registrar , Cossipore , and entered in book No. I , Volume No. 7, Pages 164 to 166 , being No. 604, for the year , 1882.

AND

WHEREAS one Bama Sundari Dasi , Wife of Biswanath Samanta (seth) transferred absolutely the said Kaemi Mourashi Mokarari interest in the said 2(two) bighas 5(five) Cottahs of land to one Harimati Dassi , Wife of Sristidhar Choan by virtue of a Bengali registered Deed of conveyance dated 5th Sarvana 1291 B.S. for the consideration mentioned therein and registered in the office of Sub Registrar , Cossipore and entered in Book No No.1, Volume No.7, pages 184 to 185, being .517 for the year 1884.



Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 P.S. 20

17 MAY 2013

3.

AND

WHEREAS the said Harimati Dassi was absolutely, lawfully seized and possessed of the said 2(two) bighas and 5(five) cottahs land had been holding and enjoying the rents, profits and issues of the said land since then.

AND

WHEREAS while in enjoyment of rents, profits and issues in the said land the said Harimati Dassi transferred absolutely the Kaemi Mourashi Mokrari interest in the said two bighas and five chittacks of land by a registered Deed of Conveyance dated the 30th Phalgune, 1302 B.S to one Ram Kurnar Ghati, Son of late Ram Sundar Ghati, Mouza sinthi, santapara Lane, P.S. Cossipore, District :24—Parganas at present North:24—Parganas registered in the office of the sub—registrar, Cossipore and entered in rook No.I, Volume No. 11 ,Pages 176 to 177 being No.154, for the year 1898 B.S.

AND

WHEREAS the said Ram Kumar Ghati was thus absolutely seized and possessed of the said land and had been enjoying the rents, profits and issues of the said land since then

AND

WHEREAS during enjoyment of the rents, profits and issues a of the said land the said Ramkumar Ghati died intestate leaving behind him his two Sons viz; Tareeni Charan Ghati and Shyama Charan Ghati as his Only legal heirs and successors who inherited the said land together with other properties. Including The said Holding no.222 left behind by their father late Ram Kumar Ghati

AND

WHEREAS by virtue of a Registered Deed of Partition dated 27th October,1912 the southern ½ share of Holding No.222 measuring one bigha two cottahs and eight chittacks more or less of the said land were allotted to the said shyama Charan Ghati

AND

WHEREAS the said Shyama Charan Ghati died intestate leaving behind him his Wife Smt. Rajubala Ghati and 3(three) sons viz; Atul Krishna Ghati, Kartick Chandra Ghati and Birendra Chandra Ghati as his Only legal heirs and successors who inherited the properties of the said Shyama Charan Ghati including Holding No.222 being the Municipal Premises No. 40,Kalicharan Ghose Road ,Calcutta.

AND

WHEREAS the said Birendra Chandra Ghati instituted a suit being Title Suit No.101 of 1935 for partition in the court, of the Learned 5th Subordinate Judge at Alipore, District :24—Parganas now south:24—Parganas against the said Rajubala Dassi Kartick Chandra Ghati. and Atul Krishna Ghati in respect of the properties left by the said Shyama Charan Ghati ,

P.N.



Addl. District Sub-Registrar
Cossipore, Bum Dum, 24 PRA. ୩୦

17 MAY 2013

4.

AND

WHEREAS the said Birendra Chandra Ghati died intestate childless on the 28th day of October, 1936 after the preliminary decree was passed on compromise in the said suit and the said suit was continued by the said Rajubala Dassi as the plaintiff who inherited besides her $\frac{1}{4}$ th share left by the said Shyama Charan Ghati to the $\frac{1}{4}$ th share of her predeceased son Birendra Chandra Ghati.

AND

WHEREAS the Municipal premises No. 40, Kalicharan Ghosh Road (holding No. 222) thereafter renumbered as Municipal Premises No. 152 Kalicharan Ghosh Road by Corporation of Calcutta which had been divided into four equal shares according to valuation assessed by the Partition Commissioner and the Partition Commissioner submitted his report on 20th September, 1937 and shown as Lot No. 3 in the report as well as in the plan annexed thereto and divided into four equal shares the said property was assigned by order N. 93 dated the 21st September 1938 and $\frac{1}{4}$ th share was assigned to Atul Krishna Das Ghati being the front north belt, $\frac{1}{4}$ th share was assigned to Kartick Chandra Das Ghati from north of the common Passage in the plan of the Partition Commissioner being the back north belt and half share was assigned to Rajubala Dassi.

