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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল

Certified that the documents admitted to registration are the original sheets and the endorsement sheets attached with document are the part of this document.

AK 986247

District Sub-Registrar-V
Alipore, South 24 Parganas

25 FEB 2025

DEED OF SALE

THIS DEED OF SALE is made this the 25th day of February, 2025 (Two Thousand and Twenty Five) A.D., of the English Calendar Year.

038032

Sl. No. Date
Name
Add
AMT 50

SHITAL SUNWAS
Advocate
WB / 1587 / 2006
HIGH COURT CALCUTTA


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-



Identified by me
Shital Sunwas
Advocate
High Court Calcutta
WB/1587 of 2006
Son of Late Md. Ismail Sk.

BY AND BETWEEN

(1) **SMT. ANIMA SARKAR**, having Income Tax Permanent Account Number: BGFPS0551L and Aadhar No. 7535 8367 7309, Wife of Late Pradip Kumar Sarkar (Daughter of Late Khagendra Nath Sarkar), by faith- Hindu, by Occupation- Housewife, permanent resident of Premises No. 61, Naskar Hat, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, a citizen of India and (2) **SMT. MRINMOYEE SARKAR alias PIYALI**, having Income Tax Permanent Account Number: GSWPS8863P and Aadhar No. 3629 4250 5201, Wife of Suman Sarkar (Daughter of Late Pradip Kumar Sarkar), by Faith- Hindu, by Occupation- Housewife, permanent resident of Premises No. Madhya Para, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, a citizen of India, hereinafter jointly and collectively, referred to and called as the "**VENDORS**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context, be deemed to mean and include their legal representatives, heirs, executors, administrators, successors, nominees and assigns) of the **FIRST PART**.

-AND-

M/s AMBIENCE INTERIOR, a Proprietorship Business having its registered at Premises No. 27, Rai Charan Ghosh Lane, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, represented by its sole proprietor namely **INTEKHAB ALAM**, having Income Tax Permanent Account Number: ATRPA3032E and Aadhar No. 4181 7075 6437, Son of Mahboob Alam, by Faith- Islam, by Occupation- Business, permanent resident of Premises No. 2, Ganesh Ghosh Lane, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, a citizen of India, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and



include his legal representatives, heirs, executors, administrators, successors, nominees and assigns) of the **SECOND PART**.

-AND-

SRI JAGANNATH SARKAR, having Income Tax Permanent Account Number: AKLPS7665Q and Aadhar No. 7489 2009 3536, Son of Ashutosh Sarkar, by Faith- Hindu, by Occupation- Business, permanent resident of Premises No. 60, Naskar Hat, Post Office- Tiljala, Police Station- Tiljala, District- South 24 Parganas, Kolkata- 700 039, a citizen of India, hereinafter called and referred to as the **"CONFIRMING PARTY"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal representatives, heirs, executors, administrators, successors, nominees and assigns) of the **THIRD PART**.

WHEREAS one Smt. Rama Ghosh, wife of Sri Basanta Kumar Ghosh, as the sole and absolute owner as 'Raiyati Stithiban', seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla (Haltu), Mouza- Goalpara (Naskarhat), Touzi No. 145, C.S. Khatian No. 7/1, C.S. Dag No. 263, hereinafter called and referred to as the 'said total Property', by way of a registered Deed of Conveyance, in Bengali vernacular, dated 22nd July, 1947, registered at the



Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No. 38, Pages from 222 to 225, Being no. 2076 for the Year 1947, from the erstwhile owner thereof namely Sri Upendra Nath alias Upendra Nath Sadhukhan Son of Late Narayan Chandra Sadhukhan.

AND WHEREAS said Smt. Rama Ghosh, wife of Sri Basanta Kumar Ghosh being seized and possessed of or otherwise well and sufficiently entitled to the said total property, being ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla (Haltu), Mouza- Goalpara (Naskarhat), Touzi No. 145, C.S. Khatian No. 7/1, C.S. Dag No. 263, sold transferred and alienated the said total property, in favour of one Baidyanath Ghosh Son of Atul Chandra Ghosh, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 01st August, 1967, registered at the Office of the Sub-registrar at Alipore, registered in Book No. I, Volume No. 113, Pages from 73 to 78, Being Deed No. 5730 for the Year 1967, for a lawful consideration morefully contained therein.

AND WHEREAS said Baidyanath Ghosh Son of Atul Chandra Ghosh, by way of the said Deed of Conveyance, in Bengali vernacular, dated 01st August, 1967, Being Deed No. 5730 for the Year 1967, became the sole and absolute owner of ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the, the then District- 24 Parganas, within the jurisdiction of the, the then Police Station- Sadar Tollygunge, Sub-Registration Office Sealdah, within the limits of Pargana Calcutta Mahal Madanmalla



(Haltu), Mouza- Goalpara (Naskarhat), Touzi No. 145, C.S. Khatian No. 7/1, C.S. Dag No. 263, being the said total property.

AND WHEREAS being seized and possessed of or otherwise well and sufficiently entitled to the said total property, said Baidyanath Ghosh Son of Atul Chandra Ghosh, instated a title suit for recovery of possession being Title Suit No. 36 of 1968 before the Court of the Learned 3rd Subordinate Judge at Alipore, against one Ramani Mohan Ghosh, whereby the said title suit for recovery of possession being Title Suit No. 36 of 1968 was decreed in favour of said Baidyanath Ghosh Son of Atul Chandra Ghosh, by a Decree dated 30th July, 1970 passed by the Learned 3rd Subordinate Judge at Alipore in the said Title Suit.

