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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL  
31/8  
8-23/158


AP 273912

### DEED OF CONVEYANCE

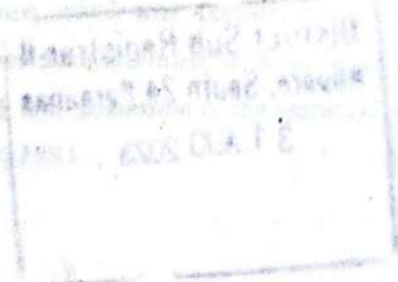
THIS DEED OF CONVEYANCE made on this the 31<sup>st</sup> day of August, Two Thousand and Twenty Three (2023) in Christian Era;

BETWEEN

Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

  
District Sub-Register-II  
Alipore, South 24-Parganas

31 AUG 2023





08 MAY 2023

NO. 2020 DATE 10/2 RS.

NAME

ADDRESS

ALIPORE JUDGES COURT  
A. K. SAMAJPATI

SIGNATURE

D. CHOUDHURY  
(Advocate)

Alipore Judges Court  
Kolkata - 700 027



Identifier:-

*Sulagna Roy*

**SULAGNA ROY**

(Advocate)

Daughter of Sri Bhanu Lal Roy

Alipore Judges Court, Kolkata: 700 027.



**SMT. CHHABI MITRA. (PAN. BBAPM3936R) (AADHAAR NO. 7661 1525 2626) (MOBILE NO. 84207 68664)** wife of Sri Kazal Mitra, by occupation: Housewife, by faith: Hindu, residing at 9, Bose Para Bye Lane, Post: Barisha, Police Station: Thakurpukur, Kolkata: 700008, in the District: 24 Parganas (South) West Bengal, India, hereinafter called the "**VENDOR**" (which terms or expression shall unless excluded by or repugnant to the subject or context shall always be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**:

**AND**

**M/S. NS ENTERPRISES. (PAN NO. AAVFN0896Q) (GST NO. 19AAVFN0896Q1ZY)** a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) **MR. NISHANT KHEMKA. (PAN. AOOPK7691H & AADHAAR NO- 5501 0734 8592) (MOBILE NO. 98301 91000)** son of Sri Ashok Kumar Khemka, by occupation - Business, by Religion - Hindu, at present residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post :Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) **MR. SAKET SUTODIYA. (PAN. ARVPS6336B & AADHAAR NO- 3509 1532 7183) (MOBILE NO. 98313 77007)** son of Sri Bimal Sutodiya, residing at 9/S, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, hereinafter called the "**PURCHASER**" (which terms or expression shall unless excluded by or repugnant to the subject or context shall unless exclude by or repugnant to the subject or context shall always be deemed to mean and include their heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

**WHEREAS** One **SRI NABAKUMAR KARMKAR** was the owner and possessor of **ALL THAT** a Piece or parcel of Bastu Land measuring about **54 Satak** be the same a little more or less lying and situate in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the then South Suburban Municipality within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) by way of Purchase against an Auction/Nilam in respect of the aforesaid Property having been registered as Money Suit vide No. 42 of 1951, in the Court of the Learned Second Munsif at Alipore, which was Auction duly granted in favour of the said **SRI NABAKUMAR KARMKAR** by the Learned Second Munsif at Alipore, on 19<sup>th</sup> day of September, 1951 and the said **SRI NABAKUMAR KARMKAR** take possession of the aforesaid property by beating the Cover or Dhol Saharot on 21<sup>st</sup> day of December, 1951.



**AND WHEREAS** the said **SRI NABAKUMAR KARMAKAR** had gifted, transferred and conveyed of **ALL THAT** a Piece or parcel of **Bastu Land** measuring about **54 Satak** be the same a little more or less lying and situate in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South), together with easement rights of the common passage free from all encumbrances, attachments, liens and lispendences in favour of his wife **SMT. ANNAKALI KARMAKAR**, wife of Sri Nabakumar Karmakar the Donee therein by virtue of one registered Bengali Dan Patra or Deed of Gift executed and registered on 27<sup>th</sup> day of November, 1955 and the said Deed was registered in the office of the Sub Registrar at Alipore, recorded in Book No. I, Volume No. 40, Being Deed No. 2775, for the year 1955 and delivered the absolute possession of the said property then and there.

