

07076/2013

4094/2016

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Reg. No. 232788/16
 M.V. 169648/16 M 087652
 MV 1690,547



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, Kolkata

4/10/16

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made on this 20th day of MAY Two
 Thousand and Thirteen, in the Christian Era.

Contd..... P/2

954/13
 15/05/16
 20/5/16
 Registrar of Assurances, Kolkata

3041
No. Value
Date 11.4.2013
Send to JOY DEEP DAS
Address (Advocate)
High Court, Cal
Vender

Sealdah Civil Court
(ALOKE, MUKHERJEE)

11 APR 2013

Anujit Singha Roy



c-5043

Anujit Singha Roy



c-5045

Sanju

(SAMIR KUMAR SEN)

Delivered By

Paaloy Choudhury
S/o. Late N. N. Choudhury
E-10/A, Kalyanapur
Sector 14, K-91
D.S. Bhatnagar (East)
Ph: 6512222

ALOKA MUKHERJEE
OF SEALDAH CIVIL COURT
20 MAY 2013

BETWEEN

SAMAR KUMAR SEN, son of Late Duniya Chand Sen, presently residing at 27/2/J, Bakul Tala Lane, Kolkata-700 042, hereinafter called and referred to as the "**VENDOR**" (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 **ONE PART** :

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 20th 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-alia in respect of certain properties including the said plot of land and 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

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ADDITIONAL REGISTRAR
OF ASSAM AND DISPUR
20 MAY 2013

would automatically vest in her eldest son Gunindra Mohan Bosu and his heirs absolutely.

AND WHEREAS by a Kabulyat or Lease in Bengali language and character bearing date the 13th 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 1st 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 Kabulyat dated the 13th 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 18th July, 1948 by the High Court at Calcutta in its Testamentary and Intestate jurisdiction **AND WHEREAS** on or about the 11th 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 20th September, 1938.

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 30th November, 1959.

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A
OF ASSURANCE CO., KOLKATA
20 MAY 2013

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 7th, 11th, 15th, 16th, 18th February, 1966 and 25th August, 1966.

AND WHEREAS on the 25th 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 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

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ADDITIONAL REGISTRAR
OF ASSURANCE CO., KOLKATA
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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 1st 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 25th 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 24th 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 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

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ADDITIONAL RECEIPT
OF ASSURANCE, MALAYSIA
20 MAY 2019



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 28th 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 9th 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.

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

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ADDITIONAL REGISTRAR
OF ASSURED WORKERS
20 MAY 1957

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.

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 3/8th share representing 2 Cottahs 13 Chittacks together with undivided share of two storied fully tenanted building measuring about 3150 Sq. Ft. more or less

PANNA LAL SEN: undivided 3/8th 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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OF ASSAM - DISPUR
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**MOUSUMI SEN:
AND
PRIYANKA SEN** jointly undivided 1/28th 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 1/28th 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 1/28th 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 1/28th 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 1/28th 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 1/28th share representing 5 Chittacks together with undivided share of two storied fully tenanted building measuring about 350 Sq. Ft. more or less

AND WHEREAS while seized and possessed of the said undivided share of the property by the Vendor herein namely Samar Kumar Sen decided to sell the said undivided share of the property **ALL THAT** piece and parcel of land containing by estimation an area of 5 Chittaks be the same a little more or less out of total land measuring an area of 7 Cottahs 8 Chittacks more or

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
20 MAY 2013



less together with undivided share of two storied fully tenanted building measuring an area of 350 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 Burtoila, 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. 4,16,668/- (Rupees Four Lakhs Sixteen Thousand Six Hundred and Sixty Eight) only as per Memo of Consideration appended below.**

AND WHEREAS the Vendor herein declare as follows:-

- a) That the Vendor has a 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, lispensens, attachments, acquisitions, requisitions and trust, debottor, business, staff, tax, mortgage, loan or any seen / unseen liabilities whatsoever or howsoever.
- c) That excepting the Vendor 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 Vendor selling and transferring of the said Property.

