

01/12/23

T 1746/2023

एक सौ रुपये

Rs. 100

₹ 100



ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AR 559308

13/12  
8 + 3027932

Certified that the document is authentic  
Registration. The signature sheet and the  
enclosures are the part of this document.

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

13 DEC 2023

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made on this 13<sup>th</sup> day of  
December, 2023 (Two Thousand And Twenty Three)

**BETWEEN**

SHREE SAI CONSTRUCTION

Proprietor

SRI MAINAK BISWAS  
Constituted Power of Attorney of  
SRI SUNITA MULICK  
SRI SAJOY MULICK  
SRI SANTANU MULICK  
SRI SANDIP MULICK  
SRI UMA SHANKAR MONDAL

12 DEC 2023

15643

No. .... ₹ 100/- Date .....

Name : .....

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



District Sub Registrar-II  
Alipore, South 24 Parganas  
13 DEC 2023

(1) **SRI SUMANTRA MALLICK** having PAN : ADMPM7818H. Aadhaar No.4450 0551 6904, son of Late Hemendra Kumar Mallick and (2) **SRI SUJOY MALLICK**, having PAN : AQGPM3112M, Aadhaar No.2147 9609 5030, son of Sri Sumantra Mallick, (3) **SRI SANTANU MALLICK**, having PAN : ANCPM9455A, Aadhaar No.7791 8609 5062 and (4) **SRI SANDIP MALLICK**, having PAN : AMTPM3321K. Aadhaar No.8234 4144 7711, both are sons of Late Sanjoy Mallick, all are by creed : Christian, Indian by National, all are residing at 171/1, Diamond Harbour Road, Post Office : Thakurpukur, Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South), hereinafter jointly called and referred to as "the **VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**, being represented by their constituted Attorney **SRI MAINAK BISWAS**, having PAN : APBPB4992E, Aadhaar No.3938 6230 7224, son of Late Monoj Kumar Biswas, by creed : Hindu, Indian by National, residing at 207U, Thakurpukur Road, Post Office : Thakurpukur, Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South).

appointed by virtue of a registered General Power of Attorney, which was duly registered on 10<sup>th</sup> August, 2022 in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.1, Volume No.1602-2022, Pages from 384011 to 384028, Being No.160210590 for the year 2022.

**AND**

**SRI UMA SHANKAR MONDAL**, having PAN : ADMPPM8770G, Aadhaar No.9027 4442 0224, son of Late Manilal Mondal, by creed : Hindu, Indian by National, residing at 171/1/1, Diamond Harbour Road, Post Office : Thakurpukur, Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South), hereinafter called and referred to as "the **PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**, being represented by his constituted Attorney **SRI MAINAK BISWAS**, having PAN : APBPB4992E, Aadhaar No.3938 6230 7224, son of Late Monoj Kumar Biswas, by creed : Hindu, Indian by National, residing at 207U, Thakurpukur Road, Post Office : Thakurpukur, Police Station : Thakurpukur, Kolkata : 700063,



District : 24 Parganas (South), appointed by virtue of a registered General Power of Attorney, which was duly registered on 19<sup>th</sup> July, 2023 in the Office of the District Sub-Registrar – II at Alipore and recorded in Book No.I, Volume No.1602-2023, Pages from 350303 to 350317, Being No.160210283 for the year 2023.

**WHEREAS** originally one Hemendra Kumar Mullick had purchased **ALL THAT** piece and parcel of land measuring about 7 (Seven) Cottahs 3 (Three) Square Feet more or less, lying and situated at Mouza : Purba Barisha, J.L. No.23, under R.S. Khatian No.672, appertaining to R.S. Dag No.2045, within the limits of the then South Suburban Municipality now the Kolkata Municipal Corporation (South Suburban Unit), under Police Station : previously Behala at present Thakurpukur, District : previously 24 Parganas at present 24 Parganas (South) by virtue of a registered Deed of Bengali Kobala from the then Owner Uday Chandra Biswas for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 9<sup>th</sup> September, 1949 in the Office of the Joint Sub-Registrar of Alipore at Behala and recorded in Book No.I, Volume No.16, Pages 170 to 172, Being No.1126 for the year 1949.

**AND WHEREAS** after such purchase, said Hemendra Kumar Mullick duly constructed one 2 (Two) storied Building upon a portion of his aforesaid purchased property and started living therein with the members of this family.

**AND WHEREAS** the name of said Hemendra Kumar Mullick had been mutated with the Office of the then South Suburban Municipality now the Kolkata Municipal Corporation (South Suburban Unit) and after such mutation, the aforesaid property known and numbered as Municipal Premises No.316, Diamond Harbour Road (mailing address 171/1, Diamond Harbour Road), Police Station : previously Behala at present Thakurpukur, Kolkata : 700063, under Ward No.124, District : 24 Parganas (South) and used to pay the necessary taxes to the said Authority.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as Owner thereof, said Hemendra Kumar Mullick was a Christian by faith died intestate on 21<sup>st</sup> September, 1987 leaving behind him surviving his three sons viz. Sanjoy Mallick, Sriharsha Mallick, Sumantra Mallick and one daughter viz. Sunanda David as his only legal heirs and successors.