AND

WHEREAS Kartick Chandra Das Ghati obtained Seven Cottahs two chittacks and thirteen square feet of land as his $\frac{1}{4}$ th share according to valuation by reduction of some land and increasing the width of the common passage from 12' ft to 16' ft. by the Partition Commissioner's report dated 17th Deember. 1937;

AND

WHEREAS by virtue of registered Deed of gift dated the 4th day of August, 1951 the said Kartick Chandra Das Ghati conveyed two cottahs of land Out of 7(seven) Cottahs 2(two) Chittaks and 13(thirteen) square fcet to his daughter Sm. Parul 3ala Das,) and the said deed was registered in the office of the Sub—Registrar, Cossipore, Dum Durn and entered in Book no. I, Volume 54, Pages 121 to 123 being No. 4469, for the year, 1951 ;

AND

WHEREAS the said Rajubala Dassi died intestate on the 20th Januar 1955 leaving her surviving two sons namely Kartick Chandra Ghati and Atul Krishna Ghati as her only legal heirs and successors and as such each of them became owners in respect of half share of the said properties left by the said late shyamacharan Ghati and late Birendra Chandra Ghati.



P. N



Addl. District Sub-Registrar
Coosipore, Bum Dum, 24 Pga. ৩০

17 MAY 2013

5.

AND

WHEREAS by virtue of another registered Deed of Gift dated the 15th December, 1958 the said Kartick Chandra Das Ghati conveyed 1 (one) Cottahs of land of the said holding to his said daughter Srnt. Parul Bala Das which was registered in the office of the Sub-Registrar, Cossipore, Dum Dum and entered in Book No. I , Volume No.92, Pages 225 to 228 ,Being No.8148 for the year, 1958 ;

AND

WHEREAS the said Kartick Chandra Das Ghati died intestate on the 29th day of May 1959, leaving behind him (i) Sri Paresh Chandra Das Ghati, (ii) Sri Ramesh Chandra Das Ghati, (iii) Sm. Angur Bala Das Ghati (iv).sm Parul Bala Das (vi.) Smt Saraswati Das Ghati and (vi) Nimai Chandra Das Ghati who was a born idiot and incapable of managing his property as his only legal heirs and successors under the Hindu succession Act, 1956, who became joint owners of 4(four) Cottahs 1(one)Chittacks and 9(nine) Sq.ft. of the said land along with other properties which had been left by the said late Kartik Chandra Das Ghati

AND

WHEREAS Sm, Saraswati Das Ghati the mother as well as natural guardian of her son nemai Chandra Das Ghati who was a born idiot and incapable of managing his property applied before the District Judge at Alipore, District :24—Parganas now south:24—Parganas to appoint her as guardian of the said Nimai Chardra Das Ghati;

AND

the Learned District Judge at Alipore by his order dated 5th February 1960 in Act IV case no.213 of 1959 appointed the aforesaid Sm. Saraswati Das Ghati the mother of the said Nimai chandra Das Ghati as the guardian of the said Nirnai Chandra Das Ghati.

AND

WHEREAS the said Sm. Saraswati Das Ghati the guardian appointed by the Learned court of the person and property of Nimai Chandra Das Ghati applied before the District : Judge at Alipore District :24—Parganas now south 24—Parganas for permission to sell the $\frac{1}{4}$ th share of the said Nimai Chandra Das Ghati out of the 4(four) Cottahs 1(one)Chittacks and 9(nine) sq.ft. of the said land i.e, Municipal premises No.152, Kalicharan Ghosh Road within the Municipal limit of the corporation

AND

WHEREAS the Learned District Judge by his order dated the 25th day of May 1960 in Misc Judicial Case No102/60 in Act IV Case No.213/59 empowered the said Sm Saraswati Das Ghati to dispose absolutely by private sale the said $\frac{1}{6}$ th share of nemai Chandra Das Ghati in the said 4(four) Cottahs 1(one) Chittacks and 9(nine) Square feet of land, of Municipal premises no.152. Kalicharan Ghosh Road within the limits of the corporation of Calcutta ;