AND WHEREAS said Ramani Mohan Ghosh being aggrieved by the said Decree dated 30th July, 1970 passed by the Learned 3rd Subordinate Judge at Alipore in the said Title Suit No. 36 of 1968, preferred an Appeal being Appeal No. 1217 of 1970 before the Court of the Learned Additional District Judge, Alipore, wherein the said Learned Additional District Judge, Alipore passed an Order dated 13th November, 1972 in the said Appeal No. 1217 of 1970, confirming the Decree passed by the 3rd Subordinate Judge at Alipore dated 30th July, 1970 in the said Title Suit No. 36 of 1968.

AND WHEREAS said Ramani Mohan Ghosh further being aggrieved by the said Order dated 13th November, 1972 passed by the Learned Additional District Judge, Alipore in the said Appeal No. 1217 of 1970, preferred a Second Appeal being S.A.T No. 2534 of 1972 before the Hon'ble High Court at Calcutta.



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AND WHEREAS during the pendency of the said Second Appeal being S.A.T No. 2534 of 1972 before the Hon'ble High Court at Calcutta, said Ramani Mohan Ghosh died intestate, and eventually the said Second Appeal was dismissed.

AND WHEREAS thus, said Baidyanath Ghosh Son of Atul Chandra Ghosh, remained the sole and absolute owners and seized and possessed of or otherwise well and sufficiently entitled to the said total property, in free from all encumbrances, liens, lispendences and charges, of whatsoever nature may be.

AND WHEREAS thereafter said Baidyanath Ghosh Son of Atul Chandra Ghosh recorded and mutated his name in the Records of Rights of the Revisional Settlement being ALL THAT piece and parcel of land measuring about 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263 being the said total Property.

AND WHEREAS said Baidyanath Ghosh Son of Atul Chandra Ghosh, during his lifetime, being seized and possessed of otherwise well and sufficiently entitled to the said total Property, sold, transferred and alienated a divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas,



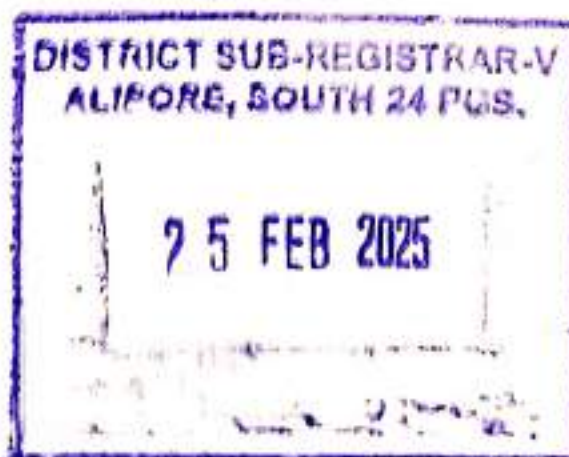
within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in favour of one Pradip Kumar Sarkar alias Badal Sarkar, Son of Haripada Sarkar, by way of a registered Deed of Conveyance, in Bengali vernacular, dated 30th September, 1981, registered at the Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No. 120, Pages from 225 to _____, Being no. 4916 for the Year 1981, for a consideration amount morefully mentioned therein.

AND WHEREAS subsequently thereafter, said Baidyanath Ghosh Son of Atul Chandra Ghosh, during his lifetime, being seized and possessed of otherwise well and sufficiently entitled to the said remaining portion out of the total Property, sold, transferred and alienated another divided and demarcated Plot of Land out of the said remaining total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in favour of one Anima Sarkar (Vendor No. 1 herein), by way of a registered Deed of Conveyance, in Bengali vernacular, dated 04th November, 1981, registered at the Office of the District Sub-Registrar at Alipore, registered in Book no. I, Volume No. 135, Pages from 193 to _____, Being no. 5229 for the Year 1981, for a consideration amount morefully mentioned therein.



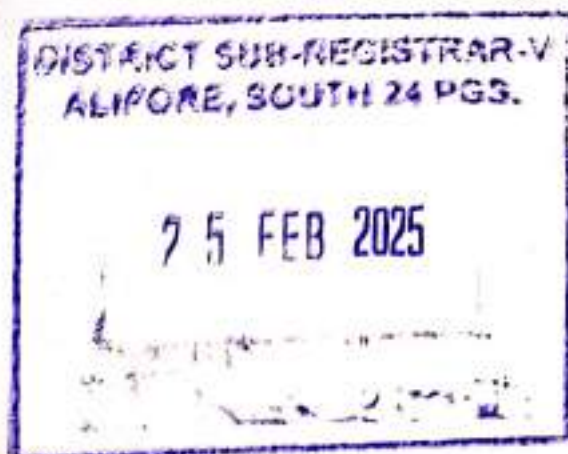
AND WHEREAS said, Pradip Kumar Sarkar alias Badal Sarkar being seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, as the sole and absolute owner thereof, during his lifetime sold, transferred and alienated a portion of the said Plot measuring about 03 (Three) Cotthas be the same a little more or less out of his said 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft.

AND WHEREAS thus, said Pradip Kumar Sarkar alias Badal Sarkar, remained seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263



AND WHEREAS said Pradip Kumar Sarkar alias Badal Sarkar being seized and possessed of or otherwise well and sufficiently entitled to the divided and demarcated Plot Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District-South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza-Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263 , died intestate on 23rd July, 1999, leaving behind him his widow namely Smt. Anima Sarkar (Vendor No. 1 herein) and only Daughter namely Smt. Mrinmoyee Sarkar (Vendor No. 2 herein), to inherit his estate as per and according to the Hindu Succession Act, 1956.

