



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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6-2/335516

15 FEB 2021

15 FEB 2021

1

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 15th day of February 2021
BETWEEN (1) SRI RABINDRA NATH CHAKRABORTY, son of Late Hari Pada
Chakraborty, an adult Indian citizen, by faith – Hindu, by occupation – Business,

00426193

-3 FEB 2021

No. Date

Name : Sanjay Gupta

Advocate

Address : Alipore Jagat's Court

Kolkata-27

Vendor :

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata - 700 001

Ganesh Kumar Singh

Vic-714
Ganesh Kumar Singh

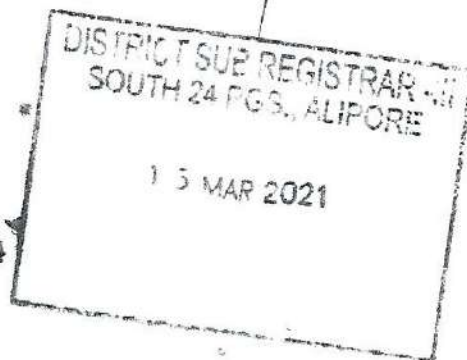
Vic-715
Rajendra Nath Chakraborty

Vic-716
Rajendra Nath Chakraborty

Vic-717
Rajendra Chakraborty

Vic-718
Biswanath Singh

P.T.O



having Income Tax PAN ACNPC7036K Aadhar No. 530433089847 and presently residing at 8/5, Naskarpara Lane, Police Station – Garfa (Kasba, Post office – Dhakuria, Kolkata- -700031 and (2) **SRI BISWANATH CHAKRABORTY**, son of Late Hari Pada Chakraborty, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN ACNPC7027J Aadhar No. 671224527636 and presently residing at 8/5, Naskarpara Lane, Police Station – Garfa (Kasba, Post office – Dhakuria, Kolkata- -700031 And (3) **SRI SANTI CHAKRABORTY**, son of Late Hari Pada Chakraborty, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN ACNPC7025L, Aadhar No. 484548095007 and presently residing at 8/5, Naskarpara Lane, Police Station – Garfa (Kasba, Post office – Dhakuria, Kolkata- -700031, herein after collectively and severally called and referred to as “**OWNERS/VENDORS**”, (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their and each of their heirs, heiresses, executors, executrixes, administrators, legal representatives and assigns) of the **ONE PART**.

AND

(1) **SRI BISWANATH SINGH**, son of Late Shiv Prasad Singh, an adult Indian citizen, by faith – Hindu, by occupation – retired, having Income Tax PAN CSMPS8290N, Aadhaar No.417234698766, and presently residing at 45, B. B. Chatterjee Road, Police Station - Kasba, Post Office – Kasba, Kolkata – 700 042, (2) **SMT. ANUPAMA SINGH**, wife of Sri Biswanath Singh, an adult Indian citizen, by faith – Hindu, by occupation – Housewife, having Income Tax PAN CSMPS8289M, Aadhaar No. 261671220375, Mob. No.9831149600 and presently residing at 45, B. B. Chatterjee Road, Police Station - Kasba, Post Office – Kasba, Kolkata – 700 042, (3) **SMT. NAMITA SINGH**, wife of Sri Pramod Kumar Singh, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN CSMPS8288L, Aadhaar No. 786702095178, Mob. No.9831149600 and presently residing at 45, B. B. Chatterjee Road, Police Station - Kasba, Post Office – Kasba, Kolkata – 700 042. AND (4) **SRI PRAMOD KUMAR SINGH**, son of Sri. Biswanath Singh, an adult Indian citizen, by faith – Hindu, by occupation – Business, having Income Tax PAN AIJPS7268M, Aadhaar No. 915023540515, Mob No. 9831149600 and presently residing at 45, B. B. Chatterjee Road, Police Station - Kasba, Post Office – Kasba.

3544211 REC
V.C. 719

REC
V.C. 720
Namita Singh

ID- 721
Shiv Kumar Shaw. s/o Satya narayan Shaw.
246 B. B. Chatterjee Road
Vol- 700042



DISTRICT SUB REGISTRAR
SOUTH 24 PGS. ALIPORE
10 MAR 2021

Kolkata – 700 042, hereinafter collectively and severally called and referred to as the “PURCHASERS” (which term or expression shall unless excluded by or repugnant to the subject or context shall mean and include their and each of their heirs, heiresses, executors, executrixes, administrators, legal representatives and assigns) of the **OTHER PART.**

