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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Doc. 1-232792/16  
M.C. 3739/77 P 067206

16/7/13  
 3-10  
 Tax no 2397  
 J. 250  
 352  
 Additional Registrar of Assurances II  
 Kolkata  
 24/5/17  
 MW 1365/24/5/17  
 1821/17



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

Additional Registrar of Assurances-II, Kolkata

4/10/16

**DEED OF CONVEYANCE**

THIS INDENTURE OF SALE made on this 24<sup>th</sup> day of May Two Thousand and Thirteen, in the Christian Era.

Contd.....P/2

No. 1599 Value..... | 8 MAY 2013  
Date.....  
Sold to.....  
Address.....  
Vendor.....

JOY DEEP DAS  
(Advocate)  
High Court, Cal.

Sealdah Civil Court  
(ALOKA MUKHERJEE)

Arifit Singha Roy



c-4292

Arifit Singha Roy



c-4293

Housheer Sen



c-4294

Priyanka Sen



c-4295

Bidyut Parma Dhar

P. Pandey Sen.

Son of Deba Chandra Sen.

47/11, Green Ground Chowdhury

Area Kolkata - 700008

P.S. - Amestout

Business



REGISTRAR  
OF ASSURANCES - II, KOLKATA  
24 MAY 2013



**BETWEEN**

(1) **MOUSHUMI SEN**, wife of Late Swapan Kumar Sen and daughter-in-law of Late Duniya Chand Sen, by faith Hindu, by occupation Housewife, (2) **PRIYANKA SEN**, daughter of Late Swapan Kumar Sen ... .. by faith Hindu, both presently residing at 65 A, Satish Mukherjee Road, Kolkata-700 026 and (3) **BIDYUT PARNA DHAR**, wife of Sri Nagendra Lal Dhar and daughter of Late Duniya Chand Sen, presently residing at 205 , Lake Town, Block-A, Kolkata-700 089 under Police Station Lake Town, hereinafter collectively called and referred to as the "**VENDORS**" (which expression shall unless excluded or is repugnant to the context shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART** :

*Bidyut Parna Dhar  
Priyanka Sen  
Moushumi Sen*

**AND**

**SRI AVIJIT SINGHA ROY**, son of Late Ganesh Chandra Singha Roy, by faith Hindu, by occupation Business, having **PAN NO.- ADHPR3364C**, presently residing at Nawapara (Roy Para), P.O.-Hatiara, P.S. New Town, Kolkata-700 157, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded or is repugnant to the context shall mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART** :

**WHEREAS** one Sm. Hembala Dassi, since deceased, the mother of Gunindra Mohan Bosu the deceased abovenamed was at all material times the absolute owner of various properties including a vacant plot of land hereditaments and premises No.-65, Cornwallis Street (now known as No.-65, Bidhan Sarani) in the town of Calcutta.

**AND WHEREAS** by a Deed of Trust made on and bearing dated the 20<sup>th</sup> September, 1938, between Charu Chandra Bosu & Anr. and Sm. Hembala Dassi Registered in Book No.-I, Volume No.-121, Pages 132 to 140, Being No.-3715 for the year 1938 in the office of the Registrar of Assurances Calcutta the said Sm. Hembala Dassi, since deceased, created a Trust Inter-  
alla in respect of certain properties including the said plot of land and

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premises No.-65, Cornwallis Street (now known as Premises No.-65, Bidhan Sarani) and by the said Deed of Trust the said Sm. Hembala Dassi since deceased appointed herself as the Sole Trustee in respect of properties mentioned therein with the proviso inter-alia that after the death of the said Trustee Sm. Hembala Dassi the said Plot of Land and Premises No.-65, Cornwallis Street, (now known as Premises No.-65, Bidhan Sarani) Calcutta would automatically vest in her eldest son Gunindra Mohan Bosu and his heirs absolutely.

**AND WHEREAS** by a Kabuliyat or Lease in Bengali language and character bearing date the 13<sup>th</sup> September, 1947 the said Sm. Hembala Dassi as Lessor granted and demised the said Plot of vacant Land and Premises No.-65, Cornwallis Street, Calcutta (now known as Premises No.-65, Bidhan Sarani) by way of Lease unto one Pannalal Shaw since deceased and one Brindaban Chandra Shaw as Lessees for a term of 8 years commencing from the 1<sup>st</sup> December, 1951 till November, 1959 at a monthly rent of Rs. 400/- on the terms and conditions particularly mentioned and set forth in the hereinbefore in part recited Bengali Lease, or Kabuliyat dated the 13<sup>th</sup> September, 1947 and in particular with the right and liberty to construct pucca building or tiled hut on the demised land.