**AND WHEREAS** after such inheritance said Sanjoy Mallick, Sriharsha Mallick, Sumantra Mallick and Sunanda David became the joint Owners of the aforesaid property each having undivided 1/4<sup>th</sup> share of the same.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said Sunanda David sold, transferred and conveyed her undivided 1/4<sup>th</sup> share of the aforesaid property in favour of his aforesaid three brothers viz. Sanjoy Mallick, Sriharsha Mallick and Sumantra Mallick by virtue of a registered Deed of Conveyance for the valuable consideration as mentioned therein. The aforesaid Deed was duly registered on 8<sup>th</sup> August, 1997 in the Office of the Sub-Registrar at Alipore Sardar and recorded in Book No.1, Being No.520 for the year 1997.

**AND WHEREAS** after such purchase said three brothers viz. Sanjoy Mallick, Sriharsha Mallick and Sumantra Mallick became the joint Owners of the aforesaid property i.e. **ALL THAT** piece and parcel of land measuring about 7 (Seven) Cottahs 3 (Three) Square Feet more or less together with 2 (Two) storied Building standing thereon, lying and situated at Mouza :

Purba Barisha, J.L. No.23, under R.S. Khatian No.672, appertaining to R.S. Dag No.2045, being known and numbered as Municipal Premises No.316, Diamond Harbour Road (mailing address 171/1, Diamond Harbour Road), Police Station : previously Behala at present Thakurpukur, Kolkata : 700063, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.124, District : 24 Parganas (South) each having undivided  $1/3^{\text{rd}}$  share of the same and absolutely seized and possessed of the same as joint Owners thereof.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as joint Owners thereof, said three brothers viz. Sanjoy Mallick, Sriharsha Mallick and Sumantra Mallick felt difficulties to use and enjoy their aforesaid property jointly and/or in ejmali and for that they have partitioned their aforesaid property by metes and bounds amongst themselves by virtue of a registered Deed of Partition, which was duly executed on 31<sup>st</sup> January, 1999 and registered on 11<sup>th</sup> March, 1999 in the Office of the District Sub-Registrar - II at Alipore, South 24 Parganas and recorded in Book No.I, Volume No.99, Pages 29 to 68, Being No.4242 for the year 2002.



**AND WHEREAS** in terms of the said Deed of Partition, said Sanjoy Mallick being the First Party absolutely got and allotted land measuring about 2 (Two) Cottahs 9 (Nine) Chittacks 35 (Thirty-Five) Square Feet more or less together with portion of the Ground Floor of the said 2 (Two) storied Building **AND** also land measuring about 1 (One) Cottah 6 (Six) Chittacks 30 (Thirty) Square Feet more or less together with one pucca room measuring about 140 (One Hundred Forty) Square Feet more or less standing thereon. The property thereby allotted to said Sanjoy Mallick has been morefully described in the **SCHEDULE - "B"** marked as **LETTER : "A" & "A-1"** delineated with **"RED"** border line in the **MAP** or **PLAN** annexed to the said Deed of Partition.

**AND WHEREAS** in terms of the said Deed of Partition, said Sriharsha Mallick being the Second Party absolutely got and allotted one R.C. room and balcony all total measuring about 175 (One Hundred Seventy-Five) Square Feet more or less on the First Floor of the said 2 (Two) storied Building. The property thereby allotted to said Sriharsha Mallick has been morefully described in the **SCHEDULE - "C"** marked as **LETTER : "B"** delineated with **"YELLOW"** border line in the **MAP** or **PLAN** annexed to the said Deed of Partition.

**AND WHEREAS** in terms of the said Deed of Partition, said Sumantra Mallick being the Third Party absolutely got and allotted land measuring about 610 (Six Hundred Ten) Square Feet more or less together with portion of the said 2 (Two) storied Building which includes one R.C. Room **AND** entire First Floor of the said 2 (Two) storied Building **AND** land measuring about 1 (One) Cottah 11 (Eleven) Chittacks 30 (Thirty) Square Feet more or less of the said 2 (Two) storied Building. The property thereby allotted to said Sumantra Mallick have been morefully described in the **SCHEDULE - "D"** marked as **LETTER : "C", "C-1" & "C-2"** delineated with **"GREEN"** border line in the **MAP** or **PLAN** annexed to the said Deed of Partition.

**AND WHEREAS** after execution and registration of the aforesaid Deed of Partition, said Sriharsha Mallick registered one Trust Deed in respect of his aforesaid allotted portion, wherein it was specifically mentioned that after his death his aforesaid allotted portion devolved upon his nephew Sujoy Mallick, son of Sumantra Mallick absolutely and forever. The aforesaid Deed was duly registered in the Office of the District Subb-Registrar - II at Alipore at Behala and recorded in Book No.I, Volume No.99, Pages 69 to 78, Being No.4243 for the year 2002.

