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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q-197245/16 P 075761  
 M.V. 1732439L

Certified by Additional Registrar of Assurance-II  
 Kolkata

Handwritten notes and signatures:  
 02/22/13  
 2.05  
 12/17/13  
 W. 56,45,400/1



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

Additional Registrar of Assurance-II, Kolkata

4/10/16

**DEED OF CONVEYANCE**

THIS INDENTURE OF SALE made on this <sup>12th</sup> day of <sup>July</sup> Two Thousand and Thirteen, in the Christian Era.

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Handwritten notes on the left margin:  
 3091/13  
 250  
 12/07

No. 1908 Value ..... 7 JUN 2013  
Date .....  
Sold to ..... JOY DEEP DAS  
For the ..... (Advocate)  
Vendor ..... High Court, Cal

Sealdah Civil Court  
(MOKE MUKHERJEE)

7 JUN 2013

Arijit Singha Roy



c-5701



Arijit Singha Roy



c-5702

DEPT OF CONVEYANCE

Panna das.

Subscribed by  
Pralay Choudhary,  
110, Lake, N.D. Choudhary,  
E-10/H, Kanaganoyar,  
Salem, Tel-91  
P.S. - Bidhanagar (East)  
Pro. Bhatnagar.

ADDIT  
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12

**BETWEEN**

**JHARNA PAUL**, wife of Late Manoranjan Paul and daughter of Late Duniya Chand Sen, aged about 73 year, by faith Hindu, by occupation Housewife, presently residing at Flat No.-A4/302, Swastik Residency, Phase-I, Near Bijay Garden, Ghodbandar Road, Thane-400 607, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded or is repugnant to the context shall mean and include her heirs, successors, executors, administrators, legal representatives and assigns), represented by her Constituted Attorney namely **SRI PANNA LAL SEN**, son of Late Duniya Chand Sen, aged about 60 years, by faith Hindu, by occupation Business, presently residing at 47/1, Guru Prasad Chowdhury Lane, Kolkata-700 006, by virtue of a General Power of Attorney dated 17<sup>th</sup> June, 2013 duly registered in the office of the Sub-Registrar Thane-1 and recorded in Deed No.-4922 for the year 2013, 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.-Hatlara, 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 its successors-in-office, 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-

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12 12 1947

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 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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12 JUL 19

**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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12 JUL

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

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12 JUL 1913

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 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 No.-A4/302, Swastik Residency, Phase-I, Near Bijay Garden, Ghodbandar Road, Thane-400 607, (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 3/8<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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12 JUL 1900

- 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

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ADDITIONAL REGISTRAR  
OF ASSURANCES  
12 JUL 2013

**AND WHEREAS** while seized and possessed of the said undivided share of the property by the Vendor herein namely Jharna Paul 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 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 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 due to her non-availability appointed and constitute a Constituted Attorney namely **SRI PANNA LAL SEN**, son of Late Duniya Chand Sen, aged about 60 years, by faith Hindu, by occupation Business, presently residing at 47/1, Guru Prasad Chowdhury Lane, Kolkata-700 006, by virtue of a General Power of Attorney dated 17<sup>th</sup> June, 2013 duly registered in the office of the Sub-Registrar Thane-1 and recorded in Deed No.-4922 for the year 2013.

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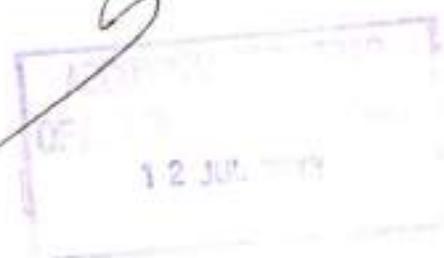


12/12/1918

**AND WHEREAS** the Vendor through her Constituted Attorney 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, lispendens, 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.
- 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.

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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 in 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 through her Constituted Attorney 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.-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 Vendor through her Constituted Attorney 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 through her Constituted Attorney 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

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OFFICE OF THE REGISTRAR  
12 JAN 1917

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 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 1/28<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 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

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ADDED  
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12 JUL 1958

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 through her Constituted Attorney that she 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 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 through her Constituted Attorney 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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ADDITIONAL REGISTRAR  
OF ASSURANCES  
12 JUL 2019

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

(Description of the Property hereby conveyed)