**AND WHEREAS** Pannalal Shaw one of the two Lessees under the said Lease died some times thereafter leaving a Will whereby and whereof he the said Pannalal Shaw since deceased appointed his nephew Ganesh Chandra Shaw as his sole Executor.

**AND WHEREAS** Probate of the said Will was granted to the said Ganesh Chandra Shaw on or about the 18<sup>th</sup> July, 1948 by the High Court at Calcutta in its Testamentary and Intestate jurisdiction **AND WHEREAS** on or about the 11<sup>th</sup> January, 1957 the said Sm. Hembala Dassi died whereupon, the said Gunindra Mohan Bosu became the sole and absolute owner of the said land and hereditament No.-65, Cornwallis Street, Calcutta (now known as Premises No.-65, Bidhan Sarani, Calcutta) free from any Trust as provided under the terms of the said Deed of Trust dated 20<sup>th</sup> September, 1938.

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**AND WHEREAS** in the events which happened the said Brindaban Chandra Shaw and the said Ganesh Chandra Shaw as successor-in-interest of the said Pannalal Shaw deceased as such Lessees became the tenants under the succeeding Lessor the said Gunindra Mohan Bosu for the unexpired term of the Lease granted by the said Sm. Hembala Dassi the mother and predecessor-in-interest of the said Gunindra Mohan Bosu.

**AND WHEREAS** the said lease expired on the 30<sup>th</sup> November, 1959.

**AND WHEREAS** disputes and differences arose between the said parties and the said Gunindra Mohan Bosu as owner of the said Plot of Land and premises started several proceedings for eviction of the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as the ex-lessee and for possession of the land with the structures and buildings and for damage and mesne profits.

**AND WHEREAS** the said proceedings were contested by the said Brindaban Chandra Shaw and Ganesh Chandra Shaw.

**AND WHEREAS** further litigations were subsequently started in the Hon'ble High Court at Calcutta as off shoot from the said Gunindra Mohan Bosu as owner against the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as ex-Lessees on or about the April, 3, 1963 in the Hon'ble High Court at Calcutta being Suit No.-606 of 1963 (Gunindra Mohan Bosu - vs- Brindaban Chandra Shaw & Anr.) wherein the said Gunindra Mohan Bosu was the Plaintiff and the said Brindaban Chandra Shaw and the said Ganesh Chandra Shaw were the defendants; for a Decree for recovery of Khas vacant possession of Premises No.-65, Cornwallis Street, Calcutta for mesne profits and / or damages and for several other reliefs as particularly mentioned in the Plaint filed in the said Suit.

**AND WHEREAS** the said Suit came up for hearing before His Lordship the Hon'ble Mr. Justice Bijayesh Mukherjee one of the Judges of the Hon'ble High Court at Calcutta on or about the 7<sup>th</sup>, 11<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 18<sup>th</sup> February, 1966 and 25<sup>th</sup> August, 1966.

**AND WHEREAS** on the 25<sup>th</sup> August, 1966 the said Suit No.-606 of 1963 (Gunindra Mohan Bosu -vs- Brindaban Chandra Shaw & Anr.) was by consent, decreed in accordance with the terms of Settlement filed in the said

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Suit. The said consent Decree provided that Brindaban Shaw and Ganesh Chandra Shaw would in the first instance grant transfer and convey unto and to the said Gunindra Mohan Bosu all their right, title and interest in the buildings and structures erected by them and standing on the land Premises No.-65, Cornwallis Street, Calcutta (now known as Premises No.-65, Bidhan Sarani, Calcutta) belonging to the said Gunindra Mohan Bosu by Deed of Conveyance in consideration of the sum of Rs. 30,000 to be paid by the said Gunindra Mohan Bosu as Purchaser to the said Brindaban Chandra Shaw and Ganesh Chandra Shaw as Vendors and that by virtue of such transfer and conveyance the said Gunindra Mohan Bosu as such Purchaser would be entitled to possession of the said structures and become solely entitled to receive and realize all rents issues and profits which have accrued due and payable by the tenants inducted thereon by the said Brindaban Chandra Shaw and Ganesh Chandra Shaw on and from the 1<sup>st</sup> day of May, 1966 and also that the other terms and conditions set forth in the said terms of settlement being annexure to the consent Decree dated 25<sup>th</sup> August, 1966 would be implemented and given effect to as contemplated therein and a Decree would be passed accordingly.