**AND WHEREAS** while thus, seized and possessed of the said property **SMT. ANNAKALI KARMAKAR**, wife of Sri Nabakumar Karmakar, died intestate in the year of 1969, leaving behind her surviving one Son namely **SRI ANNADA PRASAD KARMAKAR** and one married daughter namely - **SMT. GOURIBALA KARMAKAR**, wife of Sri Asutosh Karmakar as her legal heirs and successors and they had jointly become as joint owners of the said property and they had individually got 50% Undivided Share i.e. **27 Satak** of Land out of the aforesaid total property i.e. **54 Satak** of Land left behind their mother said **SMT. ANNAKALI KARMAKAR**, since deceased, as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

**AND WHEREAS** while thus said **SRI ANNADA PRASAD KARMAKAR** and **SMT. GOURIBALA KARMAKAR**, jointly seized and possessed of the said property said **SRI ANNADA PRASAD KARMAKAR**, died intestate leaving behind him his surviving only widow namely - **SMT. SHIBANI KARMAKAR**, as his legal heirs and successors and she had become one of the co-sharers of the said total property and she had got individually 50% Undivided Share i.e. **27 Satak** of Land out of the aforesaid total property i.e. **54 Satak** of Land left behind her husband said **ANNADA PRASAD KARMAKAR**, since deceased as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

**AND WHEREAS** while thus said **SMT. GOURIBALA KARMAKAR** and **SMT. SHIBANI KARMAKAR**, jointly seized and possessed of the said property said **SMT. SHIBANI KARMAKAR**, had gifted, transferred and conveyed her 50% Undivided Share i.e. **27 Satak** of Land out of the aforesaid total property i.e. **54 Satak** of Land be the same a little more or less lying and situate with Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South), together with easement rights of the common passage free from all encumbrances, attachments, liens and lispendences in favour of her Sister-In-Law said **SMT. GOURIBALA KARMAKAR**, wife of Sri Asutosh



Karmakar the Donee therein by virtue of one registered **Bengali Dan Patra or Deed of Gift** executed and registered on **2<sup>nd</sup> day of February, 1973** and the said **Deed** was registered in the office of the **Sub Registrar at Alipore**, recorded in **Book No. I, Volume No. 18, Pages 142 to 144, Being Deed No. 426**, for the year 1973 and delivered the absolute possession of the said property then and there.

**AND WHEREAS** the said **SMT. GOURIBALA KARMAKAR**, wife of Sri Asutosh Karmakar after receiving the said **50% Undivided Share i.e. 27 Satak of Land** out of the aforesaid total property i.e. **54 Satak of Land** be the same a little more or less, by the strength of the aforesaid **Deed of Gift** on **2<sup>nd</sup> day of February, 1973** had become the absolute Owner of the aforesaid total property i.e. **54 Satak of Land** be the same a little more or less, duly mutated her name in the record of the local **South Suburban Municipality** comprised in **Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317**, under the **Calcutta Municipal Corporation** within **Police Station: the then Behala now Thakurpukur, Kolkata: 700008**, in the **District of 24-Parganas (South)** as absolute Owner in the **Assessment Record Book** of the **South Suburban Municipality** and known and numbered as **Municipal Premises No. 14/10, Bosepara Bye Lane**, with in **Police Station: the then Behala now Thakurpukur**, in the **District: 24-Parganas (South)** together with easement rights of the common passage absolutely free from all encumbrances.