P. N.



Addl. District Sub-Registrar
Cossipore, Bum Dum, 24 Pra. 00

17 MAY 2013

AND

WHEREAS the said (1) sri Paresh chandra Das Ghati, (ii) Sri Ramesh Chandra Das Ghati (iii) sri Augurbala Das Ghati, (iv), Sm Parul Bala Das, (v). Sm. Saraswati Das Ghati, and (vi). Sri Nimai Chandra Das Ghati represented by his guardian mother sold the entire 4(four) cottahs 1(one) Chittacks and 9(nine) Square feet of land to sm. Renuka Kar Choudhury by a registered Kobala dated 29th July, 1960 which had been entered in Book No. 1, volume 74, Pages 191 to 202 Being .6437, for the year. 1960 ;

AND

WHEREAS the said Smt. Renuka Kar Chowdhuri thus absolutely seized and possessed of the said land measuring 4(four) cottahs 1(one) chittacks and 9(nine) Sq. feet and had been enjoying the rents, profits, and issues since purchase;

AND

WHEREAS during the enjoyments of rents. Profits and issues the said Sm. Renuka Kar Chowdhury sold away 2 (two) cottahs 4(four) Chittacks and 9(nine) Sq. feet of land Out of the said 4(four) Cottahs 1(one) chittacks and 9 (nine) Sq.ft. of land to one Sm. shefali Bhattacharjee by a registered Deed of Conveyance which has been registered in the office of the Sub—Registrar, Cossipore Dum Dum ;

AND

WHEREAS the said Sm. Renuka Kar Chowdhury while seized and possessed of the remaining 1(one) cottahs 13(thirteen) Chittacks of land appertaining to the said Calcutta Corporation premises No. 152, Kalicharan Ghosh Road renumbered as Premises No. 152B, Kalicharan Ghosh Road got a building plan sanctioned by the Corporation of Calcutta upon the said One cottahs thirteen chittacks of land and sold the same along with right of sanctioned building plan for valuable consideration to one Bishnupada Ghosh and delivered vacant possession thereof by virtue of Deed of sale dated 2nd day of March, 1962 which been registered in the Office of the Sub-Registrar at Cossipore Dum Dum and entered in Book No. I, volume No. 2. Pages 217 to 229 being No. 1525, For the year 1962 ;

AND

WHEREAS the said Bishnupada Ghosh while absolutely seized and possessed of the said 1(one) Cottah: 13(thirteen) Chittacks of land, constructed an 01 (one) storied pucca building thereon as per the sanctioned plan and had been enjoying rent, profits and issues thereof ;

AND

WHEREAS the said Bishnupada Ghosh let out the entire premises along with the structure thereon to sri Dhiresh chandra Das, the husband of Smt. Arati Das since deceased and the said Sri Dhiresh Chandra Das had been residing therein and possessing the same since May, 1969 ;

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P.N.



Addl. District Sub-Registrar
Cossipore, Bum Dum, 24 Pga. 30

17 MAY 2013

7.

AND

WHEREAS the said Bishnupada Ghosh while in enjoyment of the rents, profits and issues of the said premises sold the same to Smt. Arati Das for a valuable consideration by virtue of a registered Deed of sale dated 28th day of January, 1976 which has been registered in the office of the sub-Registrar, Cossipore Dum Dum and entered in Book No I, Volume No, 1, pages 213 to 226 Being No, 545 for the year. 1976

AND

WHEREAS the Smt. Arati Das thus while absolutely seized and possessed of the said premises being 152B Kalicharan Ghosh Road, Kolkata-700050, sold the said 1(one) Cottahs 13(Thirteen) Chittacks of land along with a one storeyed pucca structure standing thereon, free from all encumbrances unto Sri. Dhiresh Chandra Das for valuable consideration by virtue of a Deed Sale dated 4th September 1993 and registered in the office of the R.A. Calcutta in Book No. I, Volume No. 301, [ages 1 to 25, being No. 12734, for the year 1993.