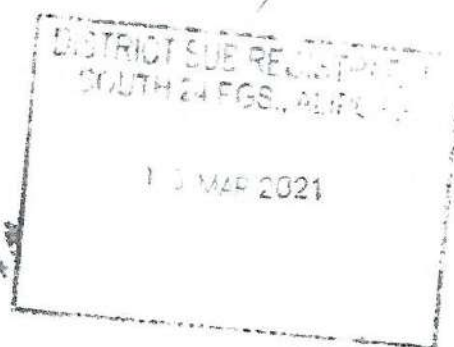
WHEREAS:-

1. One Benimadhav Singh was the sole and absolute owner of Danga and Bagan land measuring .94 Sataks at Dag No. 1463, under Khatian No. 205 and Danga land measuring .61 Sataks at Dag No. 1463/1624 under Khatian No.205 and 171 and land measuring .14 Sataks at Dag No. 1462 under Khatian No. 205 and land measuring .15 Sataks at Dag No. 1467/1666, under Khatian No. 207 and 169 and land measuring .16 Sataks at Dag No.1461 under Khatian No.171, totaling to land measuring 2.00 Acres which is equivalent to 6 Bighas 1 Cottah, under Mouza – Dhakuria, J.L. No. 18, R.S. No. 5, Sub Registry Office at Alipore, Police Station – Previously Kasba now Garfa, District – South 24 Parganas and presently come under the limits of the Municipal Ward No. 092 of the Kolkata Municipal Corporation, hereinafter called as “**Mother Property**”..
2. Said Benimadhav Singh, a Hindu, governed by the Mithakshara School of Hindu law, during his use and enjoyment of his aforementioned Mother Property and his other properties, died intestate on 20th June 1941 leaving behind him surviving his two sons namely Sri Bhubaneswar Singh and Sri Nageswar Singh and his many other legal successors as per the Mithakshara School of Hindu law.
3. Subsequently said Sri Bhubaneswar Singh, Sri Nageswar Singh and other legal successors of said Late Benimadhav Singh, duly partitioned the properties of said late Benimadhav Singh amongst them and due to that partition said Sri Bhubaneswar Singh, Sri Nageswar Singh, the ~~two~~ sons of Late Benimadhav Singh became the co-owners of the said Mother Property mentioned above and



Sri Bhubaneswar Singh, being the Eldest member of the family was acted as Karta or managing member.

4. Later Said Sri Bhubaneswar Singh and Sri Nageswar Singh, by virtue of a Kobala (Sale Deed written in Bengali language), dated 29th January 1951 absolutely sold, conveyed and transferred the said Mother Property to The Suburban Cooperative Colony Limited Society, registered under then prevailing provisions of The Bengal Co-operative Societies Act.
5. Subsequently said The Suburban Cooperative Colony Limited Society, for the purpose of sale of the said Mother Property by dividing it into several small plots, made out a Scheme of dividing the said Mother Property into several small plots, then known as Naskar Para Road Colony Scheme and started selling the same by dividing it into several small plots of different sizes.
6. Later one Sri Rabindra Chandra Adhikari, a member of the Society, Proposed to purchase one of the plot bearing No.19 of the said Scheme plots and the Society being agreed to sale the said plot No.19 to said Sri Rabindra Chandra Adhikari, by virtue of a registered Kobala (Sale deed written in Bengali Language), dated 4th October 1951, registered at the office of the Joint Sub-Registrar, Alipore, in Book No.I, Volume No. 121, at Pages from 162 to 167, Being No. 7437, for the year 1951, sold conveyed and transferred the Scheme Plot No.19, having land area of of 3 Cotthas 1 Chitak and 26.76 Square feet along with tile shedded structure thereon, under Dag No. 1463 of Khatian No. 205, lying and situate at Mouza – Dhakuria, J.L. No. 18, R.S. No. 5, Sub Registry Office at Alipore, Police Station – Previously Kasba now Garfa, District – South 24 Parganas and presently come under the limits of the Municipal Ward No. 092 of the Kolkata Municipal Corporation.
7. Subsequently said Sri Rabindra Chandra Adhikari being the owner of the said Scheme Plot No.19, made some development of the said land of the said plot and constructed one structure with tile shed thereon measuring 300 Square feet.



be the same or a little more or less and duly mutated his name in the records of the Kolkata Municipal corporation and after due assessment the said Plot of land has been known and numbered as Municipal Premises No. 8/22, Naskar Para Lane Kolkata - 700031. hereinafter called and referred to as **Premises**, more fully described in the **Schedule** hereunder written.

8. After that said Later Sri Rabindra Chandra Adhikari, being the sole and absolute owner of the said Premises, during his use and enjoyment of the same, decided to sale convey and transfer the said Premises to any intending purchaser or purchasers and knowing such intention of Rabindra Chandra Adhikari, One Smt. Sikha Mukhopadhyay, wife of Sri Arun Mukhopadhyay of 7/10, K.P. Roy lane, P.S. kasha, District South 24 Parganas, herein after called as erstwhile Owner, with her intention to purchase the said Premises by her own money approached said Sri Rabindra Chandra Adhikari and by virtue of a Saf Bikroy Kobala (absolute Sale deed written in Bengali language), dated 19th September 1986, registered at the office of District Registrar at Alipore and recorded in Book No. I. Being Deed No. 16667 for the year 1986, hereinafter called as **Erstwhile Deed**, said Sri Rabindra Chandra Adhikari, sold conveyed and transferred the said Premises to Smt Sikha Mukhopadhyay, the erstwhile Owner.
9. Said Sikha Mukhopadhyay, the erstwhile Owner, during her use and enjoyment of the same, decided to sale convey and transfer the said Premises to any intending purchaser or purchasers and the Owners/vendors herein with their intention to purchase the said Premises have approached the said erstwhile Owner for the purchase of the said Premises and after a protracted discussions by and between the said erstwhile owner and the Owners/Vendors herein the said erstwhile Owner was agreed to sale and the Owners/Vendors herein have agreed to purchase the said Premises and accordingly by virtue of a Saf Bikroy Kobala (absolute Sale deed written in Bengali language), dated 23rd September 1987, registered at the office of District Sub-Registrar South 24 parganas and recorded in Book No. I, Volume No. 292, at pages from 92 to 104, Being No.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, AIPORE
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14387, for the year 1987, said Smt Sikha Mukhopadhyay, the erstwhile Owner, sold conveyed and transferred the said Premises to the Owners/Vendors herein.