**AND WHEREAS** by a Conveyance made between Brindaban Chandra Shaw, Ganesh Chandra Shaw and Gunindra Mohan Bosu dated 24<sup>th</sup> day of August, 1966 Registered in Book No.-1, Volume No.-144, Pages from 97 to 108, Being No.-4577 for the year 1966 in the office of the Registrar of Assurances of Calcutta the said Brindaban Chandra Shaw and Ganesh Chandra Shaw pursuant to the said Agreement as set forth in the Terms of Settlement as hereinbefore recited and for the consideration therein mentioned sold, transferred, conveyed to the said Gunindra Mohan Bosu all that the pucca buildings and structures erected and built by Brindaban Chandra Shaw and Ganesh Chandra Shaw more fully described in the Schedule thereunder written and standing on the land hereditaments and premises of Gunindra Mohan Bosu known as Premises No.-65, Bidhan Sarani in the town of Calcutta (formerly known as Premises No.-65, Cornwallis Street) together with all right, title to and interest whatsoever of the said Brindaban Chandra Shaw and Ganesh Chandra Shaw in the said buildings and structures and all

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appurtenances thereto and thereunto belonging **AND WHEREAS** the said Gunindra Mohan Bosu thus became the absolute owner being seized and possessed of or otherwise well and sufficiently entitled to the said tenanted Premises No.-65, Bidhan Sarani, in the town of Calcutta (formerly known as Premises No.-65, Cornwallis Street, Calcutta) including the buildings and structures thereon more fully described in the Schedule "A" hereunder written for an estate equivalent to an absolute estate of inheritance in fee simple in possession free from all encumbrances, charges, liens, leases, wakf, debutter, trust, lispensens.

**AND WHEREAS** on the 28<sup>th</sup> day of November, 1971 the said Gunindra Mohan Bosu who was a Hindu Governed by Dayabhaga School of Hindu Law died intestate leaving him surviving Sm. Basanti Bosu and Amal Kumar Bosu as his widow and only son as his heir, heiress and legal representatives.

**AND WHEREAS by virtue of a Deed of Conveyance dated 9<sup>th</sup> day of October, 1974** duly registered in the Office of the Registrar of Assurances, Calcutta in Book No.-I, Volume No.-222, Pages from 272 to 290, Being No.-6200 for the year 1974, the said Basanti Bosu and Amal Kumar Bosu of P-79, Lake Road in the town of Calcutta indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece and parcel of Bastu land containing by estimation an area of **7 Cottahs 8 Chittacks** be the same a little more or less together with two storied kutcha/pucca tenanted structures thereon measuring about 8400 Sq. Ft. be the same a little more or less including all easement rights and appurtenances thereto lying situate at Premises No.-65, Cornwallis Street (now known as Premises No.-65, Bidhan Sarani) in the north division of town of Calcutta, within the limits of Calcutta Municipal Corporation, particularly mentioned and described in the Schedule "A" thereunder written unto and in favour of Smt. Usharani Sen, since deceased, Sri Uday Sankar Sen and Sri Pannalal Sen therein free from all encumbrances whatsoever and the said Smt. Usharani Sen, since deceased, Sri Uday Sankar Sen and Sri Pannalal Sen duly mutated their names in the records of Calcutta Municipal Corporation as recorded owners.

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**AND WHEREAS** while seized and possessed the said tenant occupied property at Premises No.-65, Bidhan Sarani, one of the co-owner namely Usharani Sen died intestate leaving behind her surviving legal heirs, heiress, namely (1) **UDAY SHANKAR SEN**, son of Late Duniya Chand Sen, by faith Hindu, by occupation Business, presently residing at CD-202, Sector-I, Salt Lake City, Kolkata-700 064, (2) **PANNA LAL SEN**, son of Late Duniya Chand Sen, by faith Hindu, by occupation Business, presently residing at 47/1, Guru Prasad Chowdhury Lane, Kolkata-700 006, (3) **MOUSHUMI SEN**, wife of Late Swapan Kumar Sen and daughter-in-law of Late Duniya Chand Sen, presently residing at 65/A, Satish Mukherjee Road, Kolkata-700 026, (4) **PRIYANKA SEN**, daughter of Late Swapan Kumar Sen and daughter-in-law of Late Duniya Chand Sen, presently residing at 65/A, Satish Mukherjee Road, Kolkata-700 026, (5) **SAMAR KUMAR SEN**, son of Late Duniya Chand Sen, presently residing at 27/2/J, Bakul Tala Lane, Kolkata-700 042, (6) **BIDHYUT PARNA DHAR**, wife of Sri Nagendra Lal Dhar and daughter of Late Duniya Chand Sen, presently residing at 205/A, Lake Town, Block-A, Kolkata-700 089, (7) **JHARNA PAUL**, wife of Late Manoranjan Paul and daughter of Late Duniya Chand Sen, presently residing at Building No.-12, Flat Nos.-1205 & 1206, Indradarshan II, Osihwors, Andheri West, Mumbai-400 053, (8) **ARCHANA DHAR**, wife of Sri Rohini Ranjan Dhar and daughter of Late Duniya Chand Sen, presently residing at P-53, Unick Park, Near Debalaya, Kolkata-700 038 and (9) **ALPANA DHAR**, wife of Sri Ranjit Kumar Dhar and daughter of Late Duniya Chand Sen, presently residing at Kabitirtha Sarani, Kolkata, who had inherited the property mentioned above as per Law of Inheritance.