**ALL THAT** the undivided 1/28<sup>th</sup> 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:

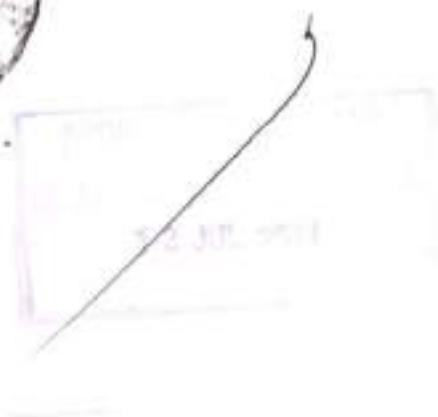
**ON THE NORTH BY** : 66, Bidhan Sarani ;  
**ON THE SOUTH BY** : Beadon Street ;  
**ON THE EAST BY** : 47, Beadon Street ;  
**ON THE WEST BY** : Bidhan Sarani ;

**SECOND SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the following tenants are occupied in the undivided 1/28<sup>th</sup> share of the two storied building mentioned in the First Schedule heretobefore :

1. M/s. B.N. Jewellery : Rent Rs. 250/- Per Month
2. M/s. Debi Pustakalaya : Rent Rs. 500/- per Month

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**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. Pabai Choudhary.  
E-10/A, Kankarbagh  
Sela No. KOL-91

**JHARNA PAUL**

*Panna Lal Sen.*

2.

Signed by Sri Panna Lal Sen as  
Constituted Attorney of Jharna Paul  
**SIGNATURE OF THE VENDOR**

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

At **KOLKATA** in the presence of :

**WITNESSES** :

1. Pabai Choudhary  
E-10/A, Kankarbagh  
Sela No. KOL-91

2.

*Arijit Singh Roy*

**SIGNATURE OF THE PURCHASER**

Drafted by me

*Joydeep Das*

Advocate

High Court, Calcutta

Typed by : *de*

Contd.....P/16



ADDRESS  
12 JUL 1913

**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**

<u>Bank</u>	<u>Date.</u>	<u>Cheque.</u>	<u>Amount</u>
paid by draft.		Mumbai	Rs. 4,16,668
S. B. L.		No-165992	

Panna Lal Sen.

Total

Rs. 4,16,668.00

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

**WITNESSES :-**

1. Poojy Choudhary.

2.

Panna Lal Sen.

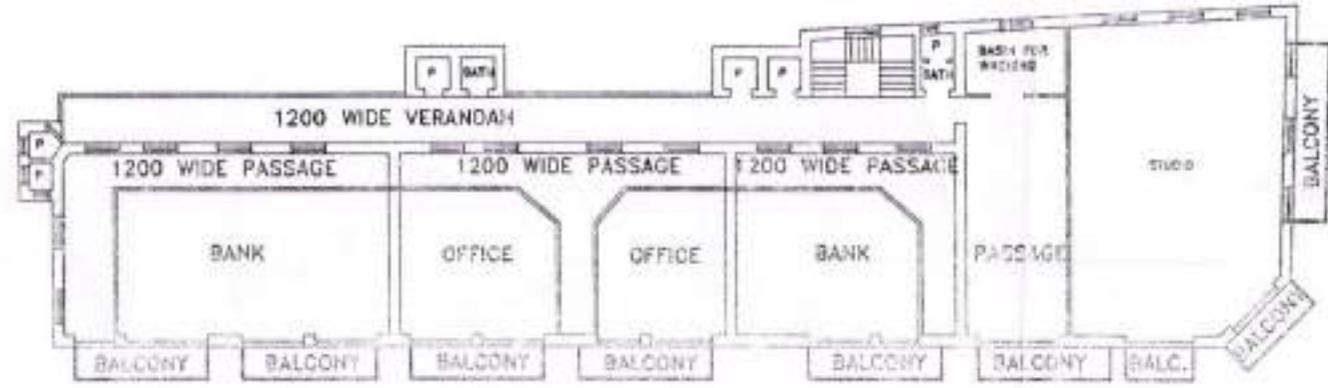
Signed by Sri Panna Lal Sen as  
Constituted Attorney of Jharna Paul  
**SIGNATURE OF THE VENDOR**



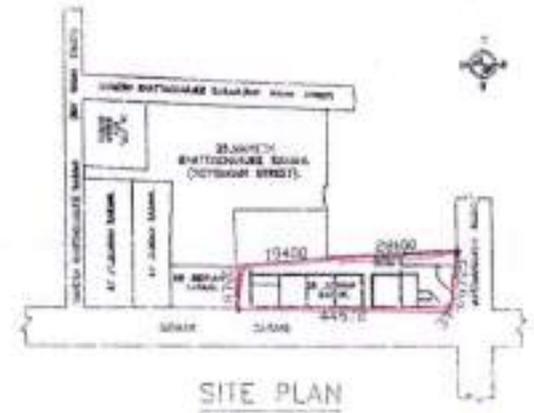
ADDED  
OF 100  
12 JUL 1913

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)



