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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL



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2-55 P.M.

3/2755414/22

Certified that the Document is admitted to Registration. The stamp and fee are the part of this document.

Additional Registrar of Assurances II Kolkata

Additional Registrar of Assurances II Kolkata

21 SEP 2022

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on 17th day of September, Two Thousand and Twenty Two (2022).

BETWEEN

CANARA BANK (PAN:AAACC6106G), ARM BRANCH, KOLKATA, a Body Corporate, constituted under the Banking Companies (Acquisition & Transfer of Undertakings) Act, 1970, having its office at Canara Bank, ARM Branch, Kolkata, Circle Office, 5th Floor, 21 Camac Street, Bell's House, Kolkata-700 016, represented by its Assistant General Manager and Authorized Officer namely **SRI MANI GANDHI**, son of Sri Mani, by faith Hindu, by occupation Service, having

1823 16/9

250 100

21/9/22

SPECIMEN FORM FOR TEN FINGERPRINTS



FBI / FOR CANADA DP

Amadi

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

Signature :- *Amadi*



Deloach Basan

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

Signature :- *Deloach Basan*



Amrab Misra

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

Signature :- *Amrab Misra*



Surya Das

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

Signature :- *Surya Das*



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

GRN Details

GRN: 192022230122358692 Payment Mode: Counter Payment
GRN Date: 15/09/2022 13:37:53 Bank/Gateway: Punjab National Bank
BRN : M823226 BRN Date: 15/09/2022 00:00:00
Payment Status: Successful Payment Ref. No: 3002755414/17/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr DEBASISH BASAK
Address: S.M PALLY ENGLISH BAZAR MALDA
Mobile: 9434057586
Email: debasish_basak@rediffmail.com
Period From (dd/mm/yyyy): 15/09/2022
Period To (dd/mm/yyyy): 15/09/2022
Payment ID: 3002755414/17/2022
Dept Ref ID/DRN: 3002755414/17/2022

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3002755414/17/2022	Property Registration- Stamp duty	0030-02-103-003-02	1339865
2	3002755414/17/2022	Property Registration- Registration Fees	0030-03-104-001-16	334975
3	3002755414/17/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	4800
			Total	1679640

IN WORDS: SIXTEEN LAKH SEVENTY NINE THOUSAND SIX HUNDRED FORTY ONLY.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19023002755414/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mani Gandhi 55, Ramalinga Nagar, City:- P.O:- Alangulam, P.S:- ANNANAGAR, District:- Madurai, Tamil Nadu, India, PIN:- 625017	Represent ative of Judgment- debtor [CANARA BANK]		4982 	 17/9/22
2	Debasish Basak Bansbari Lane, City:- , P.O:- English Bazar, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101	Auction- purchaser		4981 	 17/9/22
3	Arnab Misra, Station Road, City:- P.O:- Malda, P.S:-Malda, District:-Malda, West Bengal, India, PIN:- 732101	Auction- purchaser		4982 	 17/09/22

I. Signature of the Person(s) at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Sourya Das New Town AA-III, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160	Auction-purchaser		4979 	 17/10/22
Sl No.	Name and Address of identifier	Identifi		Finger Print	Signature with date
1	Pralay Choudhury Son of Late N W Chowdhury Salt Lake, City:- , P.O:- C K Market, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091	Mari Gandhi, Debasish Basak, Amab Misra, Sourya Das		4983- 	 17-09-22

(Satyajit Biswas)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 - II KOLKATA
 Kolkata, West Bengal

PAN:AEXPG7095N, having **AADHAR NO.-2537 3722 2011**, by Nationality Indian, resident of Plot No.-55, Ramalinga Nagar, 3rd Street, S Alangulam, Madurai, Tamilnadu-625 017, (in exercise of the powers conferred under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Security Interest (Enforcement) Rules, 2002 as amended from time to time in the account of M/s. Decon India Private Limited, a Company incorporated in accordance with the provisions of Companies Act, 1956, having its registered office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North) in the District of North 24-Parganas (the name of the Borrower), acting on behalf of (1) Sri Manoj Kumar Mondal and (2) Smt. Rina Mondal (the names of the Guarantors), hereinafter called and referred to as **THE VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor-in office and assigns) of the **ONE PART:**

AND

(1) **SRI DEBASISH BASAK**, son of Late Binoy Kumar Basak, by faith Hindu, by occupation Business, having **PAN:ADBPB7964J**, having **AADHAR NO.-7984 5616 8793**, by Nationality Indian, presently residing at Bansbari Lane, English Bazar, Malda-732 101, (2) **SRI ARNAB MISRA**, son of Sri Manoj Kumar Misra, by faith Hindu, by occupation Business, having **PAN:AUAPM9824G**, having **AADHAR NO.-8242 0471 8400**, by Nationality Indian, presently residing at Station Road, Pranta Pally, P.O. & District Malda, Pin-732 101 and (3) **SRI SOURYA DAS**, son of Sri Ashish Das, by faith Hindu, by occupation Business, having **PAN:BSLPD1449L**, having **AADHAR NO.-7740 2887 6737**, by Nationality Indian, presently residing at Tower-4, Flat No.-19E, Rosedale Garden Complex, New Town Action Area-III, Kolkata-700 160 under Police Station New Town in the District of North 24-Parganas, hereinafter collectively called and referred to as **THE PURCHASERS** (which expression shall unless excluded by or repugnant of the context be deemed to mean and include their heirs, successors, executors, administrators, representatives and assigns) of the **OTHER PART :**

DEVOLUTION OF TITLE:

WHEREAS Smt. Bharati Ghosh was well seized and possessed of and / or otherwise well and sufficiently entitled to the landed property and enjoyed the same with good right, full and absolute power of ownership by paying usual rents thereof **ALL THAT** piece and parcel of land containing by estimation an area of 6 decimals be the same a little more or less out of 32 decimals be the same a little more or less under R.S. Dag No.-590 lying and situated at Mouza-Gopalpur-Chandigarh, J.L.

No.-50, comprised in C.S. Khatian No.-550 corresponding to R. S. Khatian No.-775, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, by virtue of a Bengali Kobala in the year 1985 duly registered in the office of the Addl. District Sub-Registrar, Barasat in Book No.-I, Being No.-1427 for the year 1985 purchased from Majed Ali Mondal, Mihilal Bibi, Tahrun Nesa Bibi, the then Vendors therein including possession unto and in favour of Smt. Bharati Ghosh.

AND WHEREAS while seized and possessed the said property by the said Smt. Bharati Ghosh by virtue of a Bengali Kobala in the year 1985 duly registered in the Office of the Addl. District Sub-Registrar, Barasat in Book No.-I, Volume No.-38, Pages from 349 to 355, Being No.-2990 for the year 1985 the said Smt. Bharati Ghosh indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 6 decimals be the same a little more or less out of 32 decimals be the same a little more or less under R.S. Dag No.-590 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in C.S. Khatian No.-550 corresponding to R. S. Khatian No.-775, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including her possession unto and in favour of M/s. Banton Engineers Private Limited, the then Vendor therein.