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ADDITIONAL REGISTRAR
OF ASSISTANT REGISTRAR
20 MAY 2013

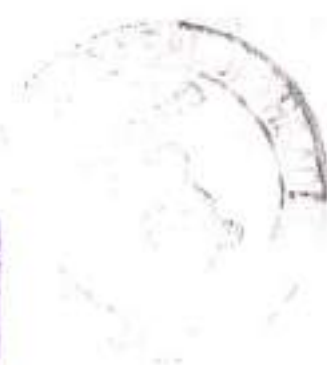
- e) That there are no acquisitions or requisition to the knowledge of Vendor or the Vendor has not been served with any notice of acquisition or requisition in respect of said Property till date.
- f) That the said property is not affected by any attachment including attachment under any certificate 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 Vendor 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 Vendor to grant transfer, convey, assign and assure the said scheduled property unto the Purchaser in the manner aforesaid.
- h) That the Vendor 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. 4,16,668/- (Rupees Four Lakhs Sixteen Thousand Six Hundred and Sixty Eight) only** paid before execution of this presents by the said Purchaser to the Vendor herein being the full and final consideration for the entire property comprising of **ALL THAT** piece and parcel of land containing by estimation an area of 5 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 350 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.-55, Bidhan Sarani, Kolkata-700 006,

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ADDITIONAL REGISTRAR
OF ASSURANCES - MALAYSIA
20 MAY 2019



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 Vendor 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 Vendor do hereby grant, transfer, sell, convey, release and confirm unto and in favour of the Purchaser and his respective heirs, successors, executors, administrators, legal representatives and assigns **ALL THAT** piece and parcel of land containing by estimation an area of 5 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 350 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 Vendor **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 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

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ADDIT. ...
OF ASSURANCES IN KOLKATA
20 MAY 2013

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 Vendor 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 Vendor **WHO IS ABSOLUTE OWNER OF THE SAID UNDIVIDED 1/28th SHARE OF THE DEMISED** schedule land and premises do hereby covenant with the Purchaser that notwithstanding any act or deed matter or things by the Vendor made done or executed or knowingly suffered to the contrary the Vendor now has 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 Vendor or its nominees or successors or any person claiming right, title and interest under or through the Vendor **AND** free from all encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully and equitably claiming from or under or in trust under the Vendor 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 Vendor further covenant with the Purchaser that he 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

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ADDITIONAL REGISTRAR
OF ASSURANCES, MUMBAI
20 MAY 2013



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 Vendor 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 Vendor 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 Vendor 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.

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

(Description of the Property hereby conveyed)

ALL THAT the undivided 1/28th estimation an area of land measuring 5 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 350 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 ;

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
20 MAY 2019

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 1/28th share of the two storied building mentioned in the First Schedule heretobefore :

1. M/s. Studio Intimate ✓ : Rent Rs. 550/- Per Month ✓
2. Subhasis Chatterjee : Rent Rs. 300/- per Month ✓

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 **VENDOR**

At KOLKATA in the presence of :

WITNESSES :

1. Aaihal Maitra
CD-317, Sector. I, Salt Lake
City, Kolkata - 700064.

2. Panna Saha
47/1, Guru Prasad Choudhry
Lane, Kolkata - 700006

_____ (SAMBA KUNAR SAH) _____
SIGNATURE OF THE VENDOR

SIGNED AND DELIVERED by the **PURCHASER**

At KOLKATA in the presence of :

WITNESSES :

1. Aaihal Maitra
CD-317, Sector. I,
Salt Lake City, Kolkata 700064.

2. Panna Saha
47/1, Guru Prasad Choudhry
Lane - Kolkata - 700006

_____ Anirjit Singha Roy _____
SIGNATURE OF THE PURCHASER

Drafted by me

Joydeep Saha

Advocate

High Court, Calcutta

Typed by : *JS*

Contd.....P/15

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ADDITIONAL REGISTRAR
OF ASSURANCES - I, KOLKATA
20 MAY 2013



RECEIPT

RECEIVED of and from within-named Purchaser the within-mentioned sum of Rs. 4,16,668/- (Rupees Four Lakhs Sixteen Thousand Six Hundred Sixty Eight) only being the full and final Consideration Money for the scheduled property.