10. In the above referred circumstances, said Sri Rabindra Nath Chakraborty, Sri Biswanath Chakraborty and Sri Santi Chakraborty, the Owners/vendors herein have become the absolute owners of the said Premises, i.e. Municipal Premises No. 8/22, Naskar Para Lane, being Scheme Plot No.19, having land area of of 3 Cotthas 1 Chitak and 26.76 Square feet along with tile sheded structure thereon, under Dag No. 1463 of Khatian No. 205, lying and situate at Mouza – Dhakuria, J.L. No. 18, R.S. No. 5, Sub Registry Office at Alipore, Police Station – Previously Kasba now Garfa, District – South 24 Parganas and presently come under the limits of the Municipal Ward No. 092 of the Kolkata Municipal Corporation.
11. Said Sri Rabindra Nath Chakraborty, Sri Biswanath Chakraborty and Sri Santi Chakraborty, the Owners/vendors herein, being the sole and absolute owner of the said Premises have duly mutated their names as absolute owners of the same having Assessee No. 210921601372.
12. Accordingly the Owners/Vendors herein, have become the absolute owners of the said Premises Being Municipal Premises No. 8/22, Naskar Para Lane, being Scheme Plot No.19, having land area of of 3 Cotthas 1 Chitak and 26.76 Square feet along with tile sheded structure thereon, under Dag No. 1463 of Khatian No. 205, lying and situate at Mouza – Dhakuria, J.L. No. 18, R.S. No. 5, Sub Registry Office at Alipore, Police Station – Previously Kasba now Garfa, District – South 24 Parganas and presently come under the limits of the Municipal Ward No. 092 of the Kolkata Municipal Corporation. The **Subject Matter of this Conveyance**, more fully and particularly described in the **SECHDULE** hereunder written and delineated with colour RED on the Map annexed herewith.



13. The Owners/Vendors herein have paid upto-date taxes of the said Premises and obtained a No Outstanding Certificate from the Assessment Collection Department of The Kolkata Municipal Corporation and also have been enjoying the same with good right title and absolute power of ownership and having every right to transfer the same to anybody.
14. The Owners/Vendors herein to meet up their urgent need of money have decided to sell the said Premises to any intending purchaser or purchasers.
15. Having been informed the said intention of The Owners/Vendors herein, the Purchasers herein made an offer to the Owners/Vendors to purchase the Said Premises for a total consideration price of Rs.32,00,000/- (Rupees thirty two lakh) only. The Owners/Vendors herein accepted the said offer of the Purchasers herein and accepted the said consideration price being fair and marketable and accordingly the Owners/Vendors herein agreed to sell the same to the Purchasers herein forever and the Purchasers herein also have agreed to purchase the said Premises from the Owners/Vendors at or for a total consideration as mentioned above free from all encumbrances, charges, lien and lispense.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

In consideration of the said sum of Rs.32,00,000/- (Rupees thirty two lakh) only paid by the Purchasers herein to the Owners/Vendors herein at or before the execution of these presents (the receipt whereof the said Owners/Vendors doth hereby and hereafter on receipt of the memo hereunder written accept, admit and acknowledge) of and from the time of payment of the same and every part thereof the Owners/Vendors do thereby collectively and severally acquit, release, exonerated and forever discharge in favour of the Purchasers herein and the said Premises hereby sold, conveyed and transferred. The Owners/Vendors herein do hereby by these presents collectively and severally grant, convey, alien, transfer, in every means, sale, assign and assure ~~and~~ expressed so to be unto the Purchasers herein **ALL THAT** the said Premises, being Municipal Premises