AND WHEREAS thus, said Smt. Anima Sarkar (Vendor No. 1 herein) and Smt. Mrinmoyee Sarkar (Vendor No. 2 herein), as per inheritance under the Hindu Succession Act, 1956, inherited the said estate of Late Pradip Kumar Sarkar alias Badal Sarkar, being a divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station-Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263, in equal shares.



AND WHEREAS as such, said Anima Sarkar (Vendor No. 1 herein) became the joint owner having undivided share of the estate of Late Pradip Kumar Sarkar alias Badal Sarkar being undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft. be the same a little more or less out of said remaining 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS said Smt. Mrinmoyee Sarkar (Vendor No. 2 herein) became the joint owner having undivided share of the estate of Late Pradip Kumar Sarkar alias Badal Sarkar being undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of said remaining 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.



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AND WHEREAS said Anima Sarkar (Vendor No. 1 herein) in the manner as recited hereinabove, became the owner of Plot of Land being ALL THAT total piece and parcel of Land measuring about 06(Six) Cotthas, 14 (Fourteen) Chittaks and 02 (Two) sq.ft., {04 (Four) Cotthas and 12 (Twelve) Chittaks, by Purchase and 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft. by Inheritance} be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.

AND WHEREAS thereafter the said Anima Sarkar (Vendor No. 1 herein) being the sole and absolute owner of the divided and demarcated Plot of Land out of the said remaining total Property being ALL THAT piece and parcel of Land measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 266 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Doba'.



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AND WHEREAS thereafter the said Smt. Anima Sarkar (Vendor No. 1 herein) further being the joint owner of the 50% undivided share in the divided and demarcated Plot being ALL THAT undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of said 04 (Four) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS said Smt. Mrinmoyee Sarkar (Vendor No. 2 herein) in the manner as recited hereinabove, became the owner of Plot of Land being ALL THAT total piece and parcel of Land measuring about 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of the total 28 Decimals equivalent to 16 (Sixteen) Cotthas and 15 (Fifteen) Chittaks, be the same a little more or less, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751, R.S. Dag No. 263.



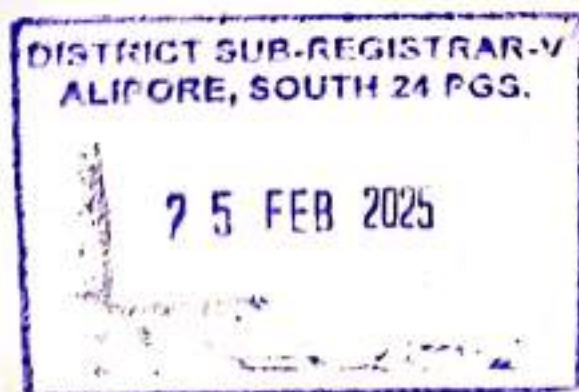
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AND WHEREAS said by way of registered Declarations being (1) Registered in Book No. I, Volume No. 67, Pages from 181 to 186, Being No. 2841 for the Year 2002 said Smt. Anima Sarkar (Vendor No. 1 herein) and Smt. Mrinmoyee Sarkar (Vendor No. 2 herein) jointly, declared and finalized that the said Property is actually measuring about 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751 (R.S. Khatian No. 151), R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS thereafter, said Smt. Anima Sarkar (Vendor No. 1 herein) and Smt. Mrinmoyee Sarkar (Vendor No. 2 herein) jointly further entered into a registered Declaration registered at the Office of the District Sub-Registrar-III, Alipore, South 24 Parganas, registered in Book No. I, Volume No. 13, Pages from 932 to 939, Being No. 160303868 for the Year 2006 confirming the said area for the Kolkata Municipal Corporation.

AND WHEREAS thereafter the said Smt. Mrinmoyee Sarkar (Vendor No. 2 herein) further being the joint owner of the 50% undivided share in the divided and demarcated Plot being ALL THAT undivided 50% share in the divided and demarcated Plot of Land out of the said total Property being ALL THAT piece and parcel of Land measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and 02 (Two) sq.ft., be the same a little more or less out of



said 07 (Seven) Cotthas, 04 (Four) Chittaks and 04 (Four) sq.ft., be the same a little, lying and situate at the District- South 24 Parganas, within the jurisdiction of Police Station- Tiljala (Previously Sadar Tollygunge Police Station, thereafter Jadavpur Police Station), Sub-Registration Office Alipore, within the limits of Pargana Calcutta, Mouza- Naskarhat, J.L. No. 11, Alipore Collectorate Touzi No. 145, Re.Sa. No. 151, R.S. Khatian No. 751 (R.S. Khatian No. 151), R.S. Dag No. 263 mutated her name in the records of the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata.

AND WHEREAS thereafter said Smt. Anima Sarkar (Vendor No. 1 herein) made an application dated 11th March, 2023 for conversion of the:

- (1) Plot under classification of the said 'Doba' measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Doba' to classification 'Bastu'. AND
- (2) Plot under classification 'Pukur' measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Pukur' to classification 'Bastu'.

AND WHEREAS thereafter the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas, by an order being Memo No. 51A(C)/169/5878/P/24 dated 10th December, 2024, under the Rule 166(II) of W.B.L & L.R. Manual, the classification of 'Pukur':



- (1) Plot measuring about 04 (Four) Cotthas and 12 (Twelve) Chittaks, be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 266 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'. AND
- (2) Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'.

Pertinent to mention herein that further by the said order the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas further directed to correct the Record of Rights under Section 51A (4) of the WBLR Act, 1955.