MEMO OF CONSIDERATION

18.05.13 S.B.I 4,16,668.00
D.D. NO 982872

Samar Kumar Sen
(SAMAR KUMAR SEN)

Total -----
Rs. 4,16,668.00

(Rupees Four Lakhs Sixteen Thousand Six Hundred Sixty Eight) only

WITNESSES :-

1. Naital Maida
C-317, Sector-2,
Salt Lake City, Kolkata-700064.

2. Panna Saha
47/1, Gurus Prasad Choudhry
Lane Kolkata - 700006

Samar Kumar Sen

SIGNATURE OF THE VENDOR

ADDITIONAL
OF ASSURANCES-1, NOLKATA
20 MAY 2013



SPECIMEN FORM FOR TEN FINGER PRINTS



Aripit 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 Aripit Singha Roy



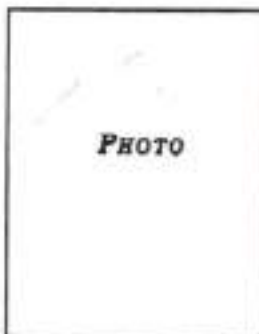
Sanu San (SAMBAN KUMAR SEN)	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature Sanu San (SAMBAN KUMAR SEN)



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

Signature _____



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

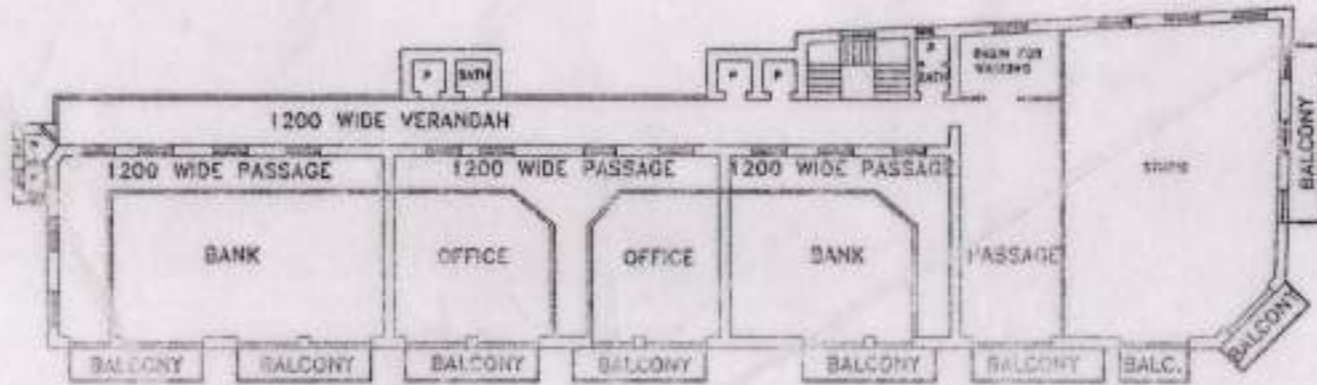
Signature _____

ADDITIONAL REGISTRAR
OF ASSISTANTS, KOLKATA
20 MAY 2013

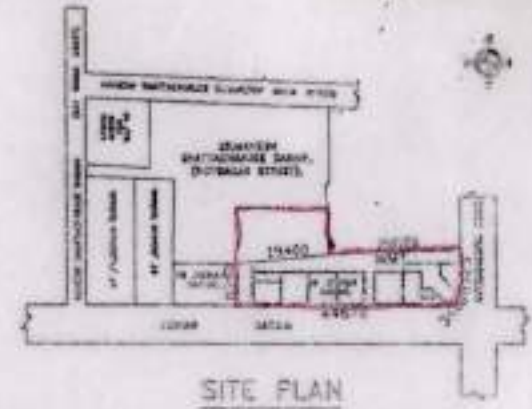


PLAN SHOWS THE EXISTING STRUCTURE OF THE PREMISES NO.-65, BIDHAN SARANI, KOLKATA-700006, IN WARD NO.-16, BOROUGH UNDER THE KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND=07KOH.-08CH.-0SQFT.(MORE OR LESS)



FIRST FLOOR PLAN



SITE PLAN

PREMISES NO.-25, MAHESH BHATTACHARJEE SARANI, (PREVIOUSLY KNOWN AS ROYBAGAH STREET)



GROUND FLOOR PLAN

San San
SANDEEP KUMAR SEN
 SIGNATURE OF VENDOR

Anirjit Singha Roy
 SIGNATURE OF PURCHASER

Joydip Bilas Thakur
 JOYDIP BILAS THAKUR
 Licenced Building Surveyor
 The Kolkata Municipal Corporation
 Licence No. 1136 Class-I