**AND WHEREAS** thereafter the **SMT. GOURIBALA KARMAKAR** and one **SRI NANI GOPAL GHOSH** and another **SRI PANCHKARI GHOSH** both sons of Late Fakir Chandra Ghosh, residing at Jaychandipur, Post: Bakrahat, within **Police Station: Bishnupur**, in the **District: 24-Parganas (South) West Bengal, India**, the joint Purchasers therein entered into an agreement for sale dated **8<sup>th</sup> day of February, 1974**, for purchase of **ALL THAT** piece and parcel of **Bastu Land** measuring about **6 Cottahs 6 Chittak 12 Square Feet** out of **54 Satak of Land** comprised in **Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317**, under the **Calcutta Municipal Corporation** within **Police Station: the then Behala now Thakurpukur, Kolkata: 700008**, in the **District of 24-Parganas (South)** and having its **Municipal Premises No. 14/10, Bosepara Bye Lane**, with in **Police Station: the then Behala now Thakurpukur**, in the **District: 24-Parganas (South)** under the terms and conditions particularly mentioned therein and said **SMT. GOURIBALA KARMAKAR** agreed to outright sell the said plot of Land **ALL THAT** piece and parcel of **Bastu Land** measuring about **6 Cottahs 6 Chittak 12 Square Feet** out of **54 Satak of Land** comprised in **Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317**, under the **Calcutta Municipal Corporation** within **Police Station: the then Behala now Thakurpukur, Kolkata: 700008**, in the **District of 24-Parganas (South)** and having its **Municipal Premises No. 14/10, Bosepara Bye Lane**, with in **Police Station: the then Behala now Thakurpukur**, in the **District: 24-Parganas (South)** free from all encumbrances in absolute manner of the said **PROPERTY** on receiving a sum of **Rs. 1001/- (Rupees One Thousand and One)** only, from said **SRI NANI GOPAL GHOSH** and **SRI PANCHKARI GHOSH** the joint



Purchasers therein as and by way of earnest money out of the said settled price or consideration of Rs. 14, 000/- (Rupees Fourteen Thousand) only, on the terms and conditions written therein.

**AND WHEREAS** in terms of said Agreement for Sale dated 8<sup>th</sup> day of February, 1974 said **SMT. GOURIBALA KARMAKAR** sold, conveyed and transferred of **ALL THAT** piece and parcel of Bastu Land measuring about **6 Cottahs 6 Chittak 12 Square Feet** out of **54 Satak** of Land and one dilapidated Structure comprised in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) and having its Municipal Premises No. 14/10, Bosepara Bye Lane, with in Police Station: the then Behala now Thakurpukur, in the District: 24-Parganas (South), together with easement rights of the common passage in favour of one **SRI NANI GOPAL GHOSH** and another **SRI PANCHKARI GHOSH** both sons of Late Fakir Chandra Ghosh, residing at Jaychandipur, Post: Bakrahat, within Police Station: Bishnupur, in the District: 24-Parganas (South) West Bengal, India, by virtue of a Bengali Bikroy Kobala on 6<sup>th</sup> day of May, 1974, registered in the office of the District Sub Registrar at Alipore, recorded in Book No. I, Volume No. 83, Pages 18 - 24, Being Deed No. 2931, for the year 1974 and delivered the absolute possession of the said property then and there.

**AND WHEREAS** by strength of the said Bengali Suf Bikroy Kobala or Deed of Sale, dated 6<sup>th</sup> day of May, 1974, the said **SRI NANI GOPAL GHOSH** and his full blood brother **SRI PANCHKARI GHOSH**, become an absolute Joint Owners of a demarcated Plot of Bastu Land measuring about **6 Cottahs 6 Chittaks 12 Square Feet**, be the same a little more or less, together with one dilapidated Structure comprising covered area of **1000 Square Feet**, duly mutated their names in the record of the local South Suburban Municipality comprised in Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172, R.S. Dag No. 317, under the Calcutta Municipal Corporation within Police Station: the then Behala now Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) as absolute Owners in the Assessment Record Book of the South Suburban Municipality and known and numbered as Municipal Premises No. 15, Bosepara Bye Lane, with in Police Station: the then Behala now Thakurpukur, in the District: 24-Parganas (South) thus having acquired the said property by purchase in aforesaid manner got their names duly mutated in the Office of the Government of West Bengal (B.L.L.R.O.) and the Kolkata Municipal Corporation and have been regularly paying the revenue against valid Rent Receipts (Khazna) or Dakhilas and Tax Receipt in their joint names.