*Bidyut Parna Dhar  
Priyanka Sen  
Moushumi Sen*

**AND WHEREAS** the aforesaid legal heirs, successors of the said Usharani Sen inherited the undivided share of the property in the following manner:

**UDAY SHANKAR SEN:** undivided 3/8<sup>th</sup> share representing 2 Cottahs 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less

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REGISTRAR OF ASSURANCES  
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- PANNA LAL SEN:** undivided  $3/8^{\text{th}}$  share representing 2 Cottahs 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less
- MOUSUMI SEN:  
AND  
PRIYANKA SEN** jointly undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- SAMAR KUMAR SEN:** undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- BIDHYUT PARNA DHAR:** undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- JHARNA PAUL:** undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- ARCHANA DHAR:** undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less
- ALPANA DHAR:** undivided  $1/28^{\text{th}}$  share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less

*Bidhyut Parna Dhar*



**AND WHEREAS** while seized and possessed of the said undivided share of the property by the Vendors herein namely Moushumi Sen, Priyanka Sen and Bidhyut Parna Dhar decided to sell the said undivided share of the property **ALL THAT** piece and parcel of land containing by estimation an area of 10 Chittaks be the same a little more or less out of total land measuring an area of 7 Cottahs 8 Chittacks more or less together with undivided share of two storied fully tenanted building measuring an area of 700 Square Feet be the same a little more or less out of the total two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at or being Municipal Premises No.-65, Bidhan Sarani, Kolkata-700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.-16, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata, more fully and particularly described in the First Schedule herein absolutely and forever free from all encumbrances and on learning about the intention of the Vendor, the Purchaser herein after being satisfied with the right, title and interest of the First Schedule Property on inspecting all original title deeds and papers and documents and causing necessary searches in the registration offices and other competent authority, approached the Vendor and expressed its intention and offered to purchase the said First Scheduled Property at or for the **full and final consideration of Rs. 8,33,336/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Six) only as per Memo of Consideration appended below.**

**AND WHEREAS** the Vendors herein declare as follows:-

- a) That the Vendors have good and marketable title in respect of the said Property particularly mentioned and described in the Schedule hereunder written.
- b) That the said Property is free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trust,

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ADDITIONAL REGISTRAR  
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24 MAY 2019

debottor, business, staff, tax, mortgage, loan or any seen / unseen liabilities whatsoever or howsoever.

- c) That excepting the Vendors and none else has/have any right, title and interest, claim or demand whatsoever or howsoever in respect of the said Property, described in the Schedule.
- d) That there is no bar or impediment legal or otherwise of the Vendors selling and transferring of the said Property.
- e) That there are no acquisitions or requisition to the knowledge of Vendors or the Vendors have not been served with any notice of acquisition or requisition in respect of said Property till date.
- f) That the said property is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income-Tax Authority or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the Vendors for realization of arrears of Income Tax or other taxes or dues or otherwise under the Public Demand Recovery Act and / or any other Acts for the time being in force in respect of the said Property.
- g) That there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Vendors to grant transfer, convey, assign and assure the said scheduled property unto the Purchaser in the manner aforesaid.
- h) That the Vendors shall pay all arrears of rates and taxes of the Kolkata Municipal Corporation upto the date of execution of these presents.