AND

AND WHEREAS the said Dhiresh Chandra Das having thus become the absolute owner of the said premises No. 152B, Kali Charan Ghosh road, containing 1(one) Cottahs 13(Thirteen) Chittack of land with one storeyed building thereon by virtue of purchase as aforesaid and while absolutely seized and possessed of the said property being the said premises No. 152B, Kali Charan Ghosh Road, Kolkata -700050 died intestate and as a widower On 21st June 2009 leaving his only child being his Son Debashis Das the vendor herein and none else as his sole heir as per provision of the Hindu Succession Act. 1956 and it is relevant to mention here that Smt. Arati Das the wife of said Dhiresh Chandra Das died on 20th June 2002.

AND

WHEREAS the said Debasish Das, the vendor herein have thus become the absolute owner of the said premises No. 152B, Kali Charan Ghosh Road, Kolkata - 700050, as the sole heir of the said Dhiresh Chandra Das since deceased, and the vendor has accordingly mutated his name as the owner of the said premises No. 152B, Kali Charan Ghosh Road, Kolkata - 700050, in the record of the Kolkata Municipal Corporation.

AND WHEREAS the vendor herein on account of his legal necessary in need of money announced for sale of the said property being premises No. 152B, Kali Charan Ghosh Road, Kolkata -700050, and the purchasers herein in response to the said announcement agreed to purchase the said property free from all encumbrances at or for a price of **Rs. 30,00,000/- (Rupees Thirty Lac) only** and the vendor has accepted the said offer.

P.N.



Addl. District Sub-Registrar
Cossipore, Bum Dum, 24 Pra. 1999

17 MAY 2013

AND WHEREAS The vendor has thus agreed to sell an to purchasers have agreed purchase the said property being premises No. 152B , Kali Charan Ghosh Road free from all encumbrances at or for a price of **Rs. 30,00,000/- (Rupees Thirty Lac) only**

NOW THIS DEED OF CONVEYANCE WITNESSETH that pursuance of the said agreement between the Vendor and the Purchasers and inconsideration of the said sum of **Rs. 30,00,000/- (Rupees Thirty Lac) only** paid by the Purchaser to the vendor (the receipt whereof the vendor doth hereby as well as by the receipt hereunder given admits and acknowledges and of and from the payment of the said sum and every part thereof acquit, release and discharge the Purchaser as well as the land, building hereditament and premises hereby conveyed and transferred absolutely and for ever the vendor doth hereby indefeasibly grant ,sell, convey, transfer and assign unto the Purchaser, free from all encumbrances **ALL THAT** piece and parcel of land measuring 1(one)Cottahs 13(thirteen) Chittacks more or less and a one storied building thereon more fully and particularly described in the schedule A hereunder written and shown in the plan annexed bordered RED (hereinafter referred to as the said property) **OR HOWSOEVER OTHERWISE** the same or any portion thereof is or are now hereto before was or were situate. butted and bound, called known, numbered, described or distinguished or reputed so to be AND deliver possession thereof unto the Purchasers with all rights and easements privileges, appurtenances appertaining thereto including all rights and easements both overhead and under ground over the 16'ft,wide road on the south to the said premises running from East to West, messuage and tenements standing thereon with all its appurtenances and adjuncts, together with all yards court yars , areas, trees, swears, drains, waterways paths passages , lights, liberties, privileges to the said land and premises belonging or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and hereby granted and conveyed unto and to the use of the Purchasers the AND the reversion or reversions and remainder or remainders and the rents, issues and profits thereof and every part thereof **TOGETHER WITH** the full benefits, advantage, and use of the roads and roadways abutting the said land, building, hereditaments and property hereby conveyed with full right and liberty for the purchasersto use the same for all purposes in connection with the enjoyment of the said land, building, hereditarnents and property including the right for the Purchasers and their successors in title and all persons authorized by him Or Otherwise having occasion to visit the said property of Purchasers to pass and re-pass with or without horses, cattle carts .carriages. motor ears ,and other vehicles over and along the said roads and roadways as same are flow **TOGETHER WITH**