**AND WHEREAS** while thus, seized and possessed undivided 50% Share of the said property **SRI PANCHKARI GHOSH**, died intestate on the month of 31.07.1999, leaving behind him surviving his only wife **SMT. CHHAYA GHOSH**, three Sons namely **SRI ALOKE GHOSH** & **SRI PULOKA KUMAR GHOSH** & **SRI**



TILAKE GHOSH and one married daughter namely - SMT. CHHABI MITRA, wife of Sri Kazal Mitra, as his legal heirs and successors and they jointly became the owners of the said property in respect of  $\frac{1}{2}$  Undivided Share of the aforesaid total property i.e. 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, left behind by said SRI PANCHKARI GHOSH, since deceased with others above named co-owners as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS while thus said SMT. CHHAYA GHOSH, SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SRI TILAKE GHOSH and SMT. CHHABI MITRA, wife of Sri Kazal Mitra, jointly seized and possessed of the said property said SMT. CHHAYA GHOSH, died intestate on 03.03.2016, leaving behind her surviving three Sons namely SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SRI TILAKE GHOSH, and one married daughter namely - SMT. CHHABI MITRA, wife of Sri Kazal Mitra, as her legal heirs and successors and they jointly became the owners of the said property left behind by said SMT. CHHAYA GHOSH, since deceased and undivided  $\frac{1}{4}$  Share Each of Them out of the said property i.e. (Undivided Bastu Land measuring 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet.) with others above named co-owners as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956 thereafter they mutated their names in order to update the land records at B.L.L.R. office and after that the said property now began to known, marked and identified with Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103 and 2104, R.S. Dag No. 317, in the District of 24-Parganas (South).

AND WHEREAS while thus said SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SRI TILAKE GHOSH and SMT. CHHABI MITRA, wife of Sri Kazal Mitra, jointly seized and possessed of the said property said SRI TILAKE GHOSH, died intestate on 29.09.2021, leaving behind him his surviving wife SMT. CHANDANA GHOSH and one son namely SRI SOMNATH GHOSH, as his legal heirs and successors and they jointly became the owners of the said property left behind by said SRI TILAKE GHOSH, since deceased and got undivided  $\frac{1}{2}$  Share Each of Them from their deceased Husband and Father respectively and got  $\frac{1}{8}$  Share Each of Them out of the said total property i.e. (Undivided Bastu Land measuring 3 Cottahs 3 Chittaks 6 Square Feet) out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet.) with others above named co-owners as per provisions of the Dayabhaga Schools of Hindu Law of Succession Act. 1956.

AND WHEREAS in the aforesaid manner the said SRI ALOKE GHOSH & SRI PULOK KUMAR GHOSH & SMT. CHANDANA GHOSH & SRI SOMNATH GHOSH and SMT. CHHABI MITRA, all the present Owners of the said Property became the joint owners of ALL THAT piece and parcel of Undivided Bastu Land measuring 3



Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 500 Square Feet, out of 1000 Square Feet, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103 and 2104, R.S. Dag No. 317, in the District of 24-Parganas (South) thereafter they applied before the Kolkata Municipal Corporation for Mutation of the aforesaid Property in the official records of the Kolkata Municipal Corporation and the Kolkata Municipal Corporation their aforesaid property has duly been assessed as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 15, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South).

**AND WHEREAS** thereafter said SMT. CHHABI MITRA, as one of the joint Co-owners of undivided  $1/4^{\text{th}}$  Share of Bastu Land measuring about 575.25 Square Feet equivalent to 12 Chittaks 35.25 Square Feet out of the Undivided Bastu Land measuring 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 125 Square Feet out of 500 Square Feet, out of 1000 Square Feet, standing thereon, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103 and 2104, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 15, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South).

**AND WHEREAS** said SMT. CHHABI MITRA, while thus seized and possessed of her said property as one of the joint Co-owners of undivided  $1/4^{\text{th}}$  Share of Bastu Land measuring about 575.25 Square Feet equivalent to 12 Chittaks 35.25 Square Feet out of the Undivided Bastu Land measuring 3 Cottahs 3 Chittaks 6 Square Feet out of Undivided 6 Cottahs 6 Chittaks 12 Square Feet, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of 125 Square Feet out of 500 Square Feet, out of 1000 Square Feet, which is morefully and particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter called and referred to as the "**SAID UNDIVIDED PROPERTY**", free from all encumbrance, attachments, liens and lispendences.