**AND WHEREAS** after passage of time said Sriharsha Mallick breathed his last and upon his demise, the said Deed of Trust came to an end and in terms of the said Deed of Trust, said Sujoy Mallick became the Owner of the property left by said Sriharsha Mallick absolutely and forever.

**AND WHEREAS** the name of said Sumantra Mallick had been mutated in respect of his property with the Office of the Kolkata Municipal Corporation and after such mutation, his aforesaid property assessed as Assessee No.41-124-05-1073-3 and he used to pay the necessary taxes to the said Authority.

**AND WHEREAS** the name of said Sanjoy Mallick had been mutated in respect of his property with the Office of the Kolkata Municipal Corporation and after such mutation, his aforesaid property assessed as Assessee No.41-124-05-1074-5 and he used to pay the necessary taxes to the said Authority.

**AND WHEREAS** the name of said Sujoy Mallick had been mutated in respect of his property with the Office of the Kolkata Municipal Corporation and after such mutation, his aforesaid property assessed as Assessee No.41-124-05-1072-1 and he used to pay the necessary taxes to the said Authority.



**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as Owner thereof, said Sanjoy Mallick died intestate on 22<sup>nd</sup> January, 2002 leaving behind him surviving his wife Smt. Kalpana Mallick and two sons viz. Santanu Mallick and Sandip Mallick as his only legal heirs and successors, who jointly inherited the aforesaid property left by said Sanjoy Mallick each having undivided 1/3<sup>rd</sup> share of the same.

**AND WHEREAS** after such inheritance said Smt. Kalpana Mallick, Santanu Mallick and Sandip Mallick became the joint Owners of the property left by Sanjoy Mallick, since deceased and while absolutely seized and possessed of the same as joint Owners thereof.

**AND WHEREAS** while absolutely seized and possessed of the aforesaid property as joint Owners thereof, Smt. Kalpana Mallick gifted away her undivided 1/3<sup>rd</sup> share of the aforesaid property unto and in favour of her younger son Sandip Mallick by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 26<sup>th</sup> September, 2006 in the Office of the Additional Registrar of Assurances - I, Kolkata



and recorded in Book No.I, Volume No.1, Pages 1 to 14, Being No.7266 for the year 2007.

**AND WHEREAS** after such gift, the said Sandip Mallick became the Owner of the undivided  $2/3^{\text{rd}}$  share and Santanu Mallick became the Owner of the undivided  $1/3^{\text{rd}}$  share of the aforesaid property left by their father Sanjoy Mallick.

**AND WHEREAS** with the intent to maintain peace and protect the family harmony said Sandip Mallick had returned by way of gift undivided  $1/6^{\text{th}}$  share of the aforesaid property unto and in favour of his mother Smt. Kalpana Mallick by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 28<sup>th</sup> December, 2007 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, CD Volume No.02, Pages 5082 to 5101, Being No.05923 for the year 2007.

**AND WHEREAS** after such gift, the said Smt. Kalpana Mallick further became the Owner of the undivided  $1/6^{\text{th}}$  share of the aforesaid property and while absolutely seized and possessed of the same as Owner thereof, she gift away the same unto and in

favour of her elder son Santanu Mallick by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 7<sup>th</sup> July, 2008 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, CD Volume No.20, Pages 2381 to 2394, Being No.07691 for the year 2008.

**AND WHEREAS** by way of aforesaid the said Santanu Mallick and Sandip Mallick became the joint Owners of the aforesaid property left by their father Sanjoy Mallick each having undivided  $\frac{1}{2}$  share of the same and after mutation, separate premises number has been given by the Kolkata Municipal Corporation i.e. Premises No.316A, Diamond Harbour Road though the Building is same and joint bearing Assessee No.41-124-05-1074-5.

**AND WHEREAS** said Sumantra Mallick, Santanu Mallick and Sandip Mallick all jointly as per Deed of Partition from their allocation a demarcated portion measuring about 3 (Three) Cottahs 2 (Two) Chittacks 15 (Fifteen) Square Feet more or less developed through a Developer viz. "**M/s. S.C. ENTERPRISE**" and after development of the aforesaid area, the present Parties

herein at present have retrained land measuring about 3 (Three) Cottahs 13 (Thirteen) Chittacks 33 (Thirty-Three) Square Feet more or less together with 2 (Two) storied Building standing thereon.