**NOW THIS DEED WITNESSETH** that is pursuance of the offer and acceptance and in consideration of the sum of reserved consideration of **Rs. 8,33,336/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Six) only** paid before execution of this presents by the said Purchaser to the Vendors herein being the full and final

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24 MAY 2019



consideration for the entire property comprising of **ALL THAT** piece and parcel of land containing by estimation an area of 10 Chittaks be the same a little more or less out of total land measuring an area of 7 Cottahs 8 Chittacks more or less together with undivided share of two storied fully tenanted building measuring an area of 700 Square Feet be the same a little more or less out of the total two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at or being Municipal Premises No.-65, Bidhan Sarani, Kolkata-700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.-16, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata, more fully and particularly described in the First Schedule hereunder written (the receipt whereof and that the same is in full for the price of the said schedule property, the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge of and for the payment of the same, and every part thereof do acquit, release, and discharge the Purchasers), the Vendors do hereby grant, transfer, sell, convey, release and confirm unto and in favour of the Purchaser and his respective successors, executors, administrators, legal representatives and assigns **ALL THAT** piece and parcel of land containing by estimation an area of 10 Chittaks be the same a little more or less out of total land measuring an area of 7 Cottahs 8 Chittacks more or less together with undivided share of two storied fully tenanted building measuring an area of 700 Square Feet be the same a little more or less out of the total two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at or being Municipal Premises No.-65, Bidhan Sarani, Kolkata-700 006, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.-16, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata, more fully and particularly described in the First Schedule hereunder written, now under occupation, possession and use of the said Vendors **OR HOWSOEVER OTHERWISE** the demised land now are or heretobefore were or was situate and comprised in premises which butted and bounded called and numbered, described or

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24 MAY 2019

distinguished in the First Schedule hereunder, **TOGETHER WITH** all benefits and advantages of former and other rights ways, paths, common or other passages, drain water-course and all manner of former and other rights and liberties easements, privileges, profits, appendages and appurtenances whatsoever to the said demised property belonging or at any time heretofore held used occupied or enjoyed with its and every of its appurtenances **AND** the reversion and reversions, remainder or reminders, rents issues and profits of and in the said demised property and every part thereof **AND** all the estate right, title, interest inheritance reversion use trust possession property claim and demand whatsoever both at law and in equity of the Vendors unto out of and upon the said demised property and every part thereof **TO HAVE AND TO HOLD** the said demised scheduled property hereby granted, transferred, sold, conveyed, released and confirmed or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances subject to the taxes and assessments payable in respect of the said demised schedule **AND** the Vendors **WHO ARE ABSOLUTE OWNERS OF THE SAID UNDIVIDED 2/28<sup>th</sup> SHARE OF THE DEMISED** schedule land and premises do hereby covenant with the Purchaser that not withstanding any act or deed matter or things by the Vendors made done or executed or knowingly suffered to the contrary the Vendors now have good right, title and interest, full power and absolute authority to grant, sell, transfer, convey, release and confirm the said demised scheduled land and premises hereby granted, sold, transferred, conveyed, released and confirmed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and subject to the terms hereinafter stated **AND** that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said demised scheduled property and each and every part thereof and receive the rents and profits thereof without any lawful eviction interruption claim or demand from or by the Vendors or their nominees or successors or any person claiming right, title and interest under or through the Vendors **AND** free

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24 MAY 2013

from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully and equitably claiming from or under or in trust under the Vendors or any person or persons lawfully or equitably any estate or inheritance in the said demised scheduled property or any part thereof from or under or in trust from them, the Vendors further covenant with the Purchaser that they shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and execute all such further and other acts and deeds and things for further and more fully and perfectly assuring the said scheduled property and every part thereof unto and to the use of the Purchaser its successors, executors, administrators, legal representatives and assigns as may be reasonably required and further more the Vendors at all times hereafter indemnify and shall keep the Purchaser indemnified against all loss and damages if any suffered consequent to claim of any charge or interest or defect in title of the Vendors in respect of the said demised scheduled property in the said Premises **AND** if any error or omission is found in this Deed in future the Vendors shall at the costs and request of the Purchaser do and execute or cause to be done and executed any sort of Declaration / Rectification or any Supplementary Deed in favour of the Purchaser in order to establish the right, title and interest of the Purchaser in the said property.