AND WHEREAS while seized and possessed the said property by the said M/s. Banton Engineers Private Limited by virtue of a Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 1 to 7, Being No.-4484 for the year 1993 the said M/s. Banton Engineers Private Limited indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 6 decimals be the same a little more or less out of 32 decimals be the same a little more or less under R.S. Dag No.-590 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in C.S. Khatian No.-550 corresponding to R. S. Khatian No.-775, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and parcel of land containing by estimation an area of 6 decimals be the same a little more or less out of 32 decimals be the same a little more or less under R.S. Dag No.-590 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in C.S. Khatian No.-550 corresponding to R. S. Khatian No.-775, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring 6 decimals more or less under L.R. Dag No.-590 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS Mussa Ali Mondal and Neher Jan Bibi were well seized and possessed of and / or otherwise well and sufficiently entitled to the landed property and enjoyed the same with good right, full and absolute power of ownership by paying usual rents thereof **ALL THAT** piece and parcel of land containing by estimation an area of 23 ½ decimals be the same a little more or less under R.S. Dag No.-589 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-545, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, by virtue of a Bengali Kobala dated 21st day of June, 1972 duly registered in the office of the District Sub-Registrar, Barasat in Book No.-I, Volume No.-74, Pages from 291 to 293, Being No.-5057 for the year 1972 from Sk. Jan Mahammed of Bankra, the then Vendor therein including possession unto and in favour of Mussa Ali Mondal and Neher Jan Bibi.

AND WHEREAS while seized and possessed the said property by the said Mussa Ali Mondal and Neher Jan Bibi by virtue of a Bengali Kobala dated 25th day of January, 1986 duly registered in the Office of the District Sub-Registrar, Barasat in Book No.-I, Being No.-892 for the year 1986 the said Mussa Ali Mondal and Neher Jan Bibi indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 23 ½ decimals be the same a little more or less under R.S. Dag No.-589 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re.

Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-545, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including their possession unto and in favour of M/s. S.A.K.D. Engineers Private Limited, the then Vendor therein.

AND WHEREAS while seized and possessed the said property by the said M/s. S.A.K.D. Engineers Private Limited by virtue of a Bengali Kobala dated 19th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-1, Volume No.-72, Pages from 13 to 20, Being No.-4486 for the year 1993 the said M/s. S.A.K.D. Engineers Private Limited indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 23 ½ decimals be the same a little more or less under R.S. Dag No.-589 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-545, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and parcel of land containing by estimation an area of 23 ½ decimals be the same a little more or less under R.S. Dag No.-589 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-545, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring 23 ½ decimals more or less under L.R. Dag No.-589 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS Sri Subrata Kumar Khan was well seized and possessed of and / or otherwise well and sufficiently entitled to the landed property and enjoyed the same with good right, full and absolute power of ownership by paying usual rents

thereof **ALL THAT** piece and parcel of land containing by estimation an area of 69 decimals be the same a little more or less under R.S. Dag Nos.-588 and 587 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in R. S. Khatian Nos.-57 and 530, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, by virtue of a Bengali Kobala dated 12th day of May, 1972 duly registered in the office of the Sub-Registrar, Alipore in Book No.-I, Volume No.-56, Pages from 51 to 55, Being No.-1665 for the year 1972 from Sri Biswanath Ghosh, the then Vendor therein including possession unto and in favour of Sri Subrata Kumar Khan.

AND WHEREAS while seized and possessed the said property by the said Sri Subrata Kumar Khan by virtue of a Bengali Kobala dated 12th June, 1985 duly registered in the Office of the Addl. District Sub-Registrar, Barasat in Book No.-I, Being No.-2389 for the year 1985 the said Sri Subrata Kumar Khan indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 41 decimals be the same a little more or less out of 69 decimals more or less under R.S. Dag Nos.-588 and 587 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in R. S. Khatian Nos.-57 and 530, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including her possession unto and in favour of M/s. Banton Engineers Private Limited, the then Vendor therein.

AND WHEREAS while seized and possessed the said property by the said M/s. Banton Engineers Private Limited by virtue of a Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 21 to 28, Being No.-4487 for the year, 1993 the said M/s. Banton Engineers Private Limited indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 41 decimals be the same a little more or less out of 69 decimals more or less under R.S. Dag Nos.-588 and 587 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in R. S. Khatian Nos.-57 and 530, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s.

Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and parcel of land containing by estimation an area of 41 decimals be the same a little more or less out of 69 decimals more or less under R.S. Dag Nos.-588 and 587 (wherein the land measuring about 17 decimals more or less under Dag No.-588 and land measuring about 24 decimals more or less under Dag No.-587) lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in R. S. Khatian Nos.-57 and 530, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring 41 decimals more or less under L.R. Dag Nos.-588 and 587 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS Smt. Bharati Ghosh was well seized and possessed of and / or otherwise well and sufficiently entitled to the landed property and enjoyed the same with good right, full and absolute power of ownership by paying usual rents thereof **ALL THAT** piece and parcel of land containing by estimation an area of 23 ½ decimals be the same a little more or less out of 47 decimals be the same a little more or less under R.S. Dag No.-589 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in R. S. Khatian No.-545, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, by virtue of a Bengali Kobala dated 30th August, 1982 duly registered in the office of the Addl. District Sub-Registrar, Barasat in Book No.-1, Volume No.-97, Pages from 185 to 188, Being No.-8148 for the year 1982 purchased from Sk. Abu Hossain, Sk. Abu Talem, Sk. Abu Kasem, Sk. Abul Khayer, the then Vendors therein including possession unto and in favour of Smt. Bharati Ghosh.

AND WHEREAS while seized and possessed the said property by the said Smt. Bharati Ghosh by virtue of a Bengali Kobala dated 2nd August, 1985 duly registered in the Office of the Addl. District Sub-Registrar, Barasat in Book No.-1, Being No.-7048 for the year 1985 the said Smt. Bharati Ghosh indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT**

piece and parcel of land containing by estimation an area of 23 ½ decimals be the same a little more or less out of 47 decimals be the same a little more or less under R.S. Dag No.-589 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in R. S. Khatian No.-545, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including her possession unto and in favour of M/s. Banton Engineers Private Limited, the then Vendor therein.

AND WHEREAS while seized and possessed the said property by the said M/s. Banton Engineers Private Limited by virtue of a Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 29 to 35, Being No.-4488 for the year 1993 the said M/s. Banton Engineers Private Limited indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 23 ½ decimals be the same a little more or less out of 47 decimals be the same a little more or less under R.S. Dag No.-589 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in R. S. Khatian No.-545, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and parcel of land containing by estimation an area of 23 ½ decimals be the same a little more or less out of 47 decimals be the same a little more or less under R.S. Dag No.-589 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, comprised in R. S. Khatian No.-545, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring 23 ½ decimals more or less under L.R. Dag No.-589 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS Abdul Khalek and Abdul Huddus were well seized and possessed of and / or otherwise well and sufficiently entitled to the landed property and enjoyed the same with good right, full and absolute power of ownership by paying usual rents thereof **ALL THAT** piece and parcel of land containing by estimation an area of 10 decimals be the same a little more or less out of 32 decimals more or less under R.S. Dag No.-590 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-550, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, by virtue of a Bengali Kobala in the year 1978 duly registered in the office of the District Sub-Registrar, Barasat in Book No.-I, Volume No.-8, Pages from 286 to 288, Being No.-568 for the year 1978 from Sk. Chhatar Ali, Sk. Jumman Ali, Sk. Eman Ali, Sk. Usman Ali and Sk. Islam Ali, the then Vendors therein including handover possession unto and in favour of Abdul Khalek and Abdul Huddus.

AND WHEREAS while seized and possessed the said property by the said Abdul Khalek and Abdul Huddus by virtue of a Bengali Kobala dated 12th day of June, 1986 duly registered in the Office of the District Sub-Registrar, Barasat in Book No.-I, Being No.-5756 for the year 1986 the said Abdul Khalek and Abdul Huddus indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 10 decimals be the same a little more or less out of 32 decimals more or less under R.S. Dag No.-590 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-550, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including their possession unto and in favour of M/s. S.A.K.D. Engineers Private Limited, the then Vendor therein.