**AND WHEREAS** the said **SMT. CHHABI MITRA**, the **OWNER/VENDOR** herein being for bonafide reasons announced to outright sale the said undivided property free from all encumbrance, attachments, liens and lispendenses.

**AND WHEREAS** one **M/S. NS ENTERPRISES**, a Partnership Firm, having its registered office at 6C, Middleton Street, Kolkata 700 071, Post: Middleton Row, Police Station: Shakespeare Sarani, West Bengal, India, represent by its joint Partners namely - 1) **MR.NISHANT KHEMKA**, son of Sri Ashok Kumar Khemka, residing at 6C, Middleton Street, Gulmohr Building, Flat No. 64, Post: Middleton Row, Police Station: Shakespeare Sarani, Kolkata 700 071, and 2) **MR. SAKET SUTODIYA**, son of Sri Bimal Sutodiya, residing at 9/5, Block-A, New Alipore, Kolkata-700053, in the District - 24 Parganas (South) West Bengal, India, the **Purchaser** herein being interest to purchase the said property, fully described in the **SECOND SCHEDULE** hereunder written free from all encumbrances, attachments, liens and lispendences proposed to purchase the said undivided property at and for a total consideration of Rs. 15,00,000/- (Rupees Fifteen Lakh) only.

**AND WHEREAS** the **VENDOR** having verified the said offer and/or proposal of the purchaser being adequate and according to the prevailing market price, duly accepted the said offer and/or proposal of the **Purchaser**.

**NOW THIS DEED WITNESSETH** that in pursuance of the said verbal agreement and in consideration of the said sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) only, being the total agreed price and/or consideration paid by the **PURCHASER** to the **VENDOR** simultaneously with the execution of these presents interms of memo of consideration hereunder written (the receipt whereof the **VENDOR** hereby admits and acknowledges and of and from the same release and discharge the **SAID PROPERTY** to the **PURCHASER** herein) the **VENDOR** herein as beneficial Owner do hereby absolutely grant, convey, sell, transfer, assign and assure unto and to the use of the Purchaser herein, free from all encumbrances of **ALL THAT** piece and parcel of undivided 1/4<sup>th</sup> Share of Bastu Land measuring about **575.25 Square Feet equivalent to 12 Chittaks 35.25 Square Feet** out of the Undivided Bastu Land measuring **3 Cottahs 3 Chittaks 6 Square Feet** out of Undivided **6 Cottahs 6 Chittaks 12 Square Feet**, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of **125 Square Feet** out of **500 Square Feet**, out of **1000 Square Feet**, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103 and 2104, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station:Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 9, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) **TOGETHER WITH** all easement rights of the common passages and more particularly mentioned and described in the **SECOND SCHEDULE** hereunder written, which is now in exclusive occupation and possession of the **VENDOR** herein, **TOGETHER WITH** all structures,



fittings, fixtures, appliances, equipments, trees, plants, fences, ledges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances, whatsoever to the said property belonging or in anyway appertaining or usually held, or occupied therewith or reputed to belong or be appurtenant thereto. **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the **VENDOR** herein into or upon the same and every part thereof in law and equity **TO ENTER UPON AND TO HAVE HOLD OWN** and possess the same unto and to the use of the Purchaser, her heirs, executors, administrators, assign absolutely and forever together with title deeds, writings, muniments and other evidences of title, **AND THE VENDOR** do hereby covenant with the Purchaser, their respective heirs, executors, administrators, representatives, and assigns, that **NOTWITHSTANDING** any act, deed or things heretofore done, executed or knowingly suffered to the contrary, the **VENDOR** herein are now lawfully seized and possessed of the said property, free from all encumbrances, attachments and/or defect-in-title whatsoever and that the **VENDOR** has full power and absolute authority to sell the said property in manner aforesaid. **AND** the **PURCHASER** shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the **VENDOR** or any person claiming through or under him **AND FURTHER THAT** the **VENDOR**, their respective heirs, executors, administrators or assigns, covenant with the **PURCHASER**, their respective heirs, successor-in-office, executors, administrators and assigns to save harmless indemnify and keep indemnified the **PURCHASER** herein, their respective heirs, executors, administrators or assigns from or against all encumbrances, charges and equities whatsoever **AND** the **VENDOR** herein, their respective heirs, executors, administrators or assigns further covenant that he or they shall at the request and costs of the **PURCHASER**, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more particularly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