AND WHEREAS thereafter said Smt. Mrinmoyee Sarkar (Vendor No. 2 herein) made an application dated 11th March, 2023 for conversion of the Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1078 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata under the classification- 'Pukur' to classification 'Bastu'.



AND WHEREAS thereafter the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas, by an order being Memo No. 51A(C)/169/5879/P/24 dated 10th December, 2024, under the Rule 166(II) of W.B.L & L.R. Manual, the classification of Plot measuring about undivided 02 (Two) Cotthas, 02 (Two) Chittaks and and 02 (Two) sq.ft., be the same a little more or less recorded in the Block Land and Land Reforms Office Kolkata in L.R. Dag No. 263 under L.R. Khatian No. 1079 within the limits of Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, is converted to 'Bastu'.

Pertinent to mention herein that further by the said order the Additional District Magistrate and District Land and Land Reforms Officer, South 24 Parganas further directed to correct the Record of Rights under Section 51A (4) of the WBLR Act, 1955.

AND WHEREAS thus, said Smt. Anima Sarkar (Vendor No. 1 herein) and Smt. Mrinmoyee Sarkar (Vendor No. 2 herein), in the manner as recited herein above, became the absolute joint owners, having respective shares therein, of ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) Cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South).

AND WHEREAS presently due to the expansion of the limits and jurisdiction of the Kolkata Municipal Corporation the said Property being ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at Mouza- Laskarhat,



J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), came within the jurisdiction of the Kolkata Municipal Corporation as such, came to be known as and numbered as Premises No. 1878, Laskarhat, within the limits of Ward No. 107 of the Kolkata Municipal Corporation.

AND WHEREAS said Smt. Anima Sarkar (Vendor No. 1 herein) and Smt. Mrinmoyee Sarkar (Vendor No. 2 herein), as the absolute joint owners, having respective shares, in the said Property being ALL THAT plot of, by classification 'Bastu' Land total measuring 09 (Nine) cotthas and 04 (Four) sq.ft., be the same a little more or less, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), jointly mutated their names under Assessee No. 31-107-08-6736-2.

Pertinent to mention herein that in the records of the Kolkata Municipal Corporation the said Property is total measuring 09 (Nine) cotthas, 11 (Eleven) Chittaks and 39 (Thirty Nine) sq.ft., be the same a little more or less.

AND WHEREAS presently the said property being ALL THAT divided and demarcated plot of, by classification 'Bastu' Land, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation,



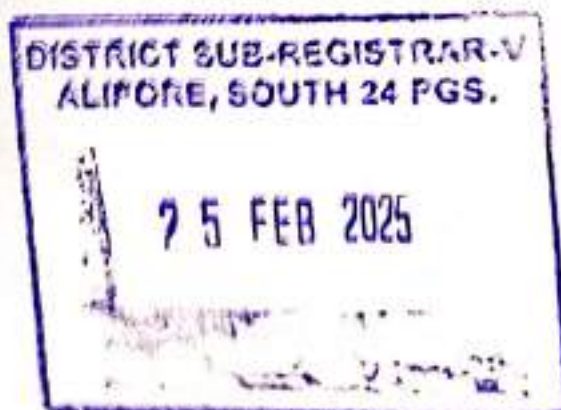
comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), is physically measuring about 07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less, which is morefully and particularly described in the Schedule herein underwritten and for the sake of brevity hereinafter called and referred to as the said Schedule Property.

AND WHEREAS presently the Vendors herein are the absolute joint owners of the said Schedule Property being desirous to sell the said Schedule Property, to interested purchasers.

AND WHEREAS the Confirming Party herein entered into two Agreements for Sale, with respect to purchasing the said Schedule Property, but was unable to complete the said transaction, thus approached the Vendors herein to cancel their said Agreements and refund their already paid advance and/or earnest amount and the expenses incurred by the Confirming Party herein, with respect to the said Schedule Property.

AND WHEREAS the Vendors herein and the Confirming Party herein further declared to sell the said Schedule Property, to any other interested purchasers.

AND WHEREAS the Purchaser herein upon coming to know about the intention of the Vendors herein and Confirming Party herein, approached the Vendors herein with a proposal to purchaser the said Schedule Property.



AND WHEREAS the Vendors herein accepted the proposal of the Purchaser herein and agreed to sell the said Schedule Property mentioned herein below in free from all encumbrances, charges, liens, lispens, attachments, trusts, in whatsoever nature may be for a total consideration amount being a sum of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs) only.

AND WHEREAS that under the direction, request and instruction of the Vendors herein, the Confirming Party herein shall receive an amount of Rs. 50,00,000/- (Rupees Fifty Lakhs) only out of the total Consideration Amount of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs) only, from the Purchasers herein with respect to the said Schedule Property.

AND WHEREAS the Vendors herein, in addition to the above, have also represent and declare to the Purchaser herein as follows :-

- (a) That the Vendors herein are the absolute joint owners, each having above recited and/or otherwise well and sufficiently entitled to the said Schedule Property, in free from all encumbrances, charges, lispence and liens, in whatsoever nature may be, which is morefully and particularly described in the Schedule herein underwritten and no other person or persons, company/firm has any right, title, interest, possession, claim or demand whatsoever and howsoever, over and in respect of the said Schedule Property herein or any part thereof.
- (b) That the Vendors herein themselves or through their agents have not entered into any agreement for sale, transfer, let out, mortgage, charged or lease out or any other Agreement whatsoever with any other person or persons with respect to the said Schedule Property herein or any part thereof.