AND WHEREAS while seized and possessed the said property by the said M/s. S.A.K.D. Engineers Private Limited by virtue of a Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 36 to 43, Being No.-4489 for the year 1993 the said M/s. S.A.K.D. Engineers Private Limited indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 10 decimals be the same a little more or less out of 32 decimals more or less under R.S. Dag No.-590 lying and situated at Mouza-Gopalpur-Chandigarh, J.L.

No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-550, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and parcel of land containing by estimation an area of 10 decimals be the same a little more or less out of 32 decimals more or less under R.S. Dag No.-590 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-550, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring 10 decimals more or less under L.R. Dag No.-590 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS Hazir Mahammed Ali was well seized and possessed of and / or otherwise well and sufficiently entitled to the landed property and enjoyed the same with good right, full and absolute power of ownership by paying usual rents thereof **ALL THAT** piece and parcel of land containing by estimation an area of 16 decimals be the same a little more or less under R.S. Dag No.-590, 845, 859, 488, 853, 493, 495, and 592 (wherein a land measuring about 2 decimal more or less under Dag No.-590, land measuring about $1 \frac{3}{4}$ decimals more or less under Dag No.-845, land measuring about .02 decimals more or less under Dag No.-859, land measuring about $1 \frac{3}{4}$ decimals more or less under Dag No.-488, land measuring about $1 \frac{3}{4}$ decimals more or less under Dag No.-853, land measuring about $1 \frac{3}{4}$ decimals more or less under Dag No.-493, land measuring about 02 decimals more or less under Dag No.-495 and land measuring about 03 decimals more or less under Dag No.-592) lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian Nos.-16 & 775, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, by

virtue of a Bengali Kobala dated 25th April, 1980 duly registered in the office of the District Sub-Registrar, Barasat in Book No.-I, Volume No.-38, Pages from 230 to 233, Being No.-3069 for the year 1980 purchased from Goljan Bibi Saheba, the then Vendor therein including handover possession unto and in favour of Hazir Mahammed Ali.

AND WHEREAS while seized and possessed the said property by the said Hazir Mahammed Ali by virtue of a Bengali Kobala dated 12th day of June, 1986 duly registered in the Office of the District Sub-Registrar, Barasat in Book No.-I, Being No.-5757 for the year 1986 the said Hazir Mahammed Ali indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 16 decimals be the same a little more or less under R.S. Dag No.-590, 845, 859, 488, 853, 493, 495 and 592 (wherein a land measuring about 2 decimal more or less under Dag No.-590, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-845, land measuring about .02 decimals more or less under Dag No.-859, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-488, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-853, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-493, land measuring about 02 decimals more or less under Dag No.-495 and land measuring about 03 decimals more or less under Dag No.-592) lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian Nos.-16 & 775, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including their possession unto and in favour of M/s. S.A.K.D. Engineers Private Limited, the then Vendor therein.

AND WHEREAS while seized and possessed the said property by the said M/s. S.A.K.D. Engineers Private Limited by virtue of a Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 44 to 49, Being No.-4490 for the year 1993 the said M/s. S.A.K.D. Engineers Private Limited indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of 16 decimals be the same a little more or less under R.S. Dag No.-590, 845, 859, 488, 853, 493, 495 and 592 (wherein a land measuring about 2 decimal more or less under Dag No.-590, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-845, land measuring about .02 decimals more or less under Dag No.-859,

land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-488, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-853, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-493, land measuring about 02 decimals more or less under Dag No.-495 and land measuring about 03 decimals more or less under Dag No.-592) lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian Nos.-16 & 775, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and parcel of land containing by estimation an area of 16 decimals be the same a little more or less under R.S. Dag No.-590, 845, 859, 488, 853, 493, 495 and 592 (wherein a land measuring about 2 decimal more or less under Dag No.-590, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-845, land measuring about .02 decimals more or less under Dag No.-859, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-488, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-853, land measuring about 1 $\frac{3}{4}$ decimals more or less under Dag No.-493, land measuring about 02 decimals more or less under Dag No.-495 and land measuring about 03 decimals more or less under Dag No.-592) lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian Nos.-16 & 775, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring 16 decimals more or less under L.R. Dag No.-590, 845, 859, 488, 853, 493, 495 and 592 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS one Abdul Khalek Mondal was well seized and possessed of and / or otherwise well and sufficiently entitled to the landed property and enjoyed the same with good right, full and absolute power of ownership by paying usual rents

thereof **ALL THAT** piece and parcel of land containing by estimation an area of .06 2/3 decimals be the same a little more or less with other adjacent plots under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas.

AND WHEREAS while seized and possessed the said property by the said Abdul Khalek Mondal by virtue of a Bengali Kobala dated 12th day of July, 1980 duly registered in the Office of the District Sub-Registrar, Barasat in Book No.-I, Being No.-5089 for the year 1980 the said Abdul Khalek Mondal indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of .06 2/3 decimals be the same a little more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, in favour of Javed Ali Mondal including his possession unto and in favour of Javed Ali Mondal therein.

AND WHEREAS while seized and possessed the said property by the said Javed Ali Mondal by virtue of a Bengali Kobala dated 3rd day of February, 1981 duly registered in the Office of the District Sub-Registrar, Barasat in Book No.-I, Volume No.-18, Pages from 70 to 71, Being No.-895 for the year 1981 the said Javed Ali Mondal indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of .06 2/3 decimals be the same a little more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, in favour of Ali Hossain Mondal including his possession unto and in favour of Ali Hossain Mondal therein.

AND WHEREAS thus the said Ali Hossain Mondal became the owner of **ALL THAT** piece and parcel of land containing by estimation an area of .06 2/3 decimals be the same a little more or less by virtue of aforesaid Kobala and inherited .08 decimals be the same a little more or less, total land measuring about .14 decimals be the same a little more or less under R.S. Dag No.-612 lying and situated at

Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded his name at the time of L.R. Settlement Operation in respect of the said Land measuring .14 decimals more or less under L.R. Dag No.-612 corresponding to L.R. Khatian No.-1144 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS while seized and possessed the said property by the said Ali Hossain Mondal by virtue of a Bengali Kobala dated 21st day of April, 1994 duly registered in the Office of the Additional District Sub-Registrar, Barasat, North 24-Parganas in Book No.-I, Volume No.-19, Pages from 299 to 306, Being No.-1104 for the year 1994 the said Ali Hossain Mondal indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of .14 decimals be the same a little more or less equivalent to 8 Cottahs 5 Chittacks more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R.S. Khatian No.-45, L.R. Khatian No.-1144, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and parcel of land containing by estimation an area of .14 decimals be the same a little more or less equivalent to 8 Cottahs 5 Chittacks more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R.S. Khatian No.-45, L.R. Khatian No.-1144, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring .14 decimals more or less under L.R. Dag No.-612 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and

appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS one Abu Hossain, son of Late Abdul Khalek Mondal became the owner by virtue of Law of Inheritance consequent upon death of his father Abdul Khalek Mondal of **ALL THAT** piece and parcel of land containing by estimation an area of .08 decimals be the same a little more or less equivalent to 4 Cottahs 11 Chittacks 40 Square Feet more or less, out of .44 decimals more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded his name at the time of L.R. Settlement Operation in respect of the said Land measuring .08 decimals more or less under L.R. Dag No.-612 corresponding to L.R. Khatian No.-196 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS while seized and possessed the said property by the said Abu Hossain by virtue of a Bengali Kobala dated 21st day of April, 1994 duly registered in the Office of the Additional District Sub-Registrar, Barasat, North 24-Parganas in Book No.-1, Volume No.-19, Pages from 307 to 314, Being No.-1105 for the year 1994 the said Abu Hossain indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of .08 decimals be the same a little more or less equivalent to 4 Cottahs 11 Chittacks 40 Square Feet more or less, out of .44 decimals more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, L.R. Khatian No.-196 under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and

parcel of land containing by estimation an area of .14 decimals be the same a little more or less equivalent to 8 Cottahs 5 Chittacks more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R.S. Khatian No.-45, L.R. Khatian No.-1144, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring .14 decimals more or less under L.R. Dag No.-612 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS one Abdul Khalek Mondal was well seized and possessed of and / or otherwise well and sufficiently entitled to the landed property and enjoyed the same with good right, full and absolute power of ownership by paying usual rents thereof **ALL THAT** piece and parcel of land containing by estimation an area of .22 decimals be the same a little more or less out of .44 decimals more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas.