**AND WHEREAS** thereafter said Sumantra Mallick, Sujoy Mallick, Santanu Mallick and Sandip Mallick all jointly entered into a registered Development Agreement with the Developer viz. **"SHREE SAI CONSTRUCTION"**, having its Registered Office at 207U, Thakurpukur Road, Post Office : Thakurpukur, Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South), represented by its sole Proprietor **SRI MAINAK BISWAS**, son of Late Monoj Kumar Biswas of 207U, Thakurpukur Road, Post Office : Thakurpukur, Police Station : Thakurpukur, Kolkata : 700063, District : 24 Parganas (South), 10<sup>th</sup> August, 2022 for development of their aforesaid property by raising a multistoried Building thereon under certain terms and conditions as set for therein, which was duly registered in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.1, Volume No.1602-2022, Pages from 384237 to 384292, Being No.160210599 for the year 2022.

**AND WHEREAS** in terms of the aforesaid registered Development Agreement, said Sumantra Mallick, Sujoy Mallick, Santanu Mallick and Sandip Mallick all jointly executed one Development Power of Attorney in favour of the said Developer viz. "**SHREE SAI CONSTRUCTION**" and empowered it to do all acts, deeds and things regarding development of their aforesaid property in their names and on their behalf, which was duly registered 10<sup>th</sup> August, 2022 in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.I, Volume No.1602-2022, Pages from 384011 to 384028, Being No.160210590 for the year 2022.

**AND WHEREAS** said Sumantra Mallick, Sujoy Mallick, Santanu Mallick and Sandip Mallick also executed one General Power of Attorney in favour of the Proprietor of the said Developer viz. **MAINAK BISWAS** and empowered him to do all acts, deeds and things in respect of his aforesaid property in his name and on his behalf, which was duly registered 10<sup>th</sup> August, 2022 in the Office of the District Sub-Registrar - II at Alipore and recorded in Book No.I, Volume No.1602-2022, Pages from 384011 to 384028, Being No.160210590 for the year 2022.



**AND WHEREAS** meanwhile said Sumantra Mallick gifted away some undivided portions of the structure together with undivided proportionate share of the land from his undivided 1/3<sup>rd</sup> share of the aforesaid property unto and in favour of said Sujoy Mallick by dint of a registered Deed of Gift, which was duly registered on 6<sup>th</sup> November, 2023 in the Office of the District Sub-Registrar – II at Alipore, South 24 Parganas and registered in Book No.I, Volume No.1602-2023, Pages from 558336 to 558369, Being No.160215936 for the year 2023.

**AND WHEREAS** similarly said Sujoy Mallick also gifted away some undivided portions of the structure together with undivided proportionate share of the land from his undivided 1/3<sup>rd</sup> share of the aforesaid property unto and in favour of said Sumantra Mallick by dint of a registered Deed of Gift, which was duly registered on 6<sup>th</sup> November, 2023 in the Office of the District Sub-Registrar – II at Alipore, South 24 Parganas and registered in Book No.I, Volume No.1602-2023, Pages from 558370 to 558402, Being No.160215937 for the year 2023.

**AND WHEREAS** after such gifts, the undivided 2/3<sup>rd</sup> portions of the aforesaid property belonged to said Sumantra Mallick and

Sujoy Mallick merged with each other and they duly mutated their names with the Office of the Kolkata Municipal Corporation in respect of the same and after such mutation, the aforesaid portions has been assessed as Assessee No.41-124-05-1072-1 in their names and they used to pay the necessary taxes to the said Authority.

**AND WHEREAS** thereafter said Sumantra Mallick and Sujoy Mallick jointly gifted away some undivided portions of the structure together with undivided proportionate share of the land from their undivided  $2/3^{\text{rd}}$  share of the aforesaid property unto and in favour of said Santanu Mallick and Sandip Mallick, by dint of a registered Deed of Gift, which was duly registered on 10<sup>th</sup> November, 2023 in the Office of the District Sub-Registrar - II at Alipore, South 24 Parganas and registered in Book No.I, Volume No.1602-2023, Pages from 573005 to 573037, Being No.160216116 for the year 2023.

**AND WHEREAS** similarly said Santanu Mallick and Sandip Mallick also jointly gifted away some undivided portions of the structure together with undivided proportionate share of the land from their undivided  $1/3^{\text{rd}}$  share of the aforesaid property

unto and in favour of said Sumantra Mallick and Sujoy Mallick, by dint of a registered Deed of Gift, which was duly registered on 10<sup>th</sup> November, 2023 in the Office of the District Sub-Registrar – II at Alipore, South 24 Parganas and registered in Book No.I, Volume No.1602-2023, Pages from 572972 to 573004, Being No.160216115 for the year 2023.

**AND WHEREAS** after such gifts, the respective undivided portions of the aforesaid property belonged to said Sumantra Mallick, Sujoy Mallick, Santanu Mallick and Sandip Mallick merged with each other and they duly mutated their names with the Office of the Kolkata Municipal Corporation in respect of the same and after such mutation, the aforesaid portions has been assessed as Assessee No.41-124-05-1072-1 being Municipal Premises No.316, Diamond Harbour Road (mailing address 171/1, Diamond Harbour Road), Police Station : previously Behala at present Thakurpukur, Kolkata : 700063, under Ward No.124, District : 24 Parganas (South) in their names and they used to pay the necessary taxes to the said Authority.