DISTRICT SUB REGISTRAR - II
SOUTH 24 PGS., ALIPORE
13 MAR 2021

No. 8/22, Naskar Para Lane. being Scheme Plot No.19. having land area of of 3 Cotthas 1 Chitak and 26.76 Square feet along with tile sheded structure thereon, under Dag No. 1463 of Khatian No. 205. lying and situate at Mouza – Dhakuria, J.I. No. 18, R.S. No. 5, Sub Registry Office at Alipore, Police Station – Previously Kasba now Garfa, District – South 24 Parganas and presently come under the limits of the Municipal Ward No. 092 of the Kolkata Municipal Corporation, more fully and particularly described in the “**SCHEDULE**” hereunder written and delineated and demarcated with Red Border lines in the site plan annexed hereto and to be considered as an integral part of this Conveyance, with all rights, title, interest, benefits, advantages, demands and claims of the Owners/Vendors into and upon the said property on the Premises hereby sold, conveyed, transferred and granted or expressed so to be unto the said Purchasers **TO HAVE, TO OWN, TO HOLD, TO POSSESS, TO USE AND TO ENJOY** all the said Premises., including the said rights, benefits and privileges, advantages hereby granted, conveyed, sold, assigned, assured and transferred or expressed or intended so to be transferred with all and every right, title, interest, benefits, advantages, appurtenances whatsoever absolutely and forever and free from all encumbrances in the truest sense of the term, along with all benefits of the said Premises hereby sold, conveyed and transferred or **HOWSOEVER OTHERWISE** the said Property or any part and every part thereof now are or heretofore lying, situated, butted, bounded, located, known, numbered, described or distinguished **TOGETHER WITH** all fixtures, drains, common ways, road, paths, lights, liberties, passages, common boundaries and fences, hedges, water sources and all rights, liberties, privileges, court yards, easements, quasi-easements, appendages and appurtenances whatsoever to the said Premises belonging to or in any way appertaining to or have or at any time hereto held, occupied, enjoyed, accepted, understood, reputed, deemed, taken or known or part, parcel or number thereof and thereto **AND ALL** the estate right, title, interest, use, trust, possession on the said Premises, claim and demand whatsoever unto and upon the said Premises or any part and every part thereof **TOGETHER WITH** all deeds, pattahs, muniments, parchas, documents, plans and writings of the title whatsoever which exclusively relate to or concern to the said hereditament and Premises or any part thereof which are now or hereafter shall or may be in the custody, power or control of the Owners/Vendors herein or any person or persons from whom the Purchasers herein can procure the same without any action or suit **TO HAVE AND TO HOLD AND TO POSSESS** the said Premises, more fully and particularly described in the “

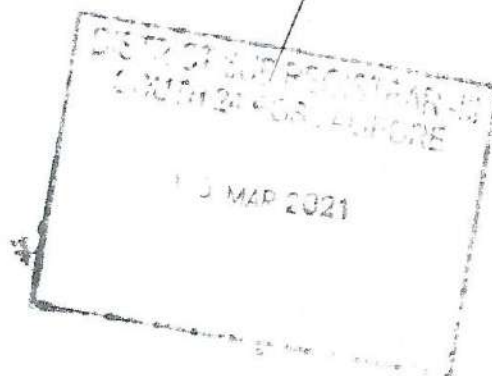


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DISTRICT SUB REGISTRAR
Dhanu PGs, Dhanu

15 MAR 2021

Schedule hereunder written or expressed or intended so to be and to the use of the Purchasers absolutely and forever **AND THAT NOTWITHSTANDING** any act, deed or thing by the said Owners/Vendors done, executed or knowingly suffered to the contrary, the said Owners/Vendors now have in himself good right, full and absolute power and authority and are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate without any manner or condition use, trust or otherwise being whatsoever to alter, defect, encumber or to make void the said Premises **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Owners/Vendors have now in himself good and absolute full power to sell, convey, transfer, assign and assure the said Premises hereby granted or expressed so to be unto and to the use of the Purchasers in absolutely and forever in the manner aforesaid and the said Owners/Vendors is absolutely divested and dispossessed himself forever from all of their rights, title, interest and possession from the said Premises hereby sold to the Purchasers herein and the said Purchasers is hereby put in khas, peaceful possession of the same from today, willfully delivered by the Owners/Vendors herein to the Purchasers, being the sole and absolute owner of the said Premises and the said Purchasers shall and may at all times hereinafter subject to the payment of yearly rents to the State of West Bengal and taxes to the K.M.C. peaceably and quietly own, possess, use and enjoy the said Premises and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said Owners/Vendors or any person or persons lawfully and equitably claiming from, under or in trust for them **AND THAT** freely and clearly and absolutely discharged, raised, harmless and kept indemnified against all estates, encumbrances created by the said Owners/Vendors or any person or persons lawfully and equitably claiming from, under or in trust for them **FURTHER THAT** the said Owners/Vendors and all persons having lawfully and equitably claiming any estate or interest in the said Premises or any part thereof unto or in trust for the Owners/Vendors, the said Owners/Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers shall do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said Premises and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.



The Owners/Vendors herein collectively declare/confirm and affirm that there has not been any attachment, notice, demand, acquisition or requisitions, proceedings on the said Premises by any authority whatsoever and there is also no alignment by the K.M.C. and/or any other authority at present in respect of or any portion of the said Premises. All rent, taxes and other outgoings payable in respect of the said Premises, if not already paid, the liability of such payment shall vest with the said Owners/Vendors. The said Purchasers shall be liable for payment of such outgoings from the date of execution of these presents.

The Owners/Vendors herein declares that if it is found that the said Premises hereby conveyed, is not free from all encumbrances in the truest sense of the term, as herein before stated by the Owners/Vendors, the Owners/Vendors herein will be liable and responsible as per the Law of the land to the said Purchasers and will be bound to make good and indemnify any or all losses sustained by the Purchasers.

BE IT MENTIONED here that the said Purchasers shall have full right to install, use and enjoy all overhead and underground water supplies, electric lines, telephone lines, sewerage drain, gas pipes, other lines and cables etc. through, over and beneath the Road or roads and common passage or Common Passages, adjacent and or touches to the said Premises and shall have the right to exercise all easements, quasi-easements and appurtenances exists and attached therein and the Owners/Vendors herein have delivered all the relevant documents regarding the said Premises presently available with them to the Purchasers herein.