AND WHEREAS while in possession the said Abdul Khalek Mondal died intestate leaving behind his three sons namely Amir Ali, Year Ali, Abdul Gani and three daughters namely Ujala Khatun Bibi, Sajeda Khatun Bibi, Majeda Khatun and his wife Kariman Nesa Bibi respectively.

AND WHEREAS while seized and possessed the said property by the said Amir Ali, Year Ali, Abdul Gani, Ujala Khatun Bibi, Sajeda Khatun Bibi, Majeda Khatun and Kariman Nesa Bibi by virtue of a Bengali Kobala dated 21st day of January, 1957 duly registered in the Office of the Additional District Sub-Registrar, Barasat, North 24-Parganas in Book No.-I, Volume No.-92, Pages from 35 to 37, Being No.-8836 for the year 1957 the said Amir Ali, Year Ali, Abdul Gani, Ujala Khatun Bibi, Sajeda Khatun Bibi, Majeda Khatun and Kariman Nesa Bibi indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of .22 decimals be the same a little more or less out of .44 decimals more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55,

Touzi No.-146, comprised in R. S. Khatian No.-45, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Abdul Gaffar, son of Late Abdul Rasid duly recorded his name at the time of L.R. Settlement Operation in respect of the said Land measuring .22 decimals more or less under L.R. Dag No.-612 corresponding to L.R. Khatian No.-376 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS while seized and possessed the said property by the said Abdul Gaffar by virtue of a Bengali Kobala dated 21st day of April, 1994 duly registered in the Office of the Additional District Sub-Registrar, Barasat, North 24-Parganas in Book No.-I, Volume No.-19, Pages from 315 to 324, Being No.-1106 for the year 1994 the said Abdul Gaffar indefeasibly sold, transferred, conveyed, assigned assured for the consideration therein mentioned **ALL THAT** piece and parcel of land containing by estimation an area of .22 decimals be the same a little more or less out of .44 decimals more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, L.R. Khatian No.-376, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, including its possession unto and in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, having office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North).

AND WHEREAS thus the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International, being the owners of **ALL THAT** piece and parcel of land containing by estimation an area of .22 decimals be the same a little more or less out of .44 decimals more or less under R.S. Dag No.-612 lying and situated at Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in R. S. Khatian No.-45, L.R. Khatian No.-376, under the Police Station of Barasat, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, duly recorded their name at the time of L.R. Settlement Operation in respect of the said Land measuring .22 decimals more or less under L.R. Dag No.-612 corresponding to L.R. Khatian Nos.-2401 and 2402 accordingly, with all easements and appurtenances and enjoying the same with good right, full and absolute power of ownership by

paying usual taxes and rents thereof having every right to transfer the same to anybody in any way.

AND WHEREAS the said Sri Manoj Kumar Mondal and Smt. Rina Mondal, both Partners of M/s. Delta International became the Owner of **ALL THAT** the piece and parcel of land measuring about **98 Cottas 11 Chittacks 39 Square Feet** more or less in the following manner by virtue of aforesaid Deeds :

L.R. DAG NO.-587, LAND MEASURING ABOUT 14 COTTAHS 3 CHITTACKS 22 SQUARE FEET EQUIVALENT TO 23.50 DECIMALS MORE OR LESS

L.R. DAG NO.-588, LAND MEASURING ABOUT 10 COTTAHS 1 CHITTACKS 34 SQUARE FEET EQUIVALENT TO 16.71 DECIMALS MORE OR LESS

L.R. DAG NO.-589, LAND MEASURING ABOUT 28 COTTAHS 6 CHITTACKS 43 SQUARE FEET EQUIVALENT TO 47.00 DECIMALS MORE OR LESS

L.R. DAG NO.-590, LAND MEASURING ABOUT 19 COTTAHS 5 CHITTACKS 34 SQUARE FEET EQUIVALENT TO 32.00 DECIMALS MORE OR LESS

L.R. DAG NO.-612, LAND MEASURING ABOUT 26 COTTAHS 9 CHITTACKS 41 SQUARE FEET EQUIVALENT TO 44.00 DECIMALS MORE OR LESS

TOTAL LAND MEASURING ABOUT 98 COTTAHS 11 CHITTACKS 39 SQUARE FEET MORE OR LESS EQUIVALENT TO 164.00 DECIMALS MORE OR LESS

As per B.L. & L.R.O. Records in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal:

L.R. Dag No.-587, L.R. Khatian No.-2401 Share of Land-0.1200 Acre and L.R. Khatian No.-2402 Share of Land-0.1200 Acre

L.R. Dag No.-588, L.R. Khatian No.-2401 Share of Land-0.0850 Acre and L.R. Khatian No.-2402 Share of Land-0.0850 Acre

L.R. Dag No.-589, L.R. Khatian No.-2401 Share of Land-0.2350 Acre and L.R. Khatian No.-2402 Share of Land-0.2350 Acre

L.R. Dag No.-590, L.R. Khatian No.-2401 Share of Land-0.1600 Acre and L.R. Khatian No.-2402 Share of Land-0.1600 Acre

L.R. Dag No.-612, L.R. Khatian No.-2401 Share of Land-0.2200 Acre and L.R. Khatian No.-2402 Share of Land-0.2200 Acre

AND WHEREAS M/s. Delta International, Partners namely Sri Manoj Kumar Mondal and Smt. Rina Mondal, converted their Partnership Firm into a Private Limited Company namely **M/s. Decon India Private Limited**, having Certificate of Incorporation **No.-U45203WB1995PTC071483**, having Registration No.-71483, represented by their Directors namely Sri Manoj Kumar Mondal and Smt. Rina Mondal respectively.

AND WHEREAS the said **M/s. Decon India Private Limited**, having its registered office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North), **the Borrower**, had availed financial assistance from Canara Bank, ARM Branch Circle Office, 5th Floor, 21, Camac Street, Bell's House, Kolkata-700 016, (hereinafter for the sake of brevity called and referred to as the said **Bank / Branch**) and the said Sri Dulal Chandra Mondal, (hereinafter for the sake of brevity called and referred to as the **Guarantor**) had created Equitable Mortgage/Mortgage/Charge by depositing his/her/their original Title Deeds, being Deed Nos.-4484, 4486, 4487, 4488, 4489, 4490, 1104, 1105, 1106, all registered at Registrar U/S 7(2), North 24-Parganas, Barasat and Additional District Sub-Registrar, Barasat, North 24-Parganas, all for the year 1993 and 1994, of the landed property measuring **98 Cottas 11 Chittacks 39 Square Feet** be the same a little more or less comprised in Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in L.R. Dag Nos.-587, 588, 589, 590 and 612, corresponding to L.R. Khatian Nos.-2401 and 2402, under the formerly Police Station of Barasat presently Madhyamgram, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas (thereinafter dealt in under Schedule thereunder appearing) as follows:

Details of Title Deeds mortgaged / charged:-

- a) Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 1 to 7, Being No.-4484 for the year 1993
- b) Bengali Kobala dated 19th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 13 to 20, Being No.-4486 for the year 1993
- c) Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 21 to 28, Being No.-4487 for the year 1993
- d) Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 29 to 35, Being No.-4488 for the year 1993
- e) Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 36 to 43, Being No.-4489 for the year 1993

- f) Bengali Kobala dated 20th day of July, 1993 duly registered in the Office of the Registrar U/S 7(2), North 24-Parganas, Barasat in Book No.-I, Volume No.-72, Pages from 44 to 49, Being No.-4490 for the year 1993
- g) Bengali Kobala dated 21st day of April, 1994 duly registered in the Office of the Additional District Sub-Registrar, Barasat, North 24-Parganas in Book No.-I, Volume No.-19, Pages from 299 to 306, Being No.-1104 for the year 1994
- h) Bengali Kobala dated 21st day of April, 1994 duly registered in the Office of the Additional District Sub-Registrar, Barasat, North 24-Parganas in Book No.-I, Volume No.-19, Pages from 307 to 314, Being No.-1105 for the year 1994
- i) Bengali Kobala dated 21st day of April, 1994 duly registered in the Office of the Additional District Sub-Registrar, Barasat, North 24-Parganas in Book No.-I, Volume No.-19, Pages from 315 to 324, Being No.-1106 for the year 1994

With intention to create equitable mortgages/mortgage/charge in respect of the property mentioned in the Schedule below for securing the loan availed by the Borrowers from the Canara Bank and Branch.

AND WHEREAS that for selling the said charged/mortgaged properties along with certain other properties of the said **M/s. Decon India Private Limited**, having its registered office at BC-119, Sector-I, Salt Lake City, Kolkata-700 064 under Police Station Bidhannagar (North), duly published a Sale Notice in an esteemed daily named Business Standard and Pratidin, both dated 10th day of April, 2021 and also in one Bengali daily (hereinafter for the sake of brevity called and referred to as the "**Said Newspapers**") by the said bank inviting participants to take part in E-Auction to be held on 12th day of May, 2021 and the Purchasers therein namely **Sri Debasish Basak**, son of Late Binoy Kumar Basak, Bansbari Lane, English Bazar, Malda-732 101, **Sri Arnab Misra**, son of Sri Manoj Kumar Misra, Station Road, Pranta Pally, English Bazar, Malda-732 101 and **Sri Sourya Das**, son of Sri Ashish Das, Tower-4, Flat-19E, Rosedale Garden Complex, New Town, Action Area-III, North 24-Parganas, Kolkata-700 160, duly participated in the said E-Auction depositing a sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs) only as by way of EMD amount in Demand Draft, in favour of Canara Bank, ARM Branch, Kolkata.

AND WHEREAS during the course of E-Auction held on 12th day of May, 2021, the Purchasers therein namely **Sri Debasish Basak**, son of Late Binoy Kumar Basak, Bansbari Lane, English Bazar, Malda-732 101, **Sri Arnab Misra**, son of Sri Manoj

Kumar Misra, Station Road, Pranta Pally, English Bazar, Malda-732 101 and **Sri Sourya Das**, son of Sri Ashish Das, Tower-4, Flat-19E, Rosedale Garden Complex, New Town, Action Area-III, North 24-Parganas, Kolkata-700 160, had offered to purchase **ALL THAT** piece and parcel of land measuring an area of **98 Cottas 11 Chittacks 39 Square Feet** be the same a little more or less comprised in Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in L.R. Dag Nos.-587, 588, 589, 590 and 612, corresponding to L.R. Khatian Nos.-2401 and 2402, under the formerly Police Station of Barasat presently Madhyamgram, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, within the jurisdiction of Additional District Sub-Registrar, Barasat, District North 24-Parganas and according to Settlement Records of Rights finally published in Survey Settlement the said land, more fully described in the Schedule mentioned therein for **Rs.2,00,10,000/- (Rupees Two Crore Ten Thousand) only** and was held as successful bidder in the said E-Auction Sale and had paid the total sum of **Rs.2,00,10,000/- (Rupees Two Crore Ten Thousand) only** to the Vendor / Said Branch therein namely Canara Bank, ARM Branch Circle Office, 5th Floor, 21, Camac Street, Bell's House, Kolkata-700 016 as per the terms of Auction (and the details of such payment is shown under Memorandum of Consideration hereinunder appearing) and the Authorized Officer of the said Bank / Branch has executed and issued a Sale Certificate dated 2nd day of August, 2021 in favour of the Purchasers namely **Sri Debasish Basak**, son of Late Binoy Kumar Basak, Bansbari Lane, English Bazar, Malda-732 101, **Sri Arnab Misra**, son of Sri Manoj Kumar Misra, Station Road, Pranta Pally, English Bazar, Malda-732 101 and **Sri Sourya Das**, son of Sri Ashish Das, Tower-4, Flat-19E, Rosedale Garden Complex, New Town, Action Area-III, North 24-Parganas, Kolkata-700 160, as per the provisions of the said Act and Rules and the said sale was conducted on "as is where is", "as is what is" and "whatever there is" basis and also subject to the terms and conditions as per the Sale Notice referred above.

AND WHEREAS that at the request of the successful Purchasers herein this Deed of Conveyance is being executed and registered at the costs and expenses of the Purchasers herein.

NOW THIS INDENTURE WITNESSETH:

That in pursuance of the action under the said Act and Rules as aforesaid possession notice and sale notice duly published as aforesaid in the said newspapers namely **Business Standard and Pratidin on 10th April, 2021** and

Sale Certificate dated 2nd day of August, 2021 and in consideration of **Rs.2,00,10,000/- (Rupees Two Crore Ten Thousand) only** paid by the Purchasers to the Bank as per the provisions of the SARFAESI ACT, 2002, the receipt of which is hereby acknowledged by the Vendor doth hereby conveys, grants, sells, transfers and assigns all the property more fully and particularly described in the Schedule hereinunder written under the heading of "Sold Property" with all amenities, easements, advantages, liberties, rights and privileges in any manner appearing thereto and all the estates, rights, title, interest, claim and demand whatsoever together with all rights of easements, in all that Panchayat Road at Gopalpur-Chandrigarh in front of the sold property dealt in under Schedule hereinunder appearing hereby granted and conveyed absolutely.

This Deed of Conveyance further witnesseth that the Authorised Officer shall not be personally held liable in any way for any defect in the title of the mortgagors and in respect of the Scheduled property hereby conveyed, transferred and sold.

The Vendor doth hereby covenant with the Purchasers as follows:-

That the Bank / Vendor hereby confirms that all the provisions of the SARFAESI Act and Rules are complied with and the Bank is competent to transfer, convey and grant the Schedule property on behalf of the said mortgagors under the provisions of the said Act and Rules.

That the Purchasers shall and may at all times hereafter peacefully and quietly hold possess and enjoy the Scheduled Property and the rights and properties appurtenant thereto and receive all the rents, issues and profits thereof without any lawful eviction interruption claims or demands whatsoever by the Vendor.

That the Purchasers had made discreet enquiries as regards the title of the mortgagor of any claim, charges on the property of any authority besides the Banks charges/other known and unknown encumbrances including property taxes all other types of taxes statutory dues etc. and satisfied itself about the same.

That the Purchasers shall pay all existing and future taxes, charges etc. in respect of the Scheduled Property that the Purchasers may get this conveyance registered in its names and accordingly effect and apply for mutation of records with the concerned authorities and that, hence forth all the statutory liabilities dues, taxes etc. including but not restricted to municipal taxes, khajna payable to B.L. & L.R.O. Barasat, registration expenses etc.