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**FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

(Description of the Property hereby conveyed)

**ALL THAT** the undivided 2/28<sup>th</sup> estimation an area of land measuring **10 Chittaks be the same a little more or less** out of total land measuring an area of 7 Cottahs 8 Chittacks more or less together with **undivided share of two storied fully tenanted building measuring an area of 700 Square Feet be the same a little more or less** out of the total two storied fully tenanted building measuring an area of 8400 Sq. Ft. more or less at or being Municipal **Premises No.-65, Bidhan Sarani, Kolkata-700 006**, under the Police Station of Burtolla, within the local limits of Kolkata Municipal Corporation Ward No.-16, within the jurisdiction of Additional Registrar of Assurances-II, Kolkata. The entire property with municipal Premises No.-65, Bidhan Sarani, Kolkata-700 006 is marked in **RED** in the Map annexed herewith and is butted and bounded by:

**ON THE NORTH BY** : 66, Bidhan Sarani ;  
**ON THE SOUTH BY** : Beadon Street ;  
**ON THE EAST BY** : 47, Beadon Street;  
**ON THE WEST BY** : Bidhan Sarani ;

**SECOND SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the following tenants are occupied in the undivided 2/28<sup>th</sup> share of the two storied building mentioned in the First Schedule heretobefore :

- |                            |                            |
|----------------------------|----------------------------|
| 1. M/s. Raj Associates     | : Rent Rs. 500/- Per Month |
| 2. Rupall Roy & Gourav Roy | : Rent Rs. 400/- per Month |
| 3. Prakash Chandra Saha    | : Rent Rs. 155/- Per Month |
| 4. Joydeb Mukherjee        | : Rent Rs. 115/- per Month |

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SECRETARY  
GOVERNMENT OF WEST BENGAL, CALCUTTA  
24 MAY 2019

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

**SIGNED AND DELIVERED** by the **VENDORS**

At **KOLKATA** in the presence of :

**WITNESSES** :

1. Pannabha  
47/1, Green Road  
Chowdhury Lane K-6
2. Susanta Mandal  
52 B, Mandal Street -  
Kolkata - 700006,

Harekrishna Sen  
Prinyanta Sen  
Bidyut Barua Dhar

-----  
**SIGNATURE OF THE VENDORS**

**SIGNED AND DELIVERED** by the **PURCHASER**

At **KOLKATA** in the presence of :

**WITNESSES** :

1. Pannabha  
47/1, Green Road  
Chowdhury Lane K-6
2. Susanta Mandal

Arijit Singh Roy  
-----  
**SIGNATURE OF THE PURCHASER**

Drafted by me

Joydeep Das

Advocate

High Court, Calcutta

Typed by : *J*

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MINISTRY OF EDUCATION  
GOVERNMENT OF WEST BENGAL, KOLKATA  
24 MAY 2019



**RECEIPT**

**RECEIVED** of and from within-named Purchaser the within-mentioned sum of **Rs. 8,33,336/- (Rupees Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Six) only** being the full and final Consideration Money for the scheduled property.

**MEMO OF CONSIDERATION**

① Bidyut Parma Dhar  
Paid by Draft on State Bank of India ₹-416668=00  
Chq No-165830 Dated 24.05.2013

② Moushumi Sen  
Paid by Draft on State Bank of India ₹-208334=00  
Chq No-165829 Dated -24.05.2013

③ Priyanka Sen  
Paid by Draft on State Bank of India ₹-208334=00  
Chq No 165828 Dated -24.05.2013