IT IS HEREBY DECLARED that said Owners/Vendors are the absolute owners of the said property lying and standing of the said Premises with no other co-sharers and partners therein and they have good marketable title, full power and absolute authority and rights to transfer, sell the said Premises and there is no creditor standing at present in respect of the land and building at the said Premises against the Owners/Vendors herein and if any such creditor or liability of any nature is found to be met up by the Owners/Vendors herein in respect of the said Premises then the Owners/Vendors herein at their own costs and expenses will be bound to release the same. The



Owners/Vendors further covenant that if through inadvertence and/or bona fide mistake any error or any mistake, omission is found or likely to be caused in this Deed which is likely to affect the right title interest of the Purchasers, the Owners/Vendors, upon request of the Purchasers and at the cost of the Purchasers, will be bound to execute the Deed of Rectification in any form in favour of the Purchasers for further perfecting ensuring and assuring the right title interest of the Purchasers and the Owners/Vendors shall indemnify and keep the Purchasers completely indemnified and harmless against all actions, claims, losses, damages, suits, proceedings of all consequences thereof if the Purchasers may suffer or incur or cause to be suffered or incurred due to defect in title of Owners/Vendors in respect of the said Premises

SCHEDULE ABOVE REFERRED TO
(PROPERTY)

ALL THAT piece and parcel of land measuring 3 Cotthas 1 Chitak and 26.76 Square feet along with tile shedded structure thereon, measuring 300 Square feet with cemented flooring, under Dag No. 1463 of Khatian No. 205, lying and situate at Mouza – Dhakuria, J.L. No. 18, R.S. No. 5, Sub Registry Office at Alipore, Police Station – Previously Kasba now Garfa, District – South 24 Parganas and presently come under the limits of the Municipal Ward No. 092 of the Kolkata Municipal Corporation, being known and numbered as Municipal Premises No. 8/22, Naskar Para Lane, Post Office – Dhakuria, Kolkata – 700031, having Assessee No 210921601372, as specifically shown in the plan annexed hereto which is butted and bounded as follows.

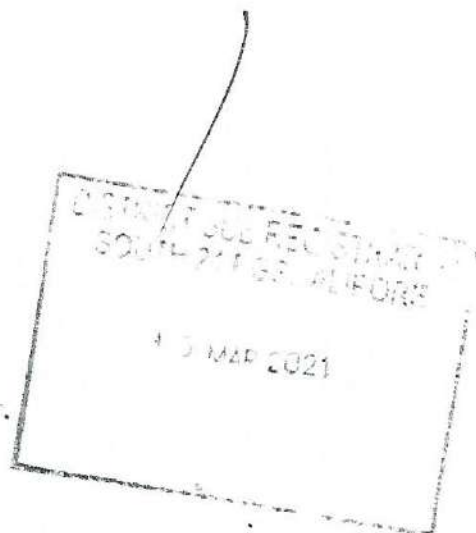
ON THE NORTH :- By Premises No. 8/20, Naskar Para Lane.

ON THE EAST :- By Premises No. 8/19, Naskar Para Lane.

ON THE WEST :- By 16 feet wide KMC Road.

ON THE SOUTH :- Partly by land under Dag No. 1463 and partly by 7/3, Sahid Nagar Colony.

Road zone :- (Other than on P.A.S Connector – Other than on P.A.S Connector).



IN WITNESSES HEREOF the Parties herein have set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED, SEALED and DELIVERED by

the above OWNERS/VENDORS in

Kolkata in the presence of :-

1. Shri Kumer Shaw,
246 B. B. Chatterjee
Road Kol - 700042

Rabindra Nath Chakraborty
(RABINDRA NATH CHAKRABORTY)

Biswanath Chakraborty

(BISWANATH CHAKRABORTY)

2. *Napan Kare*
91A, Bose Park Road
Kol - 42

Santi Chakraborty
(SANTI CHAKRABORTY)
(OWNERS/VENDORS)

SIGNED, SEALED and DELIVERED

by the above PURCHASERS in Kolkata

in the presence of :-

1. Shri Kumer Shaw,
246 B. B. Chatterjee Road
Kol - 700042

Biswanath Singh

(BISWANATH SINGH)

Anupama Singh

(ANUPAMA SINGH)

Namita Singh

(NAMITA SINGH)

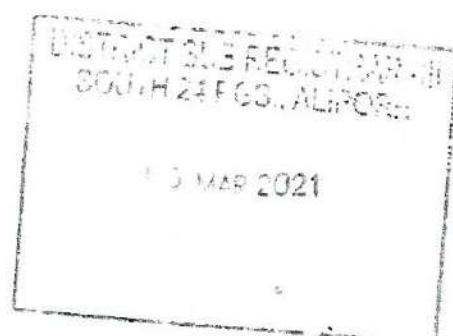
2. *Napan Kare*

Pramod Kumar Singh

(PRAMOD KUMAR SINGH)

(PURCHASERS)

*Read over and explained by me in
vernacular and the executant after
understand the meaning and purports of this
document has put his signature before me*
Napan Kare, Advocate



MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.32,00,000/- (Rupees thirty two lakh) only being the full and final consideration money for the within mentioned Property being Municipal Premises No. 8/22, Naskar Para Lane, Kolkata -- 700 031, as per memo below by the following manner: -

Sl No.	Instrument No.	Date	Bank	Amount(Rs)
1.	000040	22.01.2021	HDFC Bank	3,35,000.00
2.	000038	22.01.2021	HDFC Bank	3,30,000.00
3.	000039	22.01.2021	HDFC Bank	3,35,000.00
2.	057174	11.02.2021	HDFC Bank	7,33,000.00
3.	057172	11.02.2021	HDFC Bank	7,34,000.00
4.	057173	11.02.2021	HDFC Bank	7,33,000.00

				Total:- Rs.32,00,000.00

(RUPEES THIRTY TWO LAKH) ONLY

1.