**FIRST SCHEDULE ABOVE REFERRED TO:**

**(TOTAL PROPERTY)**

**ALL THAT** piece and parcel of Bastu land measuring **6 Cottahs 6 Chittaks 12 Square Feet**, be the same a little more or less, together with one dilapidated Structure comprising covered area of **1000 Square Feet**, standing thereon, lying and situated at Mouza: Sarkhelhat, J.L. No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103, 2104, 2310, 2315 and 2320, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station: Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 15, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata:



700008, in the District of 24-Parganas (South), with all common amenities and facilities thereto together with all easement rights, quasi-easement attached thereto **AND THE** aforesaid **TOTAL PROPERTY** butted and bounded as follows:-

**ON THE NORTH** : By House Property of Sri Hiren Sarkar;  
**ON THE SOUTH** : By House Property of Sri Amiya Nath Ghosh;  
**ON THE EAST** : By 15' Feet Wide Bose Para Bye Lane;  
**ON THE WEST** : By 3' Feet wide KMC Drain thereafter other Premises;

**SECOND SCHEDULE ABOVE REFERRED TO:**

**(UNDIVIDED PROPERTY)**

**ALL THAT** piece and parcel of undivided 1/4<sup>th</sup> Share of Bastu Land measuring about **575.25 Square Feet** equivalent to **12 Chittaks 35.25 Square Feet** out of the Undivided Bastu Land measuring **3 Cottahs 3 Chittaks 6 Square Feet** out of Undivided **6 Cottahs 6 Chittaks 12 Square Feet**, be the same a little more or less, together with undivided one dilapidated Structure comprising covered area of **125 Square Feet** out of **500 Square Feet**, out of **1000 Square Feet**, lying and situated at Mouza: Sarkhelhat, J.L No. 14, R.S. No. 183, R.S. Khatian No. 172 now LR Khatian No. 2102, 2103, 2104, 2310, 2315 and 2320, R.S. Dag No. 317, in the District of 24-Parganas (South) now began to known and numbered as Municipal Premises No. 15, Bose Para Bye Lane, under the Kolkata Municipal Corporation Ward No. 123, having its Municipal Assessee No. 41-123-03-0015-3, within Police Station:Thakurpukur, in the District of 24-Parganas (South), having its Postal Address No. 9, Bose Para Bye Lane, Post: Barisha, within Police Station: Thakurpukur, Kolkata: 700008, in the District of 24-Parganas (South) **TOGETHER WITH** the right of easement of all passages adjacent to the property including all sorts of right use and enjoy all common drains adjoining to the aforesaid property along with all its common facilities, utilities and easement etc. **TOGETHER WITH** undivided all structures, fittings, fixtures, appliances, equipment, trees, plants, fences, ledges, ditches, ways, waters, water courses, lights, liberties, privileges, easements and appurtenances, whatsoever to the said property belonging or in any way appertaining or usually held, or occupied herewith or reputed to belong or be appurtenant hereto.



**IN WITNESS WHEREOF** the **VENDOR** hereto have set and subscribed his hand and seal on the day, month and year first above written.