P.N



Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 PRA. NO
17 MAY 2013

✓ full right and liberty to the Purchasers and ~~their~~ successors in title in respect of the said lands building hereditaments and property hereby conveyed to have gas telephone, electricity, water line, drain and other connections through under or overhead the said roads and roadways **AND** the estate right, title and interest property claim or demand whatsoever of the vendor into and upon the said plot of land and building thereon, hereditament and property and/or rights hereby granted, sold conveyed and transferred and every part thereof with full power and authority to the Purchasers to apply for and mutate their names in the Calcutta Municipal Corporation and elsewhere as may be required in respect of the said property **TO HAVE AND TO HOLD** the said plot of land and building hereby granted, sold, conveyed, transferred and assigned or expressed and intended so to be with all rights of easement and appurtenances thereto including the rights over and in respect of the said 16ft.wide road unto the Purchasers absolutely end for ever ;

And the purchaser being the owner of the said property by virtue of purchase as per these presents shall have the absolute authority to sell transfer the said property in any manner he likes and the purchaser shall have the authority to amalgamate the said property with any adjacent property .

AND the VENDOR doth hereby covenant and agree with the purchaser as follows :-

That Notwithstanding any act, deed, matter or thing whatsoever by the Vendor made, done, committed or knowingly permitted or suffered to the contrary the Vendor now hath good right and full power and lawful and absolute authority and indefeasible title to grant sell, convey transfer and assign the said property and every part thereof unto the Purchaser in the manner as aforesaid.

That the Purchasers shall and may at all times hereafter peaceably hold and enjoy the said land and building and receive the rent, issues and profits thereof without interruptions claim Or demand whatsoever from or by the vendor or any other person or persons claiming through under or in trust for the vendor **AND** that free and clear and freely and clearly and absolutely acquitted exonerated and discharged from Or by the said vendor and well and effectually saved defended kept harmless and indemnified from and against all and all manner of former and other estates right, titles. liens, charges and encumbrances whatsoever created made done or suffered under or in trust for him .

That the vendor and all other persons having or claiming any estate right, title ,interest property claim or demand, whatsoever of unto upon or put or the said land and building or any part thereof from through under or intrust for him shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make execute and perfect Or cause to be


P.N.



Addl. District Sub-Registrar
Cossipore, Buni Dum, 24 Pra. 130

17 MAY 2013

done, executed and perfected with reasonable and proper despatch all such further and other assurances acts, deeds and things whatsoever for further better, more perfectly assuring or confirming the said land and building or any part thereof unto and to the use of the Purchaser for ever in manner as aforesaid as by the said Purchasers may be reasonably required at the cost of the Purchaser **AND** the said Vendor doth hereby covenant with the Purchaser and declare that he is seized and possessed of and not in any way encumbered Or charged or cause to be encumbered or charged the property conveyed by this Deed of Sale or that the property hereby conveyed, the Vendor has not entered into any agreement with any person to sell and/or transfer the said premises or that the said has not been dedicated to any deity and is not subject matter of any trust or, any litigation and it is not charged for any unpaid wealth tax, income tax Or Corporation rates, or that the property has not been acquired or under requisition by the Government or any other authority ;

AND the vendor further covenants that if it transpires that the property hereby conveyed by the Vendor is not free from all encumbrances as hereinbefore stated the vendor successors in title or representatives shall be liable for all consequences to the Purchasers their successors, heirs, representatives and/or authorized persons, before all courts of law and shall be bound to make good any loss sustained by him/them

The vendor this day hands over to the Purchasers all title, deeds, papers more fully and specifically described in the Schedule B hereunder written, which are in his possession or custody relating to the said premises hereby conveyed

SCHEDULE A BOVE REFERRED TO

ALL THAT piece or parcel of Bastu land containing an area of 1(one) Cottah 13(thirteen) Chittacks be the same a little more or less with an one storied pucca building standing thereon of cemented floor having a covered area of 838 Sq. ft including electric connections, tap water etc. lying at and being premises no.152B Kaiicharan Ghosh Road in Ward No. 2 within the Municipal limit of Calcutta Municipal Corporation, formerly District of 24—Parganas at present North 24—Parganas, Additional District Sub—registration Office Cossipore Dum Dum Police Station Sinthee formerly Cossipore, comprised in Touzi No. 1298/2833, Panchanagrarn, division - I, sub—division-14, a portion of Holding No-222, butted and bounded by.