Rabindra Nath Chakraborty
(RABINDRA NATH CHAKRABORTY)

Biswanath Chakraborty
(BISWANATH CHAKRABORTY)

Santi Chakraborty
(SANTI CHAKRABORTY)
(OWNERS/VENDORS)

2.

WITNESSES: -

1. *Shiv Kumar Shaw.*
246 B.B. Chatterjee Road
Kolkata - 700042

2. *Tapan Kar*
91A Bose Pukur Road
Kolkata - 42

Drafted and prepared by me at my office as per the data and information provided by the executants

Tapan Kar
Tapan Kar, Advocate
91A, Bose Pukur Road
Kasba, Kolkata - 700042
F154/154 of 1993

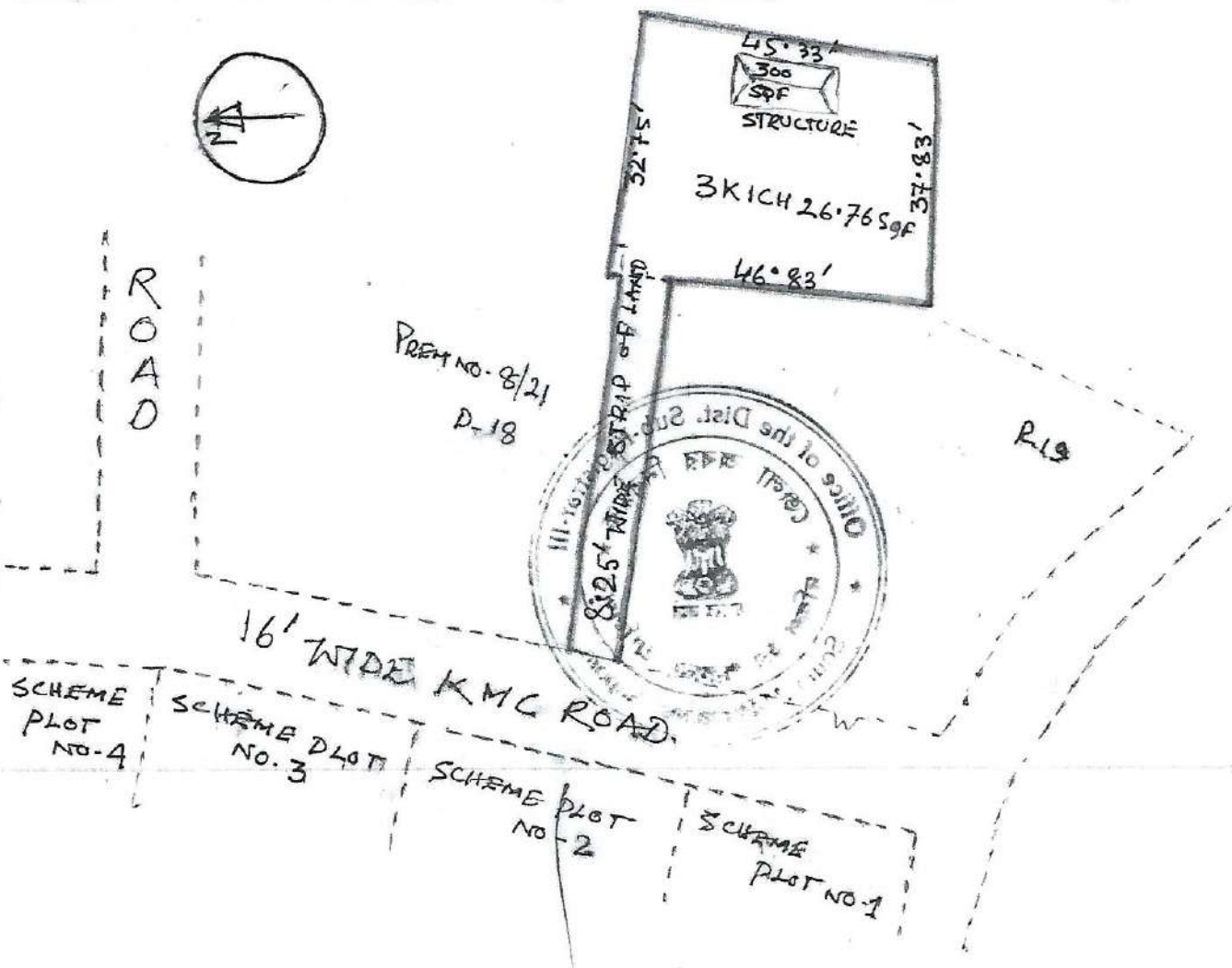


DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE

13 MAR 2021

SITE PLAN OF MUNICIPAL PREM. NO- 8/22, NASKAR
PARA LANE, P.S.-GARFA (PRIV. KASBA). WARD NO. 092. OF THE
KOLKATA MUNICIPAL CORPORATION. KOLKATA-700 031.