THE SCHEDULE ABOVE REFERRED TO:
(Description of the Sold Property in details)

ALL THAT the piece and parcel of Land (Danga and Sali by classification) measuring about **98 Cottas 11 Chittacks 39 Square Feet** be the same a little more or less comprised in Mouza-Gopalpur-Chandigarh, J.L. No.-50, Re. Sa. No.-55, Touzi No.-146, comprised in L.R. Dag Nos.-587, 588, 589, 590 and 612, corresponding to L.R. Khatian Nos.-2401 and 2402, under the formerly Police Station of Barasat presently Madhyamgram, Pargana Anwarpur, within the local limit of Chandigarh-Rohanda Gram Panchayat, in the District of North 24-Parganas, within the jurisdiction of Additional District Sub-Registrar, Barasat.

Recorded Area of Land in favour of Sri Manoj Kumar Mondal and Smt. Rina Mondal:

L.R. Dag No.-587, L.R. Khatian No.-2401 Share of Land-0.1200 Acre and L.R. Khatian No.-2402 Share of Land-0.1200 Acre

L.R. Dag No.-588, L.R. Khatian No.-2401 Share of Land-0.0850 Acre and L.R. Khatian No.-2402 Share of Land-0.0850 Acre

L.R. Dag No.-589, L.R. Khatian No.-2401 Share of Land-0.2350 Acre and L.R. Khatian No.-2402 Share of Land-0.2350 Acre

L.R. Dag No.-590, L.R. Khatian No.-2401 Share of Land-0.1600 Acre and L.R. Khatian No.-2402 Share of Land-0.1600 Acre

L.R. Dag No.-612, L.R. Khatian No.-2401 Share of Land-0.2200 Acre and L.R. Khatian No.-2402 Share of Land-0.2200 Acre

TOTAL LAND MEASURING ABOUT 98 COTTAHS 11 CHITTACKS 39 SQUARE FEET MORE OR LESS EQUIVALENT TO 164.00 DECIMALS MORE OR LESS

Butted and bounded by:

ON THE NORTH	:	By Dag Nos.-613, 618, 612 & Other Plots ;
ON THE SOUTH	:	By Dag Nos.-591, 590, 589, 581 & Other Plots and Panchayat Road ; <i>Not Meted</i>
ON THE EAST	:	By Dag Nos.-612, 618, 620 & Other Plots ;
ON THE WEST	:	By Dag Nos.-615/1336, 611, 612 & Other Plots ;

Execution and delivery: In witness whereof the Parties have executed these Presents in Kolkata on the day, month and year first above written.

SIGNED, EXECUTED and DELIVERED

by the **VENDORS** at Kolkata in the presence of:

1. *Paday Choudhary*

2. *Charanraj Jha*

SIGNED, EXECUTED and DELIVERED

by the **PURCHASERS** at Kolkata in the presence of:

1. *Naalay Choudhary*
E-10/14, Kanadapur
Salt Lake Sector-9,

2. *Charanraj Jha*
R.V. Mission, Road
Mabla

Drafted by me

Jaydeep Das

Advocate

High Court, Calcutta

Enrollment No.- F-1078/1098/2000

Typed by: *J*

For CANARA BANK

प्राधिकृत अधिकारी / Authorised Officer

परिसंघीय वसुली प्रबंध शाखा

SIGNATURE OF THE VENDOR

कोलकाता / Kolkata- 700 016

WITH OFFICE SEAL

Debasish Basu

Arinab Misra

Sanyal Dm

PURCHASERS

RECEIVED of and from within named Purchasers the within mentioned sum of **Rs.2,00,10,000/- (Rupees Two Crore Ten Thousand) only**, towards full and final consideration for sale of the said Scheduled Land above as per Memo of Consideration below:

MEMO OF CONSIDERATION

FROM THE ACCOUNT OF SRI DEBASISH BASAK

1. Paid by Bank Transfer dated 07-05-2021 Through CBIOD-1363425515 OKB	Rs. 8,33,333.00
2. Paid by Bank Transfer dated 13-05-2021 Through CBIOD-1363425515 OKB	Rs.15,00,000.00
3. Paid by Bank Transfer dated 30-06-2021 Through ICICI Bank 047201003708 OKB	Rs. 4,00,000.00
4. Paid by Bank Transfer dated 22-07-2021 Through CBIOD-1363425515 OKB	Rs.13,36,667.00
5. Paid by Bank Transfer dated 30-07-2021 Through United Bank of India 7097 OKB	Rs.10,00,000.00
6. Paid by Bank Transfer dated 02-08-2021 Through CBIOD-1363425515 OKB	Rs.16,00,000.00

Rs.66,70,000.00

FROM THE ACCOUNT OF SRI ARNAB MISRA

1. Paid by NEFT dated 07-05-2021 Vide UTR No.-000109854962	Rs. 8,33,333.00
2. Paid by RTGS dated 08-07-2021 Vide UTR No.-ICICR12021070800778173	Rs.15,00,000.00
3. Paid by RTGS dated 20-07-2021 Vide UTR No.-ICICR12021072000827022	Rs.10,00,000.00
4. Paid by RTGS dated 22-07-2021 Vide UTR No.-ICICR12021072200834130	Rs.15,00,000.00
5. Paid by RTGS dated 29-07-2021 Vide UTR No.-ICICR12021072900862957	Rs.10,00,000.00
6. Paid by RTGS dated 30-07-2021 Vide UTR No.-ICICR12021073000871717	Rs. 8,36,667.00

Rs.66,70,000.00

FROM THE ACCOUNT OF SRI SOURYA DAS

1. Paid by NEFT dated 30-07-2021 Vide UTR No.-AXMB212115916695	Rs.12,36,666.00
2. Paid by RTGS dated 13-05-2021 Vide UTR No.-UTIBR52021051300355385	Rs.11,00,000.00
3. Paid by RTGS dated 07-05-2021 Vide UTR No.-UTIBR52021050700356463	Rs. 8,33,334.00
4. Paid by NEFT dated 20-07-2021 Vide UTR No.-000163977677	Rs.10,00,000.00

5. Paid by NEFT dated 22-07-2021 Vide UTR No.-000165138059	Rs.10,00,000.00
6. Paid by NEFT dated 22-07-2021 Vide UTR No.-000165138814	Rs. 5,00,000.00
7. Paid by NEFT dated 28-07-2021 Vide UTR No.-000169134927	Rs.10,00,000.00

Rs.66,70,000.00

(Canara Bank refunded Rs.2,00,100/- to the Purchasers for Payment of TDS 1% on Rs.2,00,10,000/-, accordingly Purchasers deposited the TDS amount to the credit of Income Tax Department on account of Canara Bank, Pan No.-AAACC6106G)

Total Rs.66,70,000/- + Rs.66,70,000/- +
Rs.66,70,000/- =

Rs.2,00,10,000.00

(Rupees Two Crore Ten Thousand) only

WITNESSES:

1. *Paday Choudhary*

2. *Choudhary J.L.*

For CANARA BANK
For CANARA BANK

[Signature]
अधिकृत अधिकारी / Authorized Officer
संपत्ति प्रबंध शाखा
Asset Recovery Management Branch

**SIGNATURE OF THE VENDOR
WITH OFFICE SEAL**

केनरा बैंक  Canara Bank

ARM Branch, 7 Kyd Street, Ground Floor, Kolkata-700016
Telephone No. 033 - 22651287; E-Mail-cb2364@canarabank.com

Certificate of Sale

Whereas,

The undersigned being the Authorized Officer of Canara Bank under the Securitisation And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Act 54 of 2002) and in exercise of the powers conferred under Section 13(12) read with Rule 8 & 9 of the Security Interest (Enforcement) Rules, 2002, sold on behalf of Canara Bank, ARM Branch in favour of Sri Debasish Basak S/o Sri Binoy Kumar Basak, Bansbari Lane, English Bazar Malda - 732101, Sri Arnab Misra S/o Sri Manoj Kumar Misra Station Road, Pranta Pally, English Bazar, Malda - 732101 and Sri Sourya Das C/o Ashish Das Tower -4, Flat - 19E, Rosedale Garden Complex New Town Action Area - III, North 24 Parganas - 700160 (Purchasers), the immovable property shown in the schedule below secured in favour of the Canara Bank, Salt Lake Branch, Kolkata (Now Transferred to ARM Branch, Kolkata) by M/s Deccan India Private Ltd. towards the financial facilities OCC offered by Canara Bank, Salt Lake Branch, Kolkata to M/s Deccan India Private Ltd. The undersigned acknowledges the receipt of Rs.2,00,10,000/- (Rupees Two Crores Ten Thousand Only), the sale price in full and handed over the delivery and possession of the schedule property.