**AND WHEREAS** in the manner stated above, said Sumantra Mallick, Sujoy Mallick, Santanu Mallick and Sandip Mallick, the



Vendors herein at present are the Owners of **ALL THAT** piece and parcel of land measuring about 3 (Three) Cottahs 13 (Thirteen) Chittacks 33 (Thirty-Three) Square Feet more or less together with 2 (Two) storied Building each floor having 1800 (One Thousand Eight Hundred) Square Feet more or less standing thereon, lying and statute at Mouza : Purba Barisha, J.L. No.23, under R.S. Khatian No.672, appertaining to R.S. Dag No.2045, being known and numbered as Municipal Premises No.316, Diamond Harbour Road (mailing address 171/1, Diamond Harbour Road), Police Station : previously Behala at present Thakurpukur, Kolkata : 700063, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.124, bearing Assessee No.41-124-05-1072-1, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), morefully described in the **SCHEDULE - "A"** hereunder writteñ and hereinafter referred to as "the **SAID PREMISES/PROPERTY**" and absolutely seized and possessed of the same as joint Owners thereof.

**AND WHEREAS** while absolutely seized and possessed of the said property as joint Owners thereof, the Vendors herein, declared to sell **ALL THAT** piece and parcel of undivided land



measuring about 4 (Four) Chittacks more or less together with undivided structure measuring about 120 (One Hundred Twenty) Square Feet more or less from Municipal Premises No.29, Dakshin Behala Road (mailing address 24/1, Dakshin Behala Road), Police Station : erstwhile Thakurpukur presently Sarsuna, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.126, District : 24 Parganas (South), morefully described in the **SCHEDULE** - "**B**" hereunder written and hereinafter referred to as "the **SAID PORTION**" to any prospective Buyer/s.

**AND WHEREAS** having come to learn about the said intention of the Vendors herein, the Purchaser herein being desirous for purchasing the said portion approached to the Vendors herein and have offered a price of Rs.1,00,000/- (Rupees One Lac) only, which the Vendors herein have accepted considering the same as highest marketable price and have agreed to sell the said portion in favour of the Purchaser herein.

**AND WHEREAS** the Vendors herein have represented to the Purchaser herein that the right, title and interest of the Vendors herein in the said portion is free from all encumbrances

whatsoever and there is no impediment of any nature whatsoever by reason of which the Vendors herein may be prevented from entering into this Agreement for transfer of the said portion in its entirety in favour of the Purchaser herein.

**AND WHEREAS** that there is no Notice of Acquisition or Requisition received or pending in respect of the said property as well as also in respect of the said portion issued by any Authority/ies.

**AND WHEREAS** the Vendors herein further declare that there is no Civil Suit pending in any Court/s of Law in regard to the said property as well as also in respect of the said portion or part or portion thereof.

**AND WHEREAS** the Purchaser herein has gone through all relevant papers of the said property and made searches in relevant Court of Law and being satisfied is willing to purchase the said portion.

**AND WHEREAS** the Vendors herein have agreed to sell and the Purchaser herein has agreed to purchase the said portion in its

entirety for the consideration on the terms and conditions mentioned hereafter.

**AND WHEREAS** after receiving the full consideration money as agreed upon, the Vendors herein have this day execute and register the final Deed of Conveyance in respect of the said portion, morefully described in the **SCHEDULE** – “B” hereunder written, in favour of the Purchaser herein, free from all encumbrances.

**NOW THIS INDENTURE WITNESSETH** in pursuance of the said Agreement and in consideration of a sum of Rs.1,00,000/- (Rupees One Lac) only paid by the Purchaser to the Vendors herein on or before the execution of these presents (the receipt whereof the Vendors herein do hereby admit and acknowledge and have received of and from the same and every part thereof as per Memo below, the Vendors herein do hereby release, acquit, exonerate and discharge the Purchaser herein, the said portion hereby conveyed), the Vendors herein do hereby indefeasibly grant, sell, convey, transfer, assign and assure **ALL THAT** piece and parcel of undivided land measuring about 4 (Four) Chittacks more or less together with undivided structure



measuring about 120 (One Hundred Twenty) Square Feet more or less from Municipal Premises No.29, Dakshin Behala Road (mailing address 24/1, Dakshin Behala Road), Police Station : erstwhile Thakurpukur presently Sarsuna, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.126, District : 24 Parganas (South), morefully described in the **SCHEDULE – “B”** hereunder written and hereinafter referred to as “the **SAID PORTION**” free from all encumbrances, charges, liens, mortgages, lispendences and attachments whatsoever to the said portion of the said property **OR HOWSOEVER OTHERWISE** the said portion or any part thereof now are or is or hereto before were/was situated, tenanted, butted & bounded, called, known, numbered, described or distinguished together with said property and also to have all rights of easements for water, taps, pipes of water connections, electric coil, cables, telephones, gas and other usual right to entire upon under and along the said portion and all other benefits and amenities provided and/or may be provided in future and the paths, passages, sewers, drains, water, water courses, light and/or rights, liberties, privileges, easements and appurtenances whatsoever to the said portion