SIGNATURE OF THE L.B.S



ADDITIONAL PERMITTER
OF ASSURANCE IN INDIA
20 MAY 2013

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

GRN: 19-201617-002521568-1 Payment Mode Online Payment
GRN Date: 29/09/2016 14:21:20 Bank : State Bank of India
BRN : IKC5433137 BRN Date: 29/09/2016 14:39:50

DEPOSITOR'S DETAILS

Id No. : 19021000232788/6/2016

[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 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19021000232788/6/2016	Property Registration- Registration Fees	0030-03-104-001-16	52697
2	19021000232788/6/2016	Property Registration- Stamp duty	0030-02-103-003-02	335298

Total

387995

In Words : Rupees Three Lakh Eighty Seven Thousand Nine Hundred Ninety Five only



✓
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
24 OCT 2010

Major Information of the Deed

Deed No :	I-1902-04094/2016	Date of Registration	10/4/2016 1:02:51 PM
Query No / Year	1902-1000232788/2016	Office where deed is registered	
Query Date	20/05/2013	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Avijit Singha Roy Newapara (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. 4,16,668/-	Rs. 47,90,547/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,35,348/- (Article:23)	Rs. 52,697/- (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	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Cinema Hal		2.5 Chatak	1,50,000/-	17,26,563/-	Property is on Road Encumbered by Tenant,
L2			Commercial use		2.5 Chatak	1,50,000/-	25,89,844/-	Property is on Road Encumbered by Tenant,
		TOTAL :			.5156Dec	3,00,000 /-	43,16,407 /-	
	Grand Total :				.5156Dec	3,00,000 /-	43,16,407 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	350 Sq Ft.	1,16,668/-	4,74,140/-	Structure Type: Structure Tenanted,
<p>Gr. Floor, Area of floor : 175 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 175 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
	Total :	350 sq ft	1,16,668 /-	4,74,140 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Samar Kumar Sen Son of Late D C Sen 27/2/ J, Bakul Tala Lane, P.O:- NOT MENTIONED, P.S:- Kasba, Kolkata, District-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 20/05/2013 , Admitted by: Self, Date of Admission: 20/05/2013 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Avijit Singha Roy Son of Late Ganesh Chandra Singha Roy Executed by: Self, Date of Execution: 20/05/2013 , Admitted by: Self, Date of Admission: 20/05/2013 ,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 Pralay Choudhury Son of Late N N Choudhury E - 10/4, Karunamoyee, Salt Lake, P.O:- SEACH BHAWAN, P.S:- East Bidhannagar, Kolkata, District-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Avijit Singha Roy, Mr Samar Kumar Sen	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Kumar Sen	Mr Avijit Singha Roy-0.257813 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Kumar Sen	Mr Avijit Singha Roy-0.257813 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Kumar Sen	Mr Avijit Singha Roy-350 Sq Ft

Endorsement For Deed Number : I - 190204094 / 2016

On 20-05-2013

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

Presented for registration at 20:57 hrs on 20-05-2013, at the Private residence by Mr Avijit Singha Roy ,Claimant.

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

Execution is admitted on 20/05/2013 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. Mr Samar Kumar Sen, Son of Late D C Sen, 27/2/ J, Bakul Tala Lane, P.O: NOT MENTIONED, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Others

Identified by Mr Pralay Choudhury, , Son of Late N N Choudhury, E - 10/ 4, Karunamoyee, Salt Lake, P.O: SEACH BHAWAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,35,348/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3041, Amount: Rs.50/-, Date of Purchase: 11/04/2013, Treasury/Vendor name: Aloke Mukherjee



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

On 25-05-2013

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 47,90,547/-



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 52,697/- (A(1) = Rs 52,690/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 52,697/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/09/2016 2:39PM with Govt. Ref. No: 192016170025215681 on 29-09-2016, Amount Rs: 52,697/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKC5433137 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. 3,35,348/- and Stamp Duty paid by online = Rs 3,35,298/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/09/2016 2:39PM with Govt. Ref. No: 192016170025215681 on 29-09-2016, Amount Rs: 3,35,298/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IKC5433137 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 129004 to 129028

being No 190204094 for the year 2016.



Digitally signed by ASHOKE KUMAR
BISWAS
Date: 2016.10.05 12:27:19 +05:30
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 10/5/2016 12:27:19 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