SCHEDULE

Description of the Immovable Property.

Mortgaged Assets	Detailed Description
Mortgaged Assets	All that part and parcel of property measuring 98.74 Cottah more or less with boundary wall in the name of Smt.Rina Mondal and Sri Manoj Kumar Mondal directors of the company at Mouza: Gopalpur Chandigarh, Anwarpur, P.O - Ganganagar, P.S - Barasat, Dist - 24 Pargans(N). The said property is bounded by North - Dag No. 613, 618, 612 & Other plots, South - Dag No.591, 590, 589, 581 and other plots, East- Dag No.612,618,620 and other plots, West - Dag No.615/1336, 611,612 and other plots".

Date: 02.08.2021
Place: Kolkata

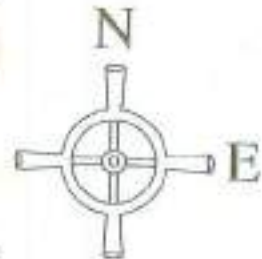

Authorized Officer
Canara Bank, ARM Branch

SITE PLAN OF LAND AT MOUZA- GOPALPUR-CHANDIGARH, J. L. NO- 50, PART OF R. S. & L. R. DAG NO- 587, 588, 589, 590 & 612, L. R. KHATIAN NO- 2401 & 2402, P. S.- BASASAT (OLD) & MADHYAMGRAM (NOW), UNDER- CHANDIGARH-ROHANDAGRAM PANCHAYET, DIST.- 24 PARGANAS. (N).

-: AREA STATEMENT :-

SCALE 1" = 50'-0"

LAND AREA (M/L)															TOTAL LAND AREA (M/L)	LAND MARKED	
DAG NO- 587			DAG NO- 588			DAG NO- 589			DAG NO- 590			DAG NO- 612					
KA.	CH.	SFT.	KA.	CH.	SFT.	KA.	CH.	SFT.	KA.	CH.	SFT.	KA.	CH.	SFT.	98	11	39
14	03	22	10	01	34	28	06	43	19	05	34	26	09	41			
23.50 Decimel			16.71 Decimel			47.00 Decimel			32.00 Decimel			44.00 Decimel			164.00 Decimel		



-: NAME OF VENDEE :-

1. SRI DEBASISH BASAK
2. SRI. ARNAB MISRA
3. SRI. SOURYA DAS

Debasish Basak
Arnab Misra
Sourya Das

SIGNATURE OF VENDEE

बुले केनरा बँक / For CANARA BANK

[Signature]
 अधिकृत अधिकारी / Authorized Officer
 एसेट रिकवरी मैनेजमेंट ब्रांच
 कोलकाता / Kolkata-700 015

SIGNATURE OF VENDOR

MAP OF THE L. R. MOUZA- GOPALPUR-CHANDIGARH, J. L. NO- 50, PART OF R. S. & L. R. DAG NO- 587, 588, 589, 590 & 612, L. R. KHATIAN NO- 2401 & 2402, P. S.- BASASAT (OLD) & MADHYAMGRAM (NOW), UNDER- CHANDIGARH-ROHANDAGRAM PANCHAYET, DIST.- 24 PARGANAS. (N). SCALE 1" = 100'



-: Drawn By :-

[Signature]
 LEADERSHIP CONSULTING
 Prop. - Dr. G. S. Ghosh
 Planner, Engineer & Surveyor
 Lic. No. 5230

Major Information of the Deed

Deed No :	I-1902-11188/2022	Date of Registration	21/09/2022
Query No / Year	1902-3002755414/2022	Office where deed is registered	
Query Date	14/09/2022 12:45:36 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Pralay Choudhury Salt Lake, Thana : East Bidhannagar, District : North 24-Parganas, WEST BENGAL, PIN - 700091, Mobile No. : 9831102741, Status :Others		
Transaction	Additional Transaction		
[0112] Sale, Certificate of Sale	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,10,000/-	Rs. 3,34,96,120/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 13,39,965/- (Article:23)	Rs. 3,35,059/- (Article:A(1), E, M)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: CHANDIGARH-ROHANDA, Mouza: Gopalpur Chandigarh, JI No: 50, Touzi No: 146 Pin Code : 700124

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-587 (RS :-)	LR-2401	Bastu	Shali	0.12 Acre	20,01,000/-	24,07,683/-	Property is on Road
L2	LR-587 (RS :-)	LR-2402	Bastu	Shali	0.12 Acre	20,01,000/-	24,07,683/-	Property is on Road
L3	LR-588 (RS :-)	LR-2401	Bastu	Shali	0.085 Acre	20,01,000/-	20,01,000/-	Property is on Road
L4	LR-588 (RS :-)	LR-2402	Bastu	Shali	0.085 Acre	20,01,000/-	20,01,000/-	Property is on Road
L5	LR-589 (RS :-)	LR-2401	Bastu	Shali	0.235 Acre	20,01,000/-	47,15,047/-	Property is on Road
L6	LR-589 (RS :-)	LR-2402	Bastu	Shali	0.235 Acre	20,01,000/-	47,15,047/-	Property is on Road
L7	LR-590 (RS :-)	LR-2401	Bastu	Shali	0.16 Acre	20,01,000/-	32,10,244/-	Property is on Road
L8	LR-590 (RS :-)	LR-2402	Bastu	Shali	0.16 Acre	20,01,000/-	32,10,244/-	Property is on Road
L9	LR-612 (RS :-)	LR-2401	Bastu	Shali	0.22 Acre	20,01,000/-	44,14,086/-	Property is on Road
L10	LR-612 (RS :-)	LR-2402	Bastu	Shali	0.22 Acre	20,01,000/-	44,14,086/-	Property is on Road
TOTAL :					164Dec	200,10,000 /-	334,96,120 /-	
Grand Total :					164Dec	200,10,000 /-	334,96,120 /-	