LAND AREA - 3K1CH 26.76 SgF. (M/L)  STRUCTURE - 300 SgF



Relinder Nath Chakraborty
Biswanath Chakraborty
Santosh Chakraborty

SIGN. OF OWNERS/VENDORS

Biswanath Singh

Sigant Singh

Namita Singh

Pranab Kumar Singh

SIGN. OF PURCHASERS



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Ramesh Nath Chakrabarti

(Signature)

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Birwanath Chakrabarti

(Signature)

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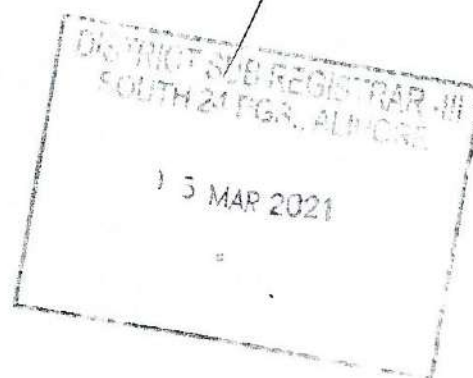
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Sanku Chakrabarti

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Harish Kumar Singh



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(Signature)

Shiv Kumar Shaw

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(Name)

(Signature)

0220/21 15/2



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

RABINDRA NATH CHAKRABORTY
RATI PADA CHAKRABORTY

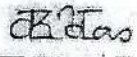
16/12/1950
Permanent Account Number
ACNPO7026K

Signature



Rabindranath Chakraborty



स्थायी लेखा संख्या	/PERMANENT ACCOUNT NUMBER	
	ACNPC7027J	
नाम /NAME	BISWANATH CHAKRABORTY	
पिता का नाम /FATHER'S NAME	HARI PADA CHAKRABORTY	
जन्म तिथि /DATE OF BIRTH	01-03-1955	
हस्ताक्षर /SIGNATURE		
B.N. Chakraborty	आयकर अधिकारी, प.ब.-XI	
	COMMISSIONER OF INCOME-TAX, W.B. - XI	

Biswanath Chakraborty



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACNPC7025L



नाम /NAME

SANTI CHAKRABORTY

पिता का नाम /FATHER'S NAME

HARI PADA CHAKRABORTY

जन्म तिथि /DATE OF BIRTH

09-01-1957

हस्ताक्षर /SIGNATURE

S. Chakraborty

[Handwritten Signature]

आयकर अधिकारी, प.सं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

S. Chakraborty



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISWANATH SINGH
SHIV PRASAD SINGH
01/01/1947

Permanent Account Number

CSMPS8290N

*Biswanath
Singh*

Signature



Biswanath Singh



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUPAMA SINGH
MUNNI LAL SINGH
01/02/1960

Permanent Account Number

CSMPS8289M

अनुपमा सिंह

Signature



अनुपमा सिंह



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NAMITA SINGH
LALAN SINGH
28/04/1984

Permanent Account Number

CSMPS8288L

Namita Singh
Signature



Namita Singh



आयकर विभाग

INCOME TAX DEPARTMENT

PRAMOD KUMAR SINGH

BISWANATH SINGH

02/02/1983

Permanent Account Number

AUJPS7268M

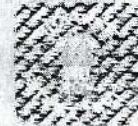
Pramod Kumar Singh

Signature



भारत सरकार

GOVT. OF INDIA



26032014

Pramod Kumar Singh



Major Information of the Deed

Deed No :	I-1603-02042/2021	Date of Registration	16/03/2021
Query No / Year	1603-2000335516/2021	Office where deed is registered	
Query Date	12/02/2021 8:36:27 PM	1603-2000335516/2021	
Applicant Name, Address & Other Details	Tapan Kar 91A, Biose Pukur Road,,Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700042, Mobile No. : 8910797806, 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. 32,00,000/-		Rs. 78,39,169/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,70,470/- (Article:23)		Rs. 78,438/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naskar Para Lane, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) , , Premises No: 8/22, Ward No: 092 Pin Code : 700031

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		3 Katha 1 Chatak 26.76 Sq Ft	31,50,000/-	77,49,169/-	Width of Approach Road: 16 Ft.
Grand Total :					5.1145Dec	31,50,000 /-	77,49,169 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	50,000/-	90,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	300 sq ft	50,000 /-	90,000 /-	
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Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri RABINDRA NATH CHAKRABORTY Son of Hari Pada Chakraborty 8/5, Naskar Para Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No : ACxxxxxx6K, Aadhaar No: 53xxxxxxx9847, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence
2	Shri BISWANATH CHAKRABORTY Son of Hari Pada Chakraborty 8/5, Naskar Para Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No : ACxxxxxx7J, Aadhaar No: 67xxxxxxx7636, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence
3	Shri SANTI CHAKRABORTY Son of Hari Pada Chakraborty 8/5, Naskar Para Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No : ACxxxxxx5L, Aadhaar No: 48xxxxxxx5007, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri BISWANATH SINGH Son of Shiv Prasad Singh 45, B. B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No : CSxxxxxx0N, Aadhaar No: 41xxxxxxx8766, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence
2	Smt ANUPAMA SINGH Wife of Shri Biswanath Singh 45, B. B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No : CSxxxxxx9M, Aadhaar No: 26xxxxxxx0375, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence
3	Smt NAMITA SINGH Wife of Promod Kumar Singh 45, B. B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No : CSxxxxxx8L, Aadhaar No: 78xxxxxxx5178, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence
4	Shri PRAMOD KUMAR SINGH (Presentant) Son of Shri Biswanath Singh 45, B. B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No : AUxxxxxx8M, Aadhaar No: 91xxxxxxx0515, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GHIV KUMAR SHAW Son of Satya Narayan Shaw 246, B. B. Chatterjee Road, P.O:- Kasba, P.S.- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042			