belonging or enjoyed therewith or reputed to belong or appurtenant thereto and all the estate right, title and interest claim or demands whatsoever both at law or in equity of the Vendors herein unto and upon the said portion or any part thereof together with all deeds, pattas, muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which the Vendors herein shall deliver to the Purchaser herein and all rights and advantages of the Vendors herein and **TO HAVE AND TO HOLD** the said portion hereby granted, conveyed, transferred and assured expressed so to be including the rights of way etc. mentioned above unto and to the use of the Purchaser absolutely and forever and free from all encumbrances and the Vendors herein do hereby covenant with the Purchaser herein **THAT NOTWITHSTANDING** any act, deed of things by the Vendors herein or by any of their predecessor-in-title done or knowingly suffered to the contrary, the Vendors herein have good right, full power and absolute authority to grant, convey, transfer and assure the said portion hereby granted or expressed so to be unto and to the use of the Purchaser herein in the manner aforesaid and the Purchaser herein shall and may at all times

hereafter quietly enter and peaceably possess and enjoy the said portion and receive the rents and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors herein or any person or persons lawfully or equitably claiming from under or interest from them or under their successors or predecessors-in-title, liens, equipments, lispendences and that free from all encumbrances whatsoever made or suffered by the Vendors herein or any of their successors and predecessor-in-title or any person/s lawfully or equitably claiming as aforesaid. **AND WHEREAS** the Vendors herein covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges and equities whatsoever and further that the Vendors herein and all persons have or equitably claiming any estate or interest in the said portion or any part thereof from under or in trust for the Vendors herein or from or under any of their successors or predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser herein doth and execute to cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said portion and every part thereof unto

and to the use of the Purchaser herein in the manner aforesaid as shall or reasonably required and the Vendors herein shall handover and deliver to the Purchaser herein all the original documents of title papers relating to the said property hereby granted and conveyed, more particularly described in the **SCHEDULE** – “B” hereunder written at the time of registration of the present Deed of Sale.

**THE VENDORS HEREIN DO HEREBY COVENANT WITH THE PURCHASER HEREIN** as follows :-

1. **THAT** the Vendors herein have got free clear and marketable title therein and except the Vendors herein no other person/s has/have any right, title and interest over the said portion and/or any part thereof.
2. **THAT** the said portion is not subject to any acquisition or requisition proceedings and the Vendors herein have no knowledge of the same and have not received any such notice from any authority or authorities to that effect.
3. **THAT** the said portion or any part thereof as well as the said property is not charged and/or mortgaged with any

bodies, banks any financial institutions etc. by the Vendors herein.

4. **THAT** the Vendors herein confirmed and undertake that they will be liable to execute and sign all documents, forms, petitions, applications in favour of the Purchaser herein regarding the said portion or its any part for the betterment of the title of the said property and other purposes at the request of the Purchaser herein.
5. **THAT** the Vendors herein confirm that they will keep indemnify the Purchaser herein regarding any claims and/or demands by anybody in respect of said portion in future.
6. **THAT** the Vendors herein admit and confirm that if any statements or declarations made in these present regarding the title of the said portion as well as the said property are to be found not true and false then they will be liable to be implicated in present law.
7. That the present Vendors herein this day handed over possession of the said portion of the said property under



their occupation to the Purchaser herein vacant in condition.

**THE SCHEDULE – “A” ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

**ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks 33 (Thirty-Three) Square Feet be the same a little more or less together with 2 (Two) storied Building each floor having 1800 (One Thousand Eight Hundred) Square Feet more or less with cemented flooring standing thereon, lying and statute at Mouza : Purba Barisha, J.L. No.23, under R.S. Khatian No.672, appertaining to R.S. Dag No.2045, being known and numbered as Municipal Premises No.316, Diamond Harbour Road (mailing address 171/1, Diamond Harbour Road), Police Station : previously Behala at present Thakurpukur, Kolkata : 700063, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.124, bearing Assessee No.41-124-05-1072-1, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and right of easement attached thereto, more fully and particularly shown

and delineated with "RED" border line in the MAP or PLAN annexed hereto being the part of this Deed and the same is butted & bounded by :-

<b>ON THE NORTH</b>	:	05'-06" wide KMC Passage ;
<b>ON THE SOUTH</b>	:	Land of the Owners ;
<b>ON THE EAST</b>	:	House of Uma Shankar Mandal ;
<b>ON THE WEST</b>	:	Diamond Harbour Road.