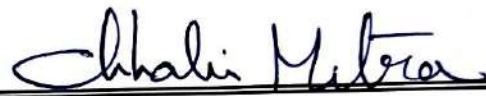
**SIGNED, SEALED & DELIVERED** at

Kolkata in presence of:

**WITNESSES:**

1. Prodyot Nayak  
Vill. - Suttangang,  
P.O. - Gokula Krishnapur,  
P.S. - Bishnupur,  
Dist. - South 24 Parganas,  
Pin - 743503

2. Moloy Roy  
47, Christopher Road,  
Tangra, Kol-700046



Signature of the **VENDOR**

**NS ENTERPRISES**



Partner


**NS ENTERPRISES**

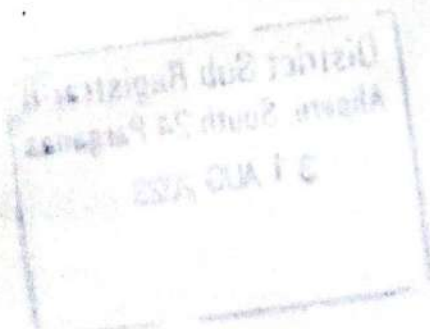


Partner

Signature of the **PURCHASER**

Tested by me as per documents production  
as referred to me by the Purchaser: -

  
**H. NANDI**  
Alipore Judges Court  
WB/572/1986





**MEMO OF CONSIDERATION**

**RECEIVED** from the within named **PURCHASER** the Sum of Rs. 15,00,000/- (Rupees Fifteen Lakh) only, as full and final settled price or consideration for sale of the **SAID UNDIVIDED PROPERTY** specifically described in the **SECOND SCHEDULE** mentioned above of these presents as per memorandum below:-

By Demand Draft No. 502154 dt. 28/08/2023,  
Drawn on ICICI Bank Limited, Middleton Street Branch,  
In the name of Smt. Chhabi Mitra amounting to...

Rs. 15,00,000/-

Rs. 15,00,000/-

Rupees Fifteen Lakh only.

**WITNESSES:**

1. Pradyot Nayak

Chhabi Mitra  
Signature of the **VENDOR**

2. Mohan Das





	Thumb	First	Middle	Ring	Little
LEFT :					
RIGHT :					

Name: SMT. CHHABI MITRA Signature: Chhabi Mitra



LEFT :					
RIGHT :					

Name: SRI NISHANT KHEMKA Signature: Nishant Khemka (NISHANT KHEMKA)



LEFT :					
RIGHT :					

Name: MR. SAKET SUTODIYA Signature: Sutodiya (SAKET SUTODIYA)





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



280820232019223063

## GRIPS Payment Detail

GRIPS Payment ID:	280820232019223063	Payment Init. Date:	28/08/2023 16:52:51
Total Amount:	75153	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0192732749925	BRN Date:	28/08/2023 16:53:26
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr NISHANT KHEMKA  
Mobile: 9830191000

## Payment(GRN) Details

SL No.	GRN	Department	Amount (₹)
1	192023240192230648	Directorate of Registration & Stamp Revenue	75153
Total			75153

IN WORDS: SEVENTY FIVE THOUSAND ONE HUNDRED FIFTY THREE 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



192023240192230648

GRN Details

GRN:	192023240192230648	Payment Mode:	SBI Epay
GRN Date:	28/08/2023 16:52:51	Bank/Gateway:	SBIPay Payment Gateway
BRN :	0192732749925	BRN Date:	28/08/2023 16:53:26
Gateway Ref ID:	0715377395	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	280820232019223063	Payment Init. Date:	28/08/2023 16:52:51
Payment Status:	Successful	Payment Ref. No:	2002131158/1/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr NISHANT KHEMKA
Address:	6C, Middleton Street,
Mobile:	9830191000
Email:	enterprisesns2023@gmail.com
Period From (dd/mm/yyyy):	28/08/2023
Period To (dd/mm/yyyy):	28/08/2023
Payment Ref ID:	2002131158/1/2023
Dept Ref ID/DRN:	2002131158/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002131158/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	60095
2	2002131158/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	15058
Total				75153

IN WORDS: SEVENTY FIVE THOUSAND ONE HUNDRED FIFTY THREE ONLY.