Judgment-debtor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CANARA BANK 21, Camac Street, City:- , P.O:- Park Street, P.S:-Park Street, District-Kolkata, West Bengal, India, PIN:- 700016, PAN No.:- aaxxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Auction-purchaser Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Debasish Basak Son of Binoy Kumar Basak Bansbari Lane, City:- , P.O:- English Bazar, P.S:-English Bazar, District-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:- adxxxxx4j, Aadhaar No: 79xxxxxxxx8793, Status :Individual, Executed by: Self, Date of Execution: 17/09/2022 , Admitted by: Self, Date of Admission: 17/09/2022 ,Place : Pvt. Residence
2	Arnab Misra Son of Manoj Kumar Misra Station Road, City:- , P.O:- Malda, P.S:-Malda, District-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- auxxxxxx4g, Aadhaar No: 82xxxxxxxx8400, Status :Individual, Executed by: Self, Date of Execution: 17/09/2022 , Admitted by: Self, Date of Admission: 17/09/2022 ,Place : Pvt. Residence
3	Sourya Das (Presentant) Son of Ashish Das New Town AA-III, City:- , P.O:- New Town, P.S:-New Town, District-North24-Parganas, West Bengal, India, PIN:- 700160 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- bsxxxxx9l, Aadhaar No: 77xxxxxxxx6737, Status :Individual, Executed by: Self, Date of Execution: 17/09/2022 , Admitted by: Self, Date of Admission: 17/09/2022 ,Place : Pvt. Residence

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mani Gandhi Son of Mani 55, Ramalinga Nagar, City:- , P.O:- Alangulam, P.S:-ANNANAGAR, District-Madurai, Tamil Nadu, India, PIN:- 625017, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:- AExxxxxx5N, Aadhaar No: 25xxxxxxxx2011 Status : Representative, Representative of : CANARA BANK (as Authorized Officer)

Identifier Details :

Name	Photo	Finger Print	Signature
Pralay Choudhury Son of Late N W Chowdhury Salt Lake, City:- , P.O:- C K Market, P.S:- East Bidhannagar, District-North 24- Parganas, West Bengal, India, PIN:- 700091			
Identifier Of Mani Gandhi, Debasish Basak, Arnab Misra, Sourya Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-4 Dec, Arnab Misra-4 Dec, Sourya Das-4 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-7.33333 Dec, Arnab Misra-7.33333 Dec, Sourya Das-7.33333 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-4 Dec, Arnab Misra-4 Dec, Sourya Das-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-2.83333 Dec, Arnab Misra-2.83333 Dec, Sourya Das-2.83333 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-2.83333 Dec, Arnab Misra-2.83333 Dec, Sourya Das-2.83333 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-7.83333 Dec, Arnab Misra-7.83333 Dec, Sourya Das-7.83333 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-7.83333 Dec, Arnab Misra-7.83333 Dec, Sourya Das-7.83333 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-5.33333 Dec, Arnab Misra-5.33333 Dec, Sourya Das-5.33333 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-5.33333 Dec, Arnab Misra-5.33333 Dec, Sourya Das-5.33333 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	CANARA BANK	Debasish Basak-7.33333 Dec, Arnab Misra-7.33333 Dec, Sourya Das-7.33333 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: CHANDIGARH-ROHANDA, Mouza: Gopalpur Chandigarh, JI No: 50, Touzi No: 146 Pin Code : 700124

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 587, LR Khatian No:- 2401	Owner:মবেজ কুমার মন্ডল, Gurdian:দুলাল মন্ডল, Address:নন্দপলেক, সেক্টর-৯, কোল-৬৪ , Classification:খাটোল, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 587, LR Khatian No:- 2402	Owner:রীনা মন্ডল, Gurdian:দুলাল মন্ডল, Address:সন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:খাটাপ, Area:0.12000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 588, LR Khatian No:- 2401	Owner:মনোজ কুমার মন্ডল, Gurdian:দুলাল মন্ডল, Address:নসন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:শাপি, Area:0.08500000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 588, LR Khatian No:- 2402	Owner:রীনা মন্ডল, Gurdian:দুলাল মন্ডল, Address:সন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:শাপি, Area:0.08500000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 589, LR Khatian No:- 2401	Owner:মনোজ কুমার মন্ডল, Gurdian:দুলাল মন্ডল, Address:নসন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:শাপি, Area:0.23500000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 589, LR Khatian No:- 2402	Owner:রীনা মন্ডল, Gurdian:দুলাল মন্ডল, Address:সন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:শাপি, Area:0.23500000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 590, LR Khatian No:- 2401	Owner:মনোজ কুমার মন্ডল, Gurdian:দুলাল মন্ডল, Address:নসন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:শাপি, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 590, LR Khatian No:- 2402	Owner:রীনা মন্ডল, Gurdian:দুলাল মন্ডল, Address:সন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:শাপি, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 612, LR Khatian No:- 2401	Owner:মনোজ কুমার মন্ডল, Gurdian:দুলাল মন্ডল, Address:নসন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:ডাগা, Area:0.22000000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 612, LR Khatian No:- 2402	Owner:রীনা মন্ডল, Gurdian:দুলাল মন্ডল, Address:সন্টলেক, সেক্টর-৯, কোল-৬৪ , Classification:ডাগা, Area:0.22000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 17-09-2022

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

Presented for registration at 14:55 hrs on 17-09-2022, at the Private residence by Sourya Das , one of the Claimants.

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

Execution is admitted on 17/09/2022 by 1. Debasish Basak, Son of Binoy Kumar Basak, Bansbari Lane, P.O: English Bazar, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Others, 2. Amab Misra, Son of Manoj Kumar Misra, Station Road, P.O: Malda, Thana: Malda, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Business, 3. Sourya Das, Son of Ashish Das, New Town AA-III, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700160, by caste Hindu, by Profession Business

Identified by Pralay Choudhury, , Son of Late N W Chowdhury, Salt Lake, P.O: C K Market, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Others

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

Execution is admitted on 17-09-2022 by Mari Gandhi, Authorized Officer, CANARA BANK, 21, Carnac Street, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Pralay Choudhury, , Son of Late N W Chowdhury, Salt Lake, P.O: C K Market, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Others

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 20-09-2022

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 3,34,96,120/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,35,059/- (A(1) = Rs 3,34,961/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 3,34,975/-

Description of Online Payment using Government Receipt Portal System (GRIPS). Finance Department, Govt. of WB Online on 15/09/2022 12:00AM with Govt. Ref. No: 192022230122358692 on 15-09-2022, Amount Rs: 3,34,975/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M823226 on 15-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,39,865/- and Stamp Duty paid by by online = Rs 13,39,865/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/09/2022 12:00AM with Govt. Ref. No: 192022230122358692 on 15-09-2022, Amount Rs: 13,39,865/-, Bank: Punjab National Bank (PUNB0010000), Ref. No. M823226 on 15-09-2022, Head of Account 0030-02-103-003-02

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 21-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,35,059/- (A(1) = Rs 3,34,961/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,39,865/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3609, Amount: Rs.100/-, Date of Purchase: 20/08/2022, Vendor name: S C MUKHERJEE

Handwritten signature

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



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

17 SEP 2022

No. 360.9.....Value.....100f..

Date.....

Sold to.....

.....

Address.....

Venue.....

JOY DEEP DAS

(Advocate)

High Court, Cal.

20 AUG 2022

Sealdah Civil Court
Sharmista Chatterjee Mukherjee

Singhania



Singhania

कृते केनरा बैंक / For CANARA BANK

Authorized Officer



Authorized Officer
Every-Management Branch
Kolkata-700 016



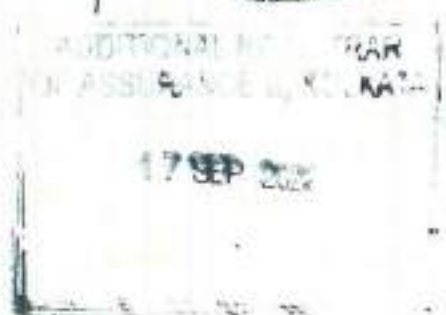
Debasish Dasgupta



Azmat Misra



Pooja Choudhary



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 393097 to 393140
being No 190211188 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.09.22 14:49:15 -07:00
Reason: Digital Signing of Deed.

biag

(Satyajit Biswas) 2022/09/22 02:49:15 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)