Identifier Of Shri RABINDRA NATH CHAKRABORTY, Shri BISWANATH CHAKRABORTY, Shri SANTI CHAKRABORTY, Shri BISWANATH SINGH, Smt ANUPAMA SINGH, Smt NAMITA SINGH, Shri PRAMOD KUMAR SINGH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RABINDRA NATH CHAKRABORTY	Shri BISWANATH SINGH-0.426204 Dec,Smt ANUPAMA SINGH-0.426204 Dec,Smt NAMITA SINGH-0.426204 Dec,Shri PRAMOD KUMAR SINGH-0.426204 Dec
2	Shri BISWANATH CHAKRABORTY	Shri BISWANATH SINGH-0.426204 Dec,Smt ANUPAMA SINGH-0.426204 Dec,Smt NAMITA SINGH-0.426204 Dec,Shri PRAMOD KUMAR SINGH-0.426204 Dec
3	Shri SANTI CHAKRABORTY	Shri BISWANATH SINGH-0.426204 Dec,Smt ANUPAMA SINGH-0.426204 Dec,Smt NAMITA SINGH-0.426204 Dec,Shri PRAMOD KUMAR SINGH-0.426204 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RABINDRA NATH CHAKRABORTY	Shri BISWANATH SINGH-25.00000000 Sq Ft,Smt ANUPAMA SINGH-25.00000000 Sq Ft,Smt NAMITA SINGH-25.00000000 Sq Ft,Shri PRAMOD KUMAR SINGH-25.00000000 Sq Ft
2	Shri BISWANATH CHAKRABORTY	Shri BISWANATH SINGH-25.00000000 Sq Ft,Smt ANUPAMA SINGH-25.00000000 Sq Ft,Smt NAMITA SINGH-25.00000000 Sq Ft,Shri PRAMOD KUMAR SINGH-25.00000000 Sq Ft
3	Shri SANTI CHAKRABORTY	Shri BISWANATH SINGH-25.00000000 Sq Ft,Smt ANUPAMA SINGH-25.00000000 Sq Ft,Smt NAMITA SINGH-25.00000000 Sq Ft,Shri PRAMOD KUMAR SINGH-25.00000000 Sq Ft

On 15-02-2021

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

Presented for registration at 18:50 hrs on 15-02-2021, at the Private residence by Shri PRAMOD KUMAR SINGH, one of the Claimants.

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 78,39,169/-

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

Execution is admitted on 15/02/2021 by 1. Shri RABINDRA NATH CHAKRABORTY, Son of Hari Pada Chakraborty, 8/5, Road: Naskar Para Lane, , P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 2. Shri BISWANATH CHAKRABORTY, Son of Hari Pada Chakraborty, 8/5, Road: Naskar Para Lane, , P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 3. Shri SANTI CHAKRABORTY, Son of Hari Pada Chakraborty, 8/5, Road: Naskar Para Lane, , P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business, 4. Shri BISWANATH SINGH, Son of Shiv Prasad Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , South 24 Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 5. Smt ANUPAMA SINGH, Wife of Shri Biswanath Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 6. Smt NAMITA SINGH, Wife of Promod Kumar Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 7. Shri PRAMOD KUMAR SINGH, Son of Shri Biswanath Singh, 45, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr SHIV KUMAR SHAW, , Son of Satya Narayan Shaw, 246, Road: B. B. Chatterjee Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 23-02-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 78,438/- (A(1) = Rs 78,392/- ,E = Rs 46 Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 78,406/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/02/2021 8:04PM with Govt. Ref. No: 192020210227042048 on 13-02-2021, Amount Rs: 78,406/-, Bank SBI EPay (SBIEPay), Ref. No. 2987950690638 on 13-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,70,370/- and Stamp Duty paid by online Rs. 4,70,370/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/02/2021 8:04PM with Govt. Ref. No: 192020210227042048 on 13-02-2021, Amount Rs: 4,70,370/-
Bank: SBI EPay (SBlePay), Ref. No. 2987950690638 on 13-02-2021, Head of Account 0030-02-103-003-02


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-03-2021

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 78,438/- (A(1) = Rs 78,392/- E = Rs 46/- Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,70,370/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no AE7340, Amount: Rs.100/-, Date of Purchase: 03/02/2021, Vendor name: I Chakraborty


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 75639 to 75670
being No 160302042 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.04.07 18:45:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/04/07 06:45:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)