- (c) That the said Schedule Property is not subject to any acquisition or requisition proceedings and the Vendors herein have not received any notice, or have any knowledge to that effect.
- (d) That the said Schedule Property is not affected by U.L.C., or any notification under the L.A. or Kolkata Municipal Corporation Schemes, or any notification under any Government Schemes.
- (e) That the said Schedule Property or any part thereof, is not affected by or classified as a Vested land, Debattar Property, Thika Land or 'Khatal' Land.
- (f) That the said Schedule Property is not occupied by or affected by 'Bargadars'.
- (g) That no person or persons has/have any right of preemption over and in respect of the said Schedule Property herein or any part thereof.
- (h) That the Vendors herein have good, clear and marketable title in respect of the said Schedule Property herein and every part thereof.
- (i) That the Vendors have good, clear and marketable title in respect of the said Schedule Property herein and every part thereof.
- (j) That no litigation is pending before any concern authority or any Court or before any Tribunal or regarding the title or of any other nature whatsoever in respect of the said Schedule Property mentioned herein below or any part thereof.
- (k) That the Vendors herein or their Predecessors-in-title have neither mortgaged the said Schedule Property nor obtained and financial Loan either by depositing the Title Deed or in any other manner, against or



collaterating the said Schedule Property before any Bank, financial institution or person.

- (l) That the Vendors herein have duly mutated their names jointly in the Record of Rights at the Kolkata Municipal Corporation.
- (m) That the Confirming Party herein do hereby confirm and acknowledge that the Confirming Party herein has no right, title or interest with respect to the said Schedule Property.

AND WHEREAS relying upon the aforesaid representations of the Vendors herein and believing the same to be the true and acting on good faith, and on the Vendors herein agreeing to sell the said Schedule Property herein for and at a total consideration amount being a sum of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs) only, in free from all encumbrances, liens, charges, lispendenses, mortgage, attachments, impediments and trusts whatsoever and howsoever the Purchaser herein have agreed to purchase the said Schedule Property.

AND WHEREAS the Vendors herein agreeing to sell the said Schedule Property herein, for and at a total consideration money of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs) only, free from all encumbrances, liens, charges, lispendenses, attachments, impediments and trusts whatsoever and howsoever the Purchaser herein agreeing to purchase the said Schedule Property, both the Parties herein entered into an this Deed of Sale.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of and in consideration of the premises hereinbefore recited and of the several covenants of the Vendors herein to be performed and observed and further upon receiving the total consideration amount being a sum of Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lakhs) only, well and truly paid, in



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the manner as may be advised and directed by the Vendors herein, in the hands of the Vendors herein and the Confirm Party herein, by the Purchaser herein, on or before the execution of these presents, the receipt whereof the Vendors herein and the Confirming Party herein, doth hereby as well as by the receipt hereunder written, respectively admit and acknowledge and of and from the same and every part thereof jointly acquit, release and forever discharge free from pre-emption of whatsoever nature to the Purchaser herein in the said Schedule Property, as also the said Schedule Property and premises and every part thereof, intended to be hereby conveyed, And that the Confirming Party herein do hereby confirm and acknowledge its whatever right or interest, if any accrued, with respect to the said Schedule Property, as per and according to the said Agreement for Sale, and the Vendors herein doth hereby by these presents indefeasibly and absolutely grant, convey, assure, sell and transfer, as stated herein above and to the exclusive, sole and absolute, use and ownership of the Purchaser herein permanently and forever ALL THAT divided and demarcated plot of, by classification 'Bastu' Land, physically measuring about 07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), alongwith all easement rights of egress and ingress thereto being the said Schedule Property or howsoever otherwise the same now is or at any time or time/s heretofore situate butted bounded called known numbered described or distinguished together with all the area yards privies water, water-courses, sewers, drains, fences,



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boundaries, ways, paths, common passage, passage light, liberties and all manner of rights privileges easement advantage and appurtenances whatsoever to the said Schedule Property messuage, hereditament, tenement and premises belonging or in any otherwise appertaining or with the same or any part thereof usually used occupied held or enjoyed or reputed to belong or be appurtenant thereto.

And all the estate right title interest use trust possession Schedule Property claim and demand whatsoever both at law and in equity of the Vendors herein into and upon the said Schedule Property and premises or any or every part thereof. And the reversion and reversions, remainder and remainders And all rents issues and profits thereof and every part thereof.

And all deeds, pattahs, muniments, writings and evidence of title which in anywise relate to the said Schedule Property and premises and which now is or hereafter shall or may be in the custody possession or power of the Vendors herein or any person or persons from whom they can or may procure the same without suit or action at law or in equity free from mortgages, Bank Loan, charges and attachments To Have and To Hold the said Schedule Property messuage, hereditament and premises and every part thereof hereby granted, conveyed, assured, sold and transferred or expressed or intended so to be unto free from all encumbrances, liens, lispendences, mortgages, Bank Loan, charges and attachments and to the sole and absolute use and ownership of the Purchaser herein, absolutely and forever.

And the Vendors herein doth hereby covenant with the Purchaser herein, that notwithstanding any act deed or thing by the Vendors herein made done executed or knowingly or willingly suffered to the contrary the Vendors are now, jointly as the absolute joint owners having rightfully, lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled



to the said Schedule Property and premises hereby granted, conveyed and transferred unto and to the sole and absolute use and ownership of the Purchaser herein absolutely and forever, as stated herein above. And that notwithstanding any act deed or thing as aforesaid they the Vendors herein now hath in themselves good, right, full power, absolute authority and indefeasible title to grant, convey and transfer the said Schedule Property and hereby granted, conveyed and transferred unto and to the sole and absolute use and ownership of the Purchaser herein absolutely and forever.