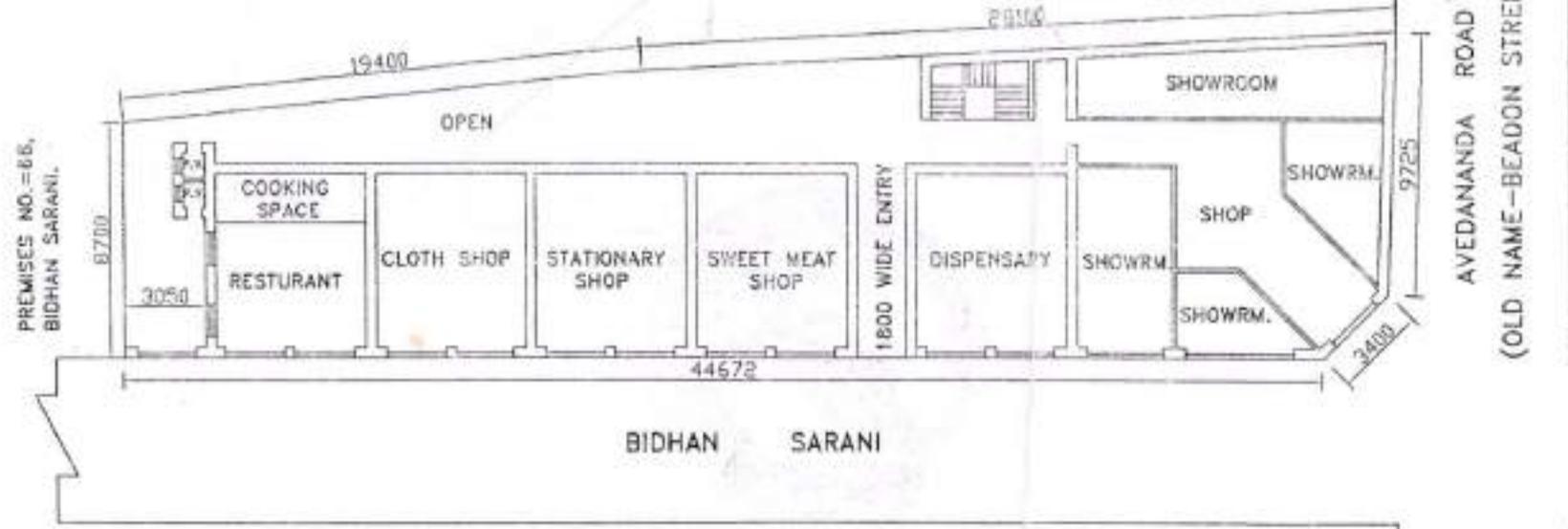
FIRST FLOOR PLAN



SITE PLAN

*Panna...*  
 Signed by Panna...  
 Constituted Attorney  
 of Jhora Paul  
 SIGNATURE OF VENDOR

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



GROUND FLOOR PLAN

*Joydip Singh 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

*Handwritten text, possibly a signature or address, in the upper right quadrant.*



REC'D  
OF A.S.  
12 JUL 1913

**SPECIMEN FORM FOR TEN FINGER PRINTS**



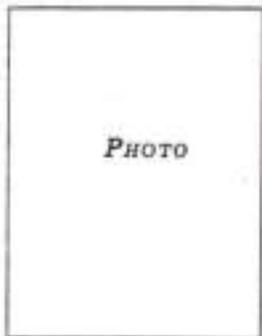
<i>Anirjit Singh Roy</i>	LEFT HAND					
	RIGHT HAND					

Signature *Anirjit Singh Roy*



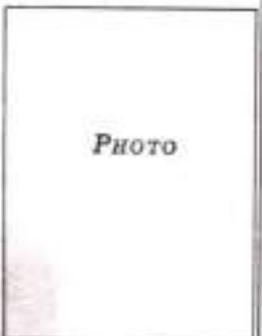
<i>Ranveer Singh</i>	LEFT HAND					
	RIGHT HAND					