P. N.



Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 PRA. 00

17 MAY 2013

ON THE NORTH

:- Premises No. 150F / 1B & 150 F /1B /1,
Kalicharan Ghosh Road .

ON THE SOUTH

:- 16'Ft Wide Road

ON THE EAST

:- House of smt. Parul Bala Dasi being premises
No. 152 A , Kalicharan Ghosh Road .

ON THE WEST

:- House of Sri Sumantha Neogi being premises No.
152B/1, Kalicharan Ghosh Road .

SCHEDULE B ABOVE REFERRED TO

1. A registered Deed of sale in original dated 28th day of January , 1976 , being No. 545 executed by Bishnupada Ghosh in favour of Smt. Arati Das
2. A registered Deed of Sale in original dated 2nd day of March , 1962 , being No. 1525, executed by Sm. Renuka Kar Chowdhury in favour of Sri Bishnupada Ghosh
3. A registered Deed of sale in original dated 4th day of Sept. 1993 and registered in the office of R.A. Calcutta in Book No. I, Volume No. 301, Pages 1 to 25 Being No. 12734 , for the year 1993
4. All original tax bill , electric bill , mutation certificate .

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

SIGNED SEALED AND DELIVERED

In the presence of:

Witnesses:

1. Moumita Das
152.B, K.C. Ghosh Road
Kolkata- 50

Debashis Das
SIGNATUER OF THE VENDOR

2. Narayan K. Majumder
Adv.
157 M. B. Road,
Birati, Kolkata-700051.

1. Pradipt Neogi

2. Simanta Neogi

SIGNATURE OF THE PURCHASERS



Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 Pga. NO.

17 MAY 2013

RECEIVED the sum of **Rs. 30, 00,000/- (Rupees Thirty Lac)only** being the within mentioned Consideration from the purchasers as per Memo below: -

By DD NO. 001976 dt. 08.5.2013 issued by IDBI Bank, Sankhmore Branch — Rs. 800000.00
By DD NO. 001979 " " " " " " — Rs. 800000.00
By DD NO. 001980 " " " " " " — Rs. 300000.00
By Banker's Cheque No. 012541 dt. 03.5.2013 issued by Allahabad Bank, South Sankh Br. — Rs. 600000.00
By Banker's Cheque No. 012542 " " " " " " — Rs. 500000.00

(Rupees Thirty Lac)

1) Mournita Das

SIGNATURE OF THE VENDOR

2) Narayan Ch. Majumder.
Adv.

James H. C.
Advocate
10/3/33/1966



Addl. District Sub-Registrar
Cossipore, Bum Dum, 24 Pgs. ৩০

17 MAY 2013

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 06159 / 2013, Deed No. (Book - I , 05623/2013)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|--|---|---|-------------------------|
| Debashis Das 152 B, Kali Charan Ghosh Road, Kolkata, Thana:-Sinthee, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050 |  17/05/2013 |  LTI 17/05/2013 | Debashis Das 17/5/13 |

II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|--|--------|---|--|---------------|
| 1 | Debashis Das Address -152 B, Kali Charan Ghosh Road, Kolkata, Thana:-Sinthee, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050 | Self |  17/05/2013 |  LTI 17/05/2013 | Debashis Das |
| 2 | Prodip Neogi Address -152 B/1, Kali Charan Ghosh Road, Kolkata, Thana:-Sinthee, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050 | Self |  17/05/2013 |  LTI 17/05/2013 | Prodip Neogi |
| 3 | Simanto Neogi Address -152 B/1, Kali Charan Ghosh Road, Kolkata, Thana:-Sinthee, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050 | Self |  17/05/2013 |  LTI 17/05/2013 | Simanto Neogi |

Name of Identifier of above Person(s)

Pintu Mondal
152 F, Kali Charan Ghosh Road, Kolkata,
Thana:-Sinthee, District:-North 24-Parganas, WEST
BENGAL, India, Pin :-700050

Signature of Identifier with Date

Pintu Mondal.
17-05-2013





Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 05623 of 2013
(Serial No. 06159 of 2013 and Query No. L000009521 of 2013)