Total Rs. 8,33,336.00

**(Rupees Eight Lakhs Thirty Three Thousand Three Hundred Thirty Six) only**

**WITNESSES :-**

1. Parma Dhar

2. Bussanti Handal

1 Moushumi Sen

2 Priyanka Sen

3 Bidyut Parma Dhar

**SIGNATURE OF THE VENDORS**

Moushumi Sen

Priyanka Sen

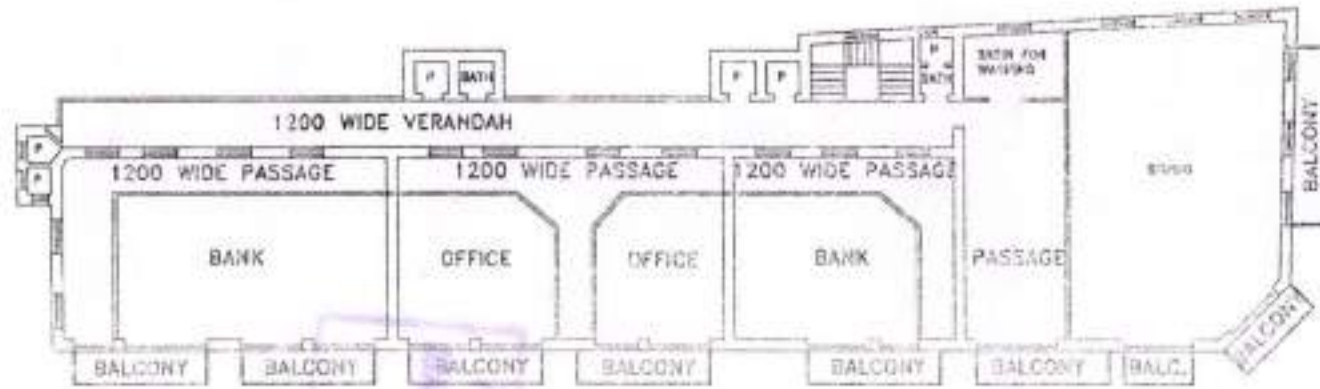
Bidyut Parma Dhar



REGISTRAR  
OF ASSURANCES, KOLKATA  
24 MAY 2019

PLAN SHOWS THE EXISTING STRUCTURE OF THE PREMISES NO.=65, BIDHAN SARANI, KOLKATA=7000 06, IN WARD NO.=16, BOROUGH NO.=11, UNDER THE KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND=07KOH.-08CH.-05QFT.(MORE OR LESS)



FIRST FLOOR PLAN



SITE PLAN

PREMISES NO.=25, MAHESH BHATTACHARJEE SARANI (PREVIOUSLY KNOWN AS ROYBAGAN STREET)



GROUND FLOOR PLAN

*Houshmi Sen  
Priyanka Sen  
Bidyut Parmanohar*  
SIGNATURE OF VENDOR

*Anipit Singha Roy*  
SIGNATURE OF PURCHASER

*J. Thakur*  
**JOYDIP BILAS THAKUR**  
Licenced Building Surveyor  
The Kolkata Municipal Corporation  
Licence No. 1136 Class-1

SIGNATURE OF THE L.B.S



REGISTRAR  
OF ASSURANCES, KOLKATA  
24 MAY 2019



**SPECIMEN FORM FOR TEN FINGER PRINTS**



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

Signature Moushumi Sen



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

Signature Priyanka Sen



Bidyut Parma Shor	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Bidyut Parma Shor



Arupit Singha Roy	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Arupit Singha Roy



REGISTRAR  
OF ASSURANCES, KOLKATA  
24 MAY 2019



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

GRN: 19-201617-002521753-1 Payment Mode Online Payment  
GRN Date: 29/09/2016 14:27:40 Bank: State Bank of India  
BRN: IKC5434146 BRN Date: 29/09/2016 14:46:27

DEPOSITOR'S DETAILS

Id No. : 19021000232792/4/2016

[Query No./Query Year]

Name : AVIJIT SINGHA ROY  
Contact No. : Mobile No. : +91 9831054091  
E-mail : A.AVIJITSINGHARROY@GMAIL.COM  
Address : NAYAPARA, PO-HATIARA, KOLKATA - 700157  
Applicant Name : Mr Avijit Singha Roy  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19021000232792/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	123922
2	19021000232792/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	788517

Total

912439

In Words : Rupees Nine Lakh Twelve Thousand Four Hundred Thirty Nine only



✓

ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
= 4 OCT 2016





### Major Information of the Deed

Deed No :	I-1902-04093/2016	Date of Registration	10/4/2016 1:00:51 PM
Query No / Year	1902-1000232792/2016	Office where deed is registered	
Query Date	24/05/2013	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Avijit Singha Roy Nawapara ( Roy Para ) Hatiara, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700157, Mobile No. : 9831102741, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 0]		
Set Forth value	Market Value		
Rs. 8,33,336/-	Rs. 1,12,65,821/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,88,617/- (Article:23)	Rs. 1,23,922/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Kolkata, P.S:- Jorasanko, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Sarani, Road Zone : (Keshab Sen St. Crossing – Srimoni Market Crossing) , , Premises No. 65, Ward No: 16

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			Commercial use		10 Chatak	6,00,000/-	1,03,59,375/-	Property is on Road Adjacent to Metal Road, Encumbered by Tenant,
<b>Grand Total :</b>					<b>1.0313Dec</b>	<b>6,00,000 /-</b>	<b>103,59,375 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1,00,000/-	3,23,731/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 150 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 100 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	450 Sq Ft.	1,33,336/-	5,82,715/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 250 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 35 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>700 sq ft</b>	<b>2,33,336 /-</b>	<b>9,06,446 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Moushumi Sen</b> Wife of Late Swapan Kumar Sen 65 A, Satish Mukherjee Road, P.O:- Kalighat, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 24/05/2013 , Admitted by: Self, Date of Admission: 24/05/2013 ,Place : Pvt. Residence
2	<b>Miss Priyanka Sen</b> Daughter of Late Swapan Kumar Sen 65 A, Satish Mukherjee Road, P.O:- Kalighat, P.S:- Bhawanipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 24/05/2013 , Admitted by: Self, Date of Admission: 24/05/2013 ,Place : Pvt. Residence
3	<b>Mr Bidyut Parna Dhar</b> Wife of Mr Nagendra Lal Dhar 205, Lake Town, Block/Sector: Block - A, P.O:- Lake Town, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 24/05/2013 , Admitted by: Self, Date of Admission: 24/05/2013 ,Place : Pvt. Residence