Signature *Ranveer Singh*



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

Signature \_\_\_\_\_



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

Signature \_\_\_\_\_



ACTING  
OFFICE OF THE SECRETARY  
2 JUL 1913

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

CRN: 19-201617-002520723-1

Payment Mode Online Payment

GRN Date: 29/09/2016 13:52:21

Bank : State Bank of India

BRN : IKC5428239

BRN Date: 29/09/2016 14:10:05

DEPOSITOR'S DETAILS

Id No. : 19021000197245/4/2016

[Query No./Query Year]

Name : avijit singha roy

Contact No. :

Mobile No. : +91 9831054091

E-mail : a.avijitsingharoy@gmail.com

Address : nayapara, po-hatiara, kolkata - 7000157

Applicant Name : 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	19021000197245/4/2016	Property Registration- Registration Fees	0030-03-104-001-16	62102
2	19021000197245/4/2016	Property Registration- Stamp duty	0030-02-103-003-02	395093

Total

457195

In Words : Rupees Four Lakh Fifty Seven Thousand One Hundred Ninety Five only





ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA

24 OCT 2019

## Major Information of the Deed

Deed No :	I-1902-04091/2016	Date of Registration	10/4/2016 12:57:10 PM
Query No / Year	1902-1000197245/2016	Office where deed is registered	
Query Date	12/07/2013	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. : , 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. 4,16,688/-	Rs. 56,45,460/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,95,193/- (Article:23)	Rs. 62,102/- (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		5 Chatak	3,00,000/-	51,79,688/-	Property is on Road Encumbered by Tenant.
<b>Grand Total :</b>					<b>.5156Dec</b>	<b>3,00,000 /-</b>	<b>51,79,688 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	1,16,668/-	4,65,772/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 175 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 32 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: 32 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>350 sq ft</b>	<b>1,16,668 /-</b>	<b>4,65,772 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Jharna Paul</b> Wife of Late Manoranjan Paul A4/302, SWASTIK RESIDENCY, PHASE-1, NEAR BIJAY GAR, Flat No: A 4/302, P.O:- NOT Mentioned, P.S:- THANE TOWN, District:-Thane, Maharashtra, India, PIN - 400607 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Avijit Singha Roy</b> Son of Late Ganesh Chandra Singha Roy Executed by: Self, Date of Execution: 12/07/2013 , Admitted by: Self, Date of Admission: 12/07/2013 ,Place : Pvt. Residence			
Son of Late Ganesh Chandra Singha Roy Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr Panna Lal Sen</b> Son of Late Duniya Chand Sen 47/1, Guru Prasad Chowdhury Lane, P.O:- Not Mentioned, P.S:- Burtola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Attorney, Attorney of : Mrs Jharna Paul			

**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 Panna Lal Sen	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Jharna Paul	Mr Avijit Singha Roy-0.515625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Jharna Paul	Mr Avijit Singha Roy-350 Sq Ft

On 12-07-2013

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

Presented for registration at 14:05 hrs on 12-07-2013, 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 56,45,450/-

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

Execution is admitted on 12/07/2013 by 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

Indetified 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

**Executed by Attorney**

Execution by Mr Panna Lal Sen, , Son of Late Duniya Chand Sen, 47/1, Guru Prasad Chowdhury Lane, P.O: Not Mentioned, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business as the constituted attorney of Mrs Jharna Paul A4/302, SWASTIK RESIDENCY, PHASE-1, NEAR BIJAY GAR, Flat No: A 4/302, P.O: NOT Mentioned, Thana: THANE TOWN, , Thane, MAHARASHTRA, India, PIN - 400607 is admitted by him

Indetified 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. 3,95,193/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1906, Amount: Rs.100/-, Date of Purchase: 07/06/2013, Treasury/Vendor name: A 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**

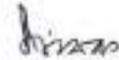
Certified that required Registration Fees payable for this document is Rs 62,102/- ( A(1) = Rs 62,095/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 62,102/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/09/2016 2:10PM with Govt. Ref. No: 192016170025207231 on 29-09-2016, Amount Rs: 62,102/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IKC5428239 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. 3,95,193/- and Stamp Duty paid by online = Rs 3,95,093/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 29/09/2016 2:10PM with Govt. Ref. No: 192016170025207231 on 29-09-2016, Amount Rs: 3,95,093/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IKC5428239 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 128927 to 128952

being No 190204091 for the year 2016.



Digitally signed by ASHOKE KUMAR  
BISWAS

Date: 2016.10.05 12:23:30 +05:30

Reason: Digital Signing of Deed.

*Ashoke Kumar Biswas*

(Ashoke Kumar Biswas) 10/5/2016 12:23:26 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)

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