On 17/05/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

1. Rs. 40000/- is paid , by the draft number 757533, Draft Date 08/05/2013, Bank Name State Bank of India, NORTHERN AVENUE, received on 17/05/2013
2. Rs. 21196/- is paid , by the draft number 757539, Draft Date 08/05/2013, Bank Name State Bank of India, NORTHERN AVENUE, received on 17/05/2013

(Under Article : A(1) = 61182/- ,E = 14/- on 17/05/2013)

Certificate of Market Value(WB PUVI rules of 2001)

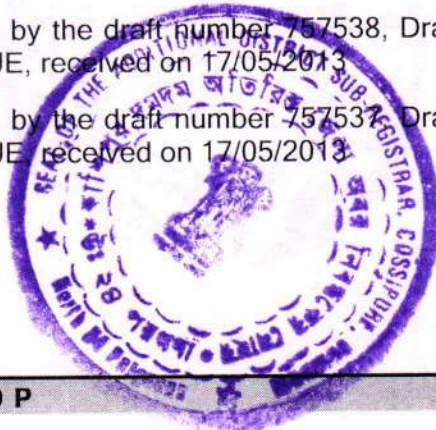
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-55,62,675/-

Certified that the required stamp duty of this document is Rs.- 389407 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 48000/- is paid , by the draft number 757522, Draft Date 06/05/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 17/05/2013
2. Rs. 48000/- is paid , by the draft number 757523, Draft Date 06/05/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 17/05/2013
3. Rs. 48000/- is paid , by the draft number 757524, Draft Date 06/05/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 17/05/2013
4. Rs. 48000/- is paid , by the draft number 757526, Draft Date 06/05/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 17/05/2013
5. Rs. 48407/- is paid , by the draft number 757529, Draft Date 06/05/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 17/05/2013
6. Rs. 48000/- is paid , by the draft number 757538, Draft Date 08/05/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 17/05/2013
7. Rs. 48000/- is paid , by the draft number 757537, Draft Date 08/05/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 17/05/2013



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
EndorsementPage 1 of 2

17/05/2013 01:23:00 P



Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 05623 of 2013
(Serial No. 06159 of 2013 and Query No. L000009521 of 2013)

8. Rs. 48000/- is paid , by the draft number 757527, Draft Date 08/05/2013, Bank : State Bank of India, NORTHERN AVENUE, received on 17/05/2013

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

Presented for registration at 12.07 hrs on :17/05/2013, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Debashis Das ,Executant.

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

Execution is admitted on 17/05/2013 by

1. Debashis Das, son of Late Dhiresh Ch Das , 152 B, Kali Charan Ghosh Road, Kolkata, Thana:-Sinthee, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050, By Caste Hindu, By Profession : Service
2. Prodip Neogi, son of Late Krishna Chandra Neogi , 152 B/1, Kali Charan Ghosh Road, Kolkata, Thana:-Sinthee, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050, By Caste Hindu, By Profession : Business
3. Simanto Neogi, son of Late Krishna Chandra Neogi , 152 B/1, Kali Charan Ghosh Road, Kolkata, Thana:-Sinthee, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050, By Caste Hindu, By Profession : Business

Identified By Pintu Mondal, son of Hori Pada Mondal, 152 F, Kali Charan Ghosh Road, Kolkata, Thana:-Sinthee, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700050, By Caste: Hindu, By Profession: Business.