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Avijit Singha Roy</b> Son of Late Ganesh Chandra Singha Roy Executed by: Self, Date of Execution: 24/05/2013 , Admitted by: Self, Date of Admission: 24/05/2013 ,Place : Pvt. Residence			
	Son of Late Ganesh Chandra Singha Roy Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADHPR3364C, Status :Individual			

**Identifier Details :**

Name & address	
Mr P Sen Son of Late D C Sen 47/1, GURU PRASAD CHOWDHURY LANE, P.O:- NOT MENTIONED, P.S:- Amherst Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Avijit Singha Roy, Mrs Moushumi Sen, Miss Priyanka Sen, Mr Bidyut Parna Dhar	



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Moushumi Sen	Mr Avijit Singha Roy-0.34375 Dec
2	Miss Priyanka Sen	Mr Avijit Singha Roy-0.34375 Dec
3	Mr Bidyut Parna Dhar	Mr Avijit Singha Roy-0.34375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Moushumi Sen	Mr Avijit Singha Roy-83.3333 Sq Ft
2	Miss Priyanka Sen	Mr Avijit Singha Roy-83.3333 Sq Ft
3	Mr Bidyut Parna Dhar	Mr Avijit Singha Roy-83.3333 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Moushumi Sen	Mr Avijit Singha Roy-150 Sq Ft
2	Miss Priyanka Sen	Mr Avijit Singha Roy-150 Sq Ft
3	Mr Bidyut Parna Dhar	Mr Avijit Singha Roy-150 Sq Ft

**Endorsement For Deed Number : I - 190204093 / 2016**

**On 24-05-2013**

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

Presented for registration at 15:10 hrs on 24-05-2013, at the Private residence by Mr Avijit Singha Roy ,Claimant.

**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 1,12,65,821/-

**Admission of Execution ( Under Section 50, W.B. Registration Rules, 1962 )**

Execution is admitted on 24/05/2013 by 1. Mr Avijit Singha Roy, Son of Late Ganesh Chandra Singha Roy, Nawapara ( Roy Para ), P.O: Hatiara, Thana: New Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Mrs Moushumi Sen, Wife of Late Swapan Kumar Sen, 65 A, Satish Mukherjee Road, P.O: Kalighat, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 3. Miss Priyanka Sen, Daughter of Late Swapan Kumar Sen, 65 A, Satish Mukherjee Road, P.O: Kalighat, Thana: Bhawanipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Others, 4. Mr Bidyut Parna Dhar, Mr Nagendra Lal Dhar, 205, Lake Town, Sector: Block - A, P.O: Lake Town, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Others

Indetified by Mr P Sen, , Son of Late D C Sen, 47/1, GURU PRASAD CHOWDHURY LANE, P.O: NOT MENTIONED, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,88,617/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6599, Amount: Rs.100/-, Date of Purchase: 18/05/2013, Treasury/Vendor name: Alope Mukherjee



**Dulal Saha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**On 04-10-2016****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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,23,922/- ( A(1) = Rs 1,23,915/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,23,922/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/09/2016 2:46PM with Govt. Ref. No: 192016170025217531 on 29-09-2016, Amount Rs: 1,23,922/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IKC5434146 on 29-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,88,617/- and Stamp Duty paid by by online = Rs 7,88,517/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/09/2016 2:46PM with Govt. Ref. No: 192016170025217531 on 29-09-2016, Amount Rs: 7,88,517/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IKC5434146 on 29-09-2016, Head of Account 0030-02-103-003-02



**Ashoke Kumar Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2016, Page from 128978 to 129003

being No 190204093 for the year 2016.



Digitally signed by ASHOKE KUMAR  
BISWAS

Date: 2016.10.05 12:25:56 +05:30

Reason: Digital Signing of Deed.

*Ashoke*

(Ashoke Kumar Biswas) 10/5/2016 12:25:56 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)

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