And the Vendors herein, hath not in any way encumbered or charged the said Schedule Property, purported to be conveyed by this Deed of Conveyance. And that the Purchaser herein shall at all times hereafter peaceably and quietly hold, possess, own and enjoy the said Schedule Property and every part thereof hereby conveyed and receive all rents, issues and profits thereof without lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors herein. And that free and clear and freely and clearly and absolutely discharged, exonerated, saved, kept, harmless and indemnified or otherwise at the costs of the Vendors herein released of, from and against all manner of debts, claims, mortgages, charges, liens and encumbrances made occasioned and created jointly by the Vendors herein, as stated herein above.

TOGETHER WITH RIGHT IN COMMON with other lawful Purchaser or owner thereto to enjoy all the common passage, ways, ditches, sewers, drainage, water course, water, easement, light, other amenities and advantage, liberties, right, title, interest, claim and demand of the Vendors herein unto and upon the said Schedule Property of the Purchaser herein.

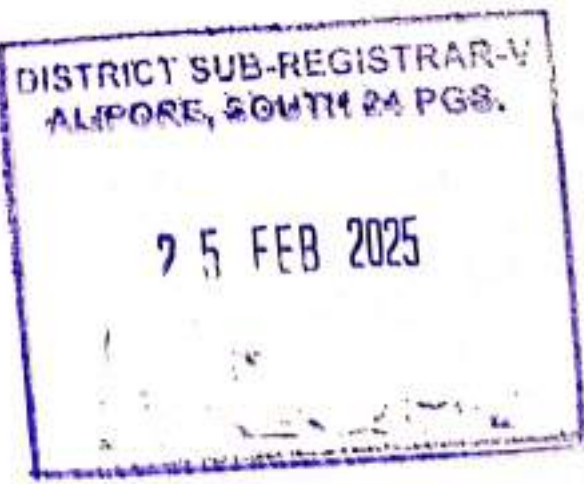


AND TO HAVE AND TO HOLD the said Schedule Property and every part thereof hereby granted, conveyed, assured, sold and transferred, together with all right, title and interest to the Purchaser herein absolutely and forever.

AND that the Vendors herein shall and will at all times hereinafter at the request and cost of the Purchaser do and execute or cause to be done and execute all such acts, deeds things for further better or more perfectly assuring the said Schedule Property and every part thereof unto and to the Purchaser herein absolutely in the manner aforesaid as shall or may be reasonably required.

AND it is further agreed by and between the parties hereto as follows:-

1. The Purchaser herein shall and will absolutely and solely own, use and enjoy the said Schedule Property and use sewers, drains, water courses and common passage.
2. The Purchaser herein shall after execution of this Deed of Sale pay all the property taxes, payables and Levis with respect to the said Schedule Property.
3. The Purchaser herein shall after purchasing the said Schedule Property shall have unfettered right to mutate his name in the records of the Kolkata Municipal Corporation with respect to the said Schedule Property in place of the Vendors herein.



4. The Purchaser herein shall have full right and authority to use occupy and enjoy the said Schedule Property in any law full manner and every part thereof as the sole and absolute owner thereof. The Purchaser herein shall also have property rights such as the Vendors herein derive from his title in respect of the property comprised in the Schedule Property.

And further that the Vendors herein and all and every other person or persons having or lawfully or equitably claiming any estate or interest in the said Schedule Property from under or in trust for the Vendors herein shall and will from time to time and at all times hereafter at the request and costs of the Purchaser herein, do and execute or cause to be done and executed all such acts deeds and things for further and more perfectly assuring unto and to the use of the Purchaser herein in the manner aforesaid, the said Schedule Property is not the subject matter of any other suit or proceedings. And that the said Schedule Property is not subject to any attachment injunction or prohibitory order issued by any Court of Law.

Be it also stated that if it transpires that the rights, title and interest of the Vendors herein, as stated herein above, in the said Schedule Property, is not free and clear the Vendors herein shall indemnify and keep indemnified the Purchaser herein for the loss so caused to the Purchaser herein or cause to do such act/acts or execute such documents, deeds etc. as may be required by the Purchaser herein to clear the title of the said Schedule Property, at the cost of the Purchaser herein.



SCHEDULE AS ABOVE REFERRED TO
(Conveyed Property)

ALL THAT divided and demarcated Vacant plot of, by classification 'Bastu' Land, physically measuring about 07 (Seven) cotthas and 04 (Four) Chittaks and 33 (Thirty Three) sq.ft., be the same a little more or less, lying and situate at and being Premises No. 1878, Laskarhat, within the limits of Ward No. 107 being Assessee No. 31-107-08-6736-2, of the Kolkata Municipal Corporation, comprised in Mouza- Laskarhat, J.L. No. 11, Block- Kolkata, in L.R. Dag No. 263 (R.S. Dag No. 263) and L.R. Dag No. 266 (R.S. Dag No. 266), under L.R. Khatian No. 1078 (R.S. Khatian No. 751) and L.R. Khatian No. 1079 (R.S. Khatian No. 151), within the jurisdiction of Police Station- Tiljala (Presently Kasba Police Station), in the District- 24 Pargans (South), {Road Zone: Rest in Laskarhat- Rest in Laskarhat} alongwith all easement rights of egress and ingress thereto, on the 30 (Thirty) feet wide Approach Road, morefully shown in the Plan attached herewith and delineated and marked with 'Red' ink border, which is butted and bounded as follows:

ON THE NORTH	:	By 30 Feet wide Naskarhat Road.
ON THE SOUTH	:	By Other Premises.
ON THE EAST	:	By Premises No. 1599 Laskarhat.
ON THE WEST	:	By Premises No. 1878 Laskarhat.