Debashis Das

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM

Prodip Neogi

Simanto Neogi



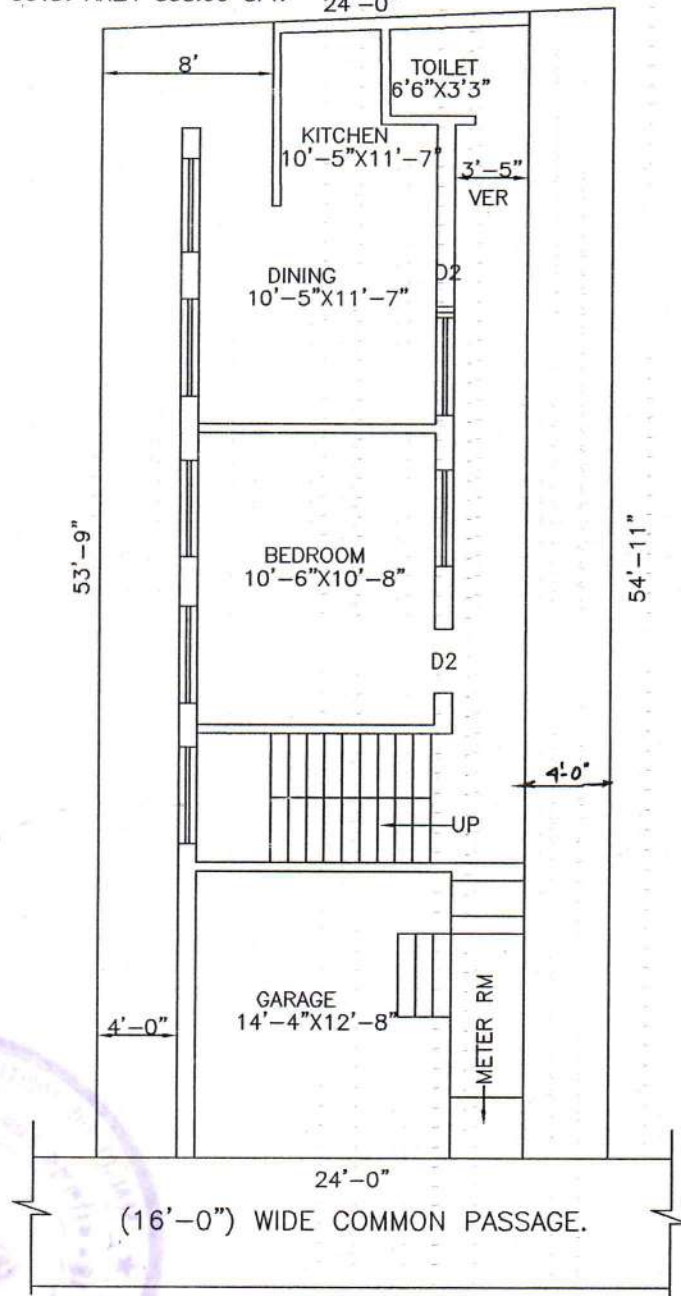
(Utpal Kumar Basu)

A. D. S. R. COSSIPORE DUMDUM

17/05/2013 01:23:00 P

EndorsementPage 2 of 2

SITE PLAN FOR PRE: NO:-152/B, KALI CHARAN GHOSH ROAD.
 WARD NO:-2, BOROUGH NO:-I KOLKATA:-700050, P.S:-SINTHEE
 AREA OF LAND:-1 K. 13 CH. 0 SFT.
 AREA BOUNDED BY RED BORDER.
 EXISTING COVD. AREA=838.00 SFT. 24'-0"



SITE PLAN

SCALE 0'-1"=8'-0"

Bablu Biswas
BABLU BISWAS
 LBS KOLKATA MUNICIPAL CORPORATION
 LICENCE NO.-1150
 Class - 1
 110/22/C, B. T. Road, Kol-108

SIG. OF L.B.S

Debashis Das

SIG. OF OWNER

Pradip Neogi
Simanta Neogi

SIG. OF PURCHASER S



Addl. District Sub-Registrar
Cossipore, Bum Dum, 24 Pgs. 30

17 MAY 2013


































Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 8448 to 8466
being No 05623 for the year 2013.



(Utpal Kumar Basu) 20-May-2013
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM
West Bengal

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

| SL. No. | Signature of the Executants/ Presentants | | | | | |
|---------|---|---|--|---|---|---|
| |  Prodip Neogi | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| | |  |  |  |  |  |
| |  Simant Neogi | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| | |  |  |  |  |  |
| |  Debash Das | Little | Ring | Middle | Fore | Thumb |
| | | (Left Hand) | | | | |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle | Ring | Little |
| | | (Right Hand) | | | | |
| | |  |  |  |  |  |

14



Addl. District Sub-Registrar
Cossipore, Bum Dum. 24 Pgs. 00.

17 MAY 2013