**THE SCHEDULE - "B" ABOVE REFERRED TO**

(DESCRIPTION OF THE SAID PORTION)

**ALL THAT** piece and parcel of undivided land measuring about 4 (Four) Chittacks more or less together with undivided structure measuring about 120 (One Hundred Twenty) Square Feet more or less from Municipal Premises No.316, Diamond Harbour Road (mailing address 171/1, Diamond Harbour Road), Police Station : previously Behala at present Thakurpukur, Kolkata : 700063, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.124, District : 24 Parganas (South), morefully described in the **SCHEDULE - "A"** hereinabove written.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set  
and subscribed their respective hands on the day, month and  
year first above written.

**SIGNED, SEALED & DELIVERED**

by the Parties at Kolkata  
in the presence of :-

**WITNESSES :-**

1.

*Signature of Owner/Vendor*  
Signature of the constituted  
ATTORNEY of the OWNERS/  
VENDORS

Signature of the constituted  
ATTORNEY of the OWNERS/  
VENDORS

2. *Tanwinder Hara*  
*Alipore Police Court*  
*Regd- 27.*

Signature of the constituted  
ATTORNEY of the PURCHASER

Drafted by me :-

*Partha Sana*  
**PARTHA SANA**  
DEED WRITER  
L. No. - 132/2013  
EAST HON. POLICE COURT  
Alipore Judges' Court, Kol : 27.

Computer Typed by :-

*Debasish Naskar*  
**DEBASISH NASKAR**  
Alipore Judges' Court, Kol : 27.

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs.1,00,000/- (Rupees One Lac) only being the consideration in full towards sale of the said portion, as mentioned in the **SCHEDULE** - "B" hereinabove written, as per Memo below :-

**MEMO**

Paid by cash on diverse dates

Rs.1,00,000/-

**TOTAL** ..... Rs.1,00,000/-

**(RUPEES ONE LAC) ONLY**

**WITNESSES :-**

1.

*For the Govt.*

*M. L. Biswas*

Signature of the constituted  
**ATTORNEY** of the **OWNERS/**  
**VENDORS**

2. *Jayawada*

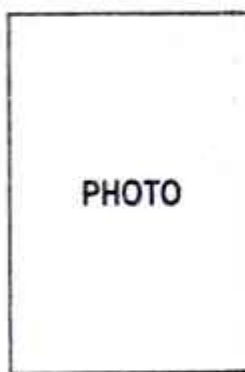




	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name MAHARAJA

Signature [Signature]



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature .....

Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



121220232031537131

GRIPS Payment Detail

GRIPS Payment ID:	121220232031537131	Payment Init. Date:	12/12/2023 17:36:48
Total Amount:	34359	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0COEYAW5	BRN Date:	12/12/2023 17:37:47
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

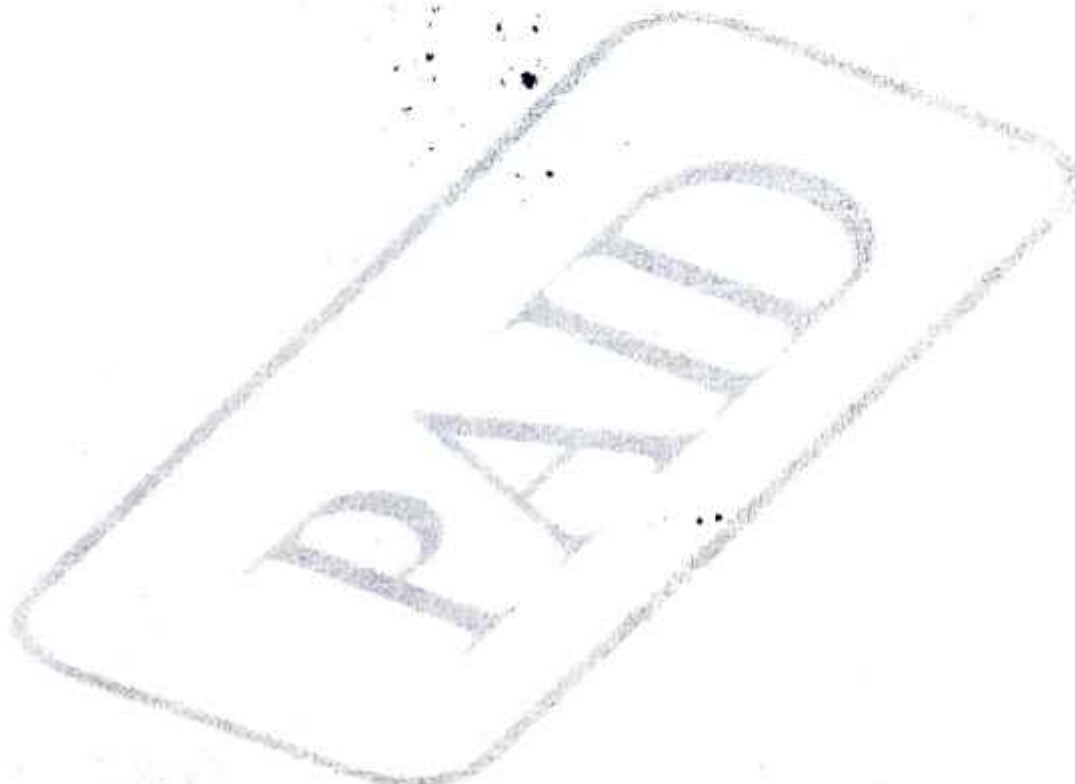
Depositor's Name: UMA SHANKAR MONDAL  
Mobile: 9007047416

