

7099/23

I-7301/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 312559

23/06/2023
 Q-2001587783/2023

Confirmed that the document is submitted to
 Registration. The signature stamp and the
 stamp are the part of this document.

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Aspose, South 24 Parganas
 23 JUN 2023

DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this the 23rd day of
 June Two Thousand and Twenty-three (2023)

BETWEEN

[Signature]
 Advocate

14906

16 JUN 2023

No.....Date.....

Rs.....

Name..... J. K. Misra

Address..... CALCUTTA HIGH COURT, KOL-1

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



Identified by:

Abhejit Kumar Mishra
S/o Late Niranjana Mishra
VIII - Nij Mahana
P.O. Battala
Dist - Purba Midnapur
Pin Code - 721433
Law Clerk

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
23 JUN 2023

SRI DILIP KUMAR MUKHERJEE, (PAN – AIAPM7747E), (Aadhaar No. 7517 9380 5286), son of Late Gopal Chandra Mukherjee, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 77/5, Bose Para, Kamdahari, Post Office - Garia, presently Police Station - Bansdrani, (formerly P.S. Regent Park), Kolkata - 700 084, District – South 24-Parganas, hereinafter called and referred to as the **“OWNER/ VENDOR”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heir/ heirs, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns) of the **FIRST PART**

AND

“MESSRS HOMEMAKERS”, (PAN - AADFH2525G), a registered Partnership Firm, having its office at K-40, Bose Para, Kamdahari, Post office - Garia, Police Station - Bansdrani, Kolkata - 700 084, represented by its Partners namely (1) **SRI RAJIB NARAYAN RAY**, (PAN - AGCPR6765R), (Aadhaar No. 6115 2491 2393), son of Sri Priyotosh Narayan Ray, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at K-40, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700 084, District – South 24-Parganas and (2) **SRI PRANAB KUMAR GUHA**, (PAN – ADYPG2226P), (Aadhaar No. 7116 1887 7520), son of Late Ram Dayal Guha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at K-17, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700 084, District – South 24-Parganas, hereinafter called the **“PURCHASER”** (which expression shall unless excluded by or repugnant to the context be deemed to include its administrators, legal representatives, successors-in-office, successors-in-interest and assigns) of the **SECOND PART**.

WHEREAS one Pashupati Dey Sikdar and his brother Late Kanailal Dey were the joint recorded owners of **ALL THAT** piece and parcel of land situated in Mouza – Kamdahari, J.I. No.49, R.S. No. 200, Touzi No. 14, comprising in Dag Nos. 445, 446, 447, 498, and 499, Khatian No. 323, under Ward No. 111, under Kolkata Municipal

 MS

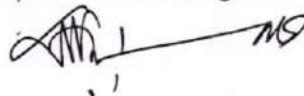
Corporation. District - South 24-Parganas and they acquired the ownership of the property by a registered Deed of Sale, registered at District Sub-Registrar, Alipore and entered into Book No. 1, Deed No. 1780 for the year 1936.

AND WHEREAS thereafter due to enjoyment and other facilities the said Pasupati Dey Sikder and Kanail Lal Dey, executed a Deed of Partition, dated 28.07.1961, duly registered before the Sub-Registry office at Alipore, South 24-Parganas and the said Deed of Partition recorded in Book No. 1, Volume No. 115, Pages 172 to 178, being No. 6498 for the Year 1961 and got their individual demarcated property.

AND WHEREAS thereafter on 28.11.1982 said Pasupati Dey Sikder died intestate leaving behind his nine legal heirs namely Tara Rani Dey Sikder wife along with Satya Prosad Dey Sikdar, Shyamal Dey Sikdar, Amal Dey Sikder (Sons), Smt. Konika Dutta, Wife of Arun Dutta, Juthika Prodhan, wife of Dilip Prodhan, Dipika Mitra, wife of Ranjit Mitra, Rama Ghosh, wife of Dipankar Ghosh, and Shika Chowdhury, wife of Ashoke Chowdhury, (all daughters), as his legal heirs, representative and survivors who inherited the said property as per Hindu Succession Act, 1956.

AND WHEREAS after the death of Pashupati Dey Sikdar the above said legal heirs of Pasupati Dey Sikdar became the absolute joint owners in respect of the aforesaid property left by Pashupati Dey Sikder and enjoy the same peacefully and possessed the same without any disturbance.

AND WHEREAS thereafter said legal heirs of said Pashupati Dey Sikder for their urgent need of money sold, conveyed and transferred some portion of land measuring about 4 (Four) Cottahs 1 (One) Chittack 43 (Forty-three) Sq.ft. with tile shed room comprising in Dag No. 445, under Khatian No. 323, R.S. No. 200, Touzi No. 141, J.L. No. 49, Mouza : Kamdahari, under Ward No. 111 of Kolkata Municipal Corporation, Kolkata - 700 084, by virtue of a registered Deed of Sale and the said deed was duly registered on-10.05.1991, before the D.S.R. Alipore and recorded