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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal to these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Sonarpur in the presence of :

WITNESSES :

1. *Pravash Butta*
C. N. Roy Road
Govt House Estate
Block - R - Flat - No-16
kd-39
2. *Shital Sunwas*
Advocate
High Court Calcutta

1. *Anima Sarkar*

2. *Moynmoyee Sarkar*

SIGNATURE OF THE VENDORS

AMBIENCE INTERIOR

Julian Al
Proprietor

SIGNATURE OF THE PURCHASER

Jagannath Sarkar

SIGNATURE OF THE CONFIRMING PARTY

Drafted by me

Shital Sunwas

(SHITAL SUNWAS)

Advocate

High Court Calcutta,
Enrolment No. WB/1587 of 2006,
Son of Late Md. Israil Sk.



MEMO OF CONSIDERATION

RECEIVED from time to time on several occasions, from the within named Purchaser, the within mentioned total Consideration amount of Rs. 1,00,00,000/- (Rupees One Crore) only, in the manner stated in the herein below:

<u>Sl. No.</u>	<u>D.D. No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
1.	503244	20.02.2025	ICICI Bank	Rs. 49,25,000/-
2.	503241	20.02.2025	ICICI Bank	Rs. 24,75,000/-
3.	503243	14.02.2025	ICIC Bank	Rs. 25,00,000/-
4.	TDS			Rs. 75,000/-
5.	TDS			Rs. 25,000/-
TOTAL				<u>Rs. 1,00,00,000/-</u>

Thanks for Receipt.

Total Received Rupees One Crore.

WITNESSES :

1. *Pravesh Datta*

1. *Arima Sarkar*

2. *Shri Lal Sen*
Advocate
High Court Calcutta

2. *Moinmayee Sarkar*

SIGNATURE OF THE VENDORS



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
25 FEB 2025

MEMO OF CONSIDERATION

RECEIVED from time to time on several occasions, from the within named Purchaser, the within mentioned total Consideration amount of Rs. 50,00,000/- (Rupees Fifty Lakhs) only, in the manner stated in the herein below:

<u>Sl. No.</u>	<u>D.D. No.</u>	<u>Date</u>	<u>Drawn on</u>	<u>Amount</u>
1.	503242	14.02.2025	ICICI Bank	Rs. 25,00,000/-
2.	503245	20.02.2025	ICICI Bank	Rs. 24,50,000/-
3.	TDS			Rs. 50,000/-
TOTAL				Rs. 50,00,000/-

Thanks for Receipt.

Total Received Rupees Fifty Lakhs Only.

WITNESSES :

1. *Pravesh Datta*

2. *Shital Senoo.*
Advocate
High Court Calcutta

Jagannath Sarkar
SIGNATURE OF THE CONFIRMING

PARTY



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

7 5 FEB 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



Anima Sarkar	Left hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Meimoyee Sarkar	Left hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Subir Das	Left hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



DISTRICT SUB-REGISTRAR-V
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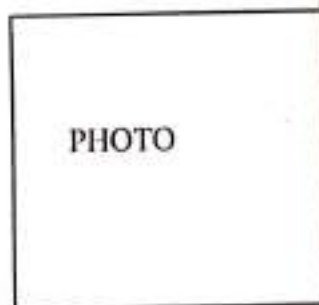
7 5 FEB 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



Jagannath Sankar

Left hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

7 5 FEB 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



230220252041701621

GRIPS Payment Detail

GRIPS Payment ID:	230220252041701621	Payment Init. Date:	23/02/2025 14:46:39
Total Amount:	2879869	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9204635267856	BRN Date:	23/02/2025 14:47:09
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Intekhab Alam
Mobile: 9007770533

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250417016228	Directorate of Registration & Stamp Revenue	2879869
Total			2879869

IN WORDS: TWENTY EIGHT LAKH SEVENTY NINE THOUSAND EIGHT HUNDRED SIXTY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250417016228

GRN Details

GRN:	192024250417016228	Payment Mode:	SBI Epay
GRN Date:	23/02/2025 14:46:39	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	9204635267856	BRN Date:	23/02/2025 14:47:09
Gateway Ref ID:	250548851087	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	230220252041701621	Payment Init. Date:	23/02/2025 14:46:39
Payment Status:	Successful	Payment Ref. No:	2000384629/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Intekhab Alam
Address:	2 Ganesh Ghosh Lane Kolkata 700039
Mobile:	9007770533
Period From (dd/mm/yyyy):	23/02/2025
Period To (dd/mm/yyyy):	23/02/2025
Payment Ref ID:	2000384629/2/2025
Dept Ref ID/DRN:	2000384629/2/2025

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000384629/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	2476126
2	2000384629/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	403743
Total				2879869

IN WORDS: TWENTY EIGHT LAKH SEVENTY NINE THOUSAND EIGHT HUNDRED SIXTY NINE ONLY.