Payment(GRN) Details

SL No.	GRN	Department	Amount (₹)
1	192023240315371321	Directorate of Registration & Stamp Revenue	34359
Total			34359

IN WORDS: THIRTY FOUR THOUSAND THREE HUNDRED FIFTY NINE ONLY.

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



### Major Information of the Deed

Deed No :	I-1602-17461/2023	Date of Registration	13/12/2023
Query No / Year	1602-2003027932/2023	Office where deed is registered	
Query Date	09/12/2023 10:16:44 AM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SANA ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 6,88,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 27,560/- (Article:23)	Rs. 6,931/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Harbour Road, Road Zone : ((Ward no. 124,125) Premises located on DH Road - ) , , Premises No: 315A, , Ward No: 124 Pin Code : 700063

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	4 Chatak	80,000/-	6,07,500/-	Property is on Road
Grand Total :				.4125Dec	80,000 /-	6,07,500 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	20,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		120 sq ft	20,000 /-	81,000 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUMANTRA MALLICK Son of Late HEMENDRA KUMAR MALLICK 171/1 DIAMOND HARBOUR ROAD, City:- , P.O:- THAKURPUKUR, P.S.-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx8H, Aadhaar No: 44xxxxxxxx6904, Status :Individual, Executed by: Attorney, Executed by: Attorney



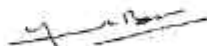


2	<b>Mr SUJOY MALLICK</b> Son of Mr SUMANTRA MALLICK 171/1 DIAMOND HARBOUR ROAD, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, PAN No.: AQxxxxxx2M, Aadhaar No: 21xxxxxxxx5030, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	<b>Mr SANTANU MALLICK</b> Son of Late SANJAY MALLICK 171/1 DIAMOND HARBOUR ROAD, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, PAN No.: ANxxxxxx5A, Aadhaar No: 77xxxxxxxx5062, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	<b>Mr SANDIP MALLICK</b> Son of Late SANJAY MALLICK 171/1 DIAMOND HARBOUR ROAD, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Christian, Occupation: Others, Citizen of: India, PAN No.: AMxxxxxx1K, Aadhaar No: 82xxxxxxxx7711, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr UMA SHANKAR MONDAL</b> Son of Late MANILAL MONDAL 171/1/1 DIAMOND HARBOUR ROAD, City:- , P.O:- THAKURPUKUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ADxxxxxx0G, Aadhaar No: 90xxxxxxxx0224, Status :Individual, Executed by: Attorney

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>  <b>Mr MAINAK BISWAS</b> <b>(Presentant )</b> Son of Late MONOJ KUMAR BISWAS Date of Execution - 13/12/2023, , Admitted by: Self, Date of Admission: 13/12/2023, Place of Admission of Execution: Office	<b>Photo</b>    Dec 13 2023 11:54AM	<b>Finger Print</b>    Captured  LTI 13/12/2023	<b>Signature</b>    13/12/2023
207U THAKURPUKUR ROAD, City:- , P.O:- THAKURPUKUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx2E, Aadhaar No: 39xxxxxxxx7224 Status : Attorney, Attorney of : Mr SUMANTRA MALLICK, Mr SUJOY MALLICK, Mr SANTANU MALLICK, Mr SANDIP MALLICK, Mr UMA SHANKAR MONDAL				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA SANA</b> Son of Late R N SANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	

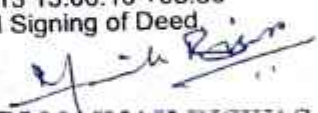


Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1602-2023, Page from 629603 to 629643  
being No 160217461 for the year 2023.



(Suman Basu) 13/12/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.

Digitally signed by Suman Basu  
Date: 2023.12.13 13:06:10 +05:30  
Reason: Digital Signing of Deed

  
SRI MAINAK BISWAS  
Constituted Power of Attorney of  
SRI. SUNANTAN MULLICK  
SRI. SUNDY MULLICK  
SRI. SANTANU MULLICK  
SRI. SANDIP MULLICK  
SRI. UMA SHANKAR MONDAL

SHREE SAI CONSTRUCTION  
  
Proprietor