PAID



### Major Information of the Deed

Deed No :	I-1602-12499/2023	Date of Registration	31/08/2023
Query No / Year	1602-2002131158/2023	Office where deed is registered	
Query Date	21/08/2023 7:45:44 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 15,04,375/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 60,195/- (Article:23)	Rs. 15,090/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bose Para Bye Lane, , Premises No: 15, , Ward No: 123 Pin Code : 700008




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	12 Chatak 35.25 Sq Ft	14,20,000/-	14,20,000/-	Width of Approach Road: 15 Ft.,
Grand Total :				1.3183Dec	14,20,000 /-	14,20,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	125 Sq Ft.	80,000/-	84,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 125 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		125 sq ft	80,000 /-	84,375 /-	






**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt CHHABI MITRA</b> Wife of Mr KAZAL MITRA Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	31/08/2023	LTI 31/08/2023	31/08/2023	
9, BOSE PARA BYE LANE, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BBxxxxxx6R, Aadhaar No: 76xxxxxxxx2826, Status :Individual, Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office				




**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NS ENTERPRISES</b> 6C, MIDDLETON STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071 , PAN No.: AAxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr NISHANT KHEMKA</b> (Presentant ) Son of Mr ASHOK KUMAR KHEMKA Date of Execution - 31/08/2023 , , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Aug 31 2023 2:43PM	LTI 31/08/2023	31/08/2023	
6C, MIDDLETON STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AOxxxxxx1H, Aadhaar No: 55xxxxxxxx8592 Status : Representative, Representative of : NS ENTERPRISES (as PARTNER)				



2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SAKET SUTODIYA</b> Son of Mr BIMAL SUTODIYA Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office			
	Aug 31 2023 2:45PM	LTI 31/08/2023		31/08/2023
9/5, BLOCK A, NEW ALIPORE, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx6B, Aadhaar No: 35xxxxxxxx7183 Status : Representative, Representative of : NS ENTERPRISES (as PARTNER)				

**Identifier Details :**

<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>Miss SULAGNA ROY</b> Daughter of Mr BHANU LAL ROY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	31/08/2023	31/08/2023	31/08/2023
Identifier Of Smt CHHABI MITRA, Mr NISHANT KHEMKA, Mr SAKET SUTODIYA			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt CHHABI MITRA	NS ENTERPRISES-1.31828 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt CHHABI MITRA	NS ENTERPRISES-125.00000000 Sq Ft



**Endorsement For Deed Number : I - 160212499 / 2023**

**On 31-08-2023**

**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 14:30 hrs on 31-08-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr NISHANT KHEMKA ,

**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 15,04,375/-

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

Execution is admitted on 31/08/2023 by Smt CHHABI MITRA, Wife of Mr KAZAL MITRA, 9, BOSE PARA BYE LANE, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife

Indetified by Miss SULAGNA ROY, , , Daughter of Mr BHANU LAL ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 31-08-2023 by Mr NISHANT KHEMKA, PARTNER, NS ENTERPRISES, 6C, MIDDLETON STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Miss SULAGNA ROY, , , Daughter of Mr BHANU LAL ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 31-08-2023 by Mr SAKET SUTODIYA, PARTNER, NS ENTERPRISES, 6C, MIDDLETON STREET, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Miss SULAGNA ROY, , , Daughter of Mr BHANU LAL ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,090.00/- ( A(1) = Rs 15,044.00/- ,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 15,058/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2023 4:53PM with Govt. Ref. No: 192023240192230648 on 28-08-2023, Amount Rs: 15,058/-, Bank: SBI EPay ( SBlePay), Ref. No. 0192732749925 on 28-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60,195/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 60,095/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 273912, Amount: Rs.100.00/-, Date of Purchase: 08/05/2023, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/08/2023 4:53PM with Govt. Ref. No: 192023240192230648 on 28-08-2023, Amount Rs: 60,095/-, Bank: SBI EPay ( SBlePay), Ref. No. 0192732749925 on 28-08-2023, Head of Account 0030-02-103-003-02



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1602-2023, Page from 427772 to 427793**

**being No 160212499 for the year 2023.**



*Suman*

Digitally signed by Suman Basu  
Date: 2023.09.11 12:27:57 +05:30  
Reason: Digital Signing of Deed.

**(Suman Basu) 11/09/2023**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS**

**West Bengal.**