Major Information of the Deed

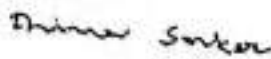
Information of the Deed				
Deed No :	I-1630-01453/2025		Date of Registration	25/02/2025
Query No / Year	1630-2000384629/2025		Office where deed is registered	
Query Date	07/02/2025 9:08:12 PM		D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shital Sunwas High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830199351, Status : Advocate			
Transaction	[0101] Sale, Sale Document			
Set Forth value		Additional Transaction		
Rs. 1,50,00,000/-		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Stampduty Paid(SD)		Market Value		
Rs. 24,76,176/- (Article:23)		Rs. 3,53,72,934/-		
Remarks		Registration Fee Paid		
		Rs. 4,03,775/- (Article:A(1), E.)		
		Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

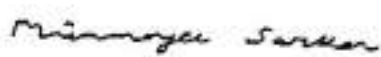
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Laskarhat, Road Zone : (Rest in Laskarhat – Rest in Laskarhat) , , Premises No: 1878, , Ward No: 107 Pin Code : 700039

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	(RS :-)		Bastu		7 Katha 4 Chatak 33 Sq Ft	1,50,00,000/-	3,53,72,934/-	Width of Approach Road: 30 Ft.,
Grand Total :					12.0381Dec	150,00,000 /-	353,72,934 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ANIMA SARKAR Daughter of Late Khagendra Nath Guha Executed by: Self, Date of Execution: 24/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	 25/02/2025	 Captured LTI 25/02/2025	 25/02/2025

61, Naskarhat Road,, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: BGxxxxxx1L, Aadhaar No: 75xxxxxxxx7309, Status :Individual, Executed by: Self, Date of Execution: 24/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs MRINMOYEE SARKAR Daughter of Late Pradip Sarkar Executed by: Self, Date of Execution: 24/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	 25/02/2025	 Captured LTI 25/02/2025	 25/02/2025

Madhya Para, Near Naskarhat Eakta Sangha Club,, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: gsxxxxxx3p, Aadhaar No: 36xxxxxxxx5201, Status :Individual, Executed by: Self, Date of Execution: 24/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office

Name	Photo	Finger Print	Signature
Mr JAGANNATH SARKAR Son of Mr Ashutosh Sarkar Executed by: Self, Date of Execution: 24/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office	 25/02/2025	 Captured LTI 25/02/2025	 25/02/2025

60, Naskar Hat,, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AKxxxxxx5Q, Aadhaar No: 74xxxxxxxx3536, Status :Confirming Party, Executed by: Self, Date of Execution: 24/02/2025 , Admitted by: Self, Date of Admission: 25/02/2025 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M S AMBIENCE INTERIOR 27, Rai Charan Ghosh Lane,, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-1XX4 , PAN No.: ATxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr INTEKHAB ALAM (Presentant) Son of Mr Mahboob Alam Date of Execution - 24/02/2025, , Admitted by: Self, Date of Admission: 25/02/2025, Place of Admission of Execution: Office	 Feb 25 2025 12:36PM	 Captured LTI 25/02/2025	 25/02/2025
2, Ganesh Ghosh Lane,, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: ATxxxxxx2E, Aadhaar No: 41xxxxxxxx6437 Status : Representative, Representative of : M S AMBIENCE INTERIOR (as Sole Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHITAL SUNWAS Son of Late Md Israil Sk High Court Calcutta, City:- Kolkata, P.O:- General Post Office Kolkata, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 25/02/2025	 Captured 25/02/2025	 25/02/2025
Identifier Of Mrs ANIMA SARKAR, Mrs MRINMOYEE SARKAR, Mr JAGANNATH SARKAR, Mr INTEKHAB ALAM			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANIMA SARKAR	M S AMBIENCE INTERIOR-9.02859 Dec
2	Mrs MRINMOYEE SARKAR	M S AMBIENCE INTERIOR-3.00953 Dec

Endorsement For Deed Number : I - 163001453 / 2025

On 25-02-2025

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:31 hrs on 25-02-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr INTEKHAB ALAM .

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 3,53,72,934/-

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

Execution is admitted on 25/02/2025 by 1. Mrs ANIMA SARKAR, Daughter of Late Khagendra Nath Guha, 61, Naskarhat Road,, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 2. Mrs MRINMOYEE SARKAR, Daughter of Late Pradip Sarkar, Madhya Para, Near Naskarhat Eakta Sangha Club,, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 3. Mr JAGANNATH SARKAR, Son of Mr Ashutosh Sarkar, 60, Naskar Hat,, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr SHITAL SUNWAS, , , Son of Late Md Israil Sk, High Court Calcutta, P.O: General Post Office Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

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

Execution is admitted on 25-02-2025 by Mr INTEKHAB ALAM, Sole Proprietor, M S AMBIENCE INTERIOR (Sole Proprietorship), 27, Rai Charan Ghosh Lane,, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr SHITAL SUNWAS, , , Son of Late Md Israil Sk, High Court Calcutta, P.O: General Post Office Kolkata, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,03,775.00/- (A(1) = Rs 3,53,729.00/- ,B = Rs 50,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 4,03,743/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2025 2:47PM with Govt. Ref. No: 192024250417016228 on 23-02-2025, Amount Rs: 4,03,743/-, Bank: SBI EPay (SBlePay), Ref. No. 9204635267856 on 23-02-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,76,126/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 24,76,126/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 38032, Amount: Rs.50.00/-, Date of Purchase: 11/02/2025, Vendor name: SOUMITRA CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/02/2025 2:47PM with Govt. Ref. No: 192024250417016228 on 23-02-2025, Amount Rs: 24,76,126/-, Bank: SBI EPay (SBlePay), Ref. No. 9204635267856 on 23-02-2025, Head of Account 0030-02-103-003-02

Attnal

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D S R - V SOUTH 24-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 34559 to 34599
being No 163001453 for the year 2025.



Dilip

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.02.25 18:24:15 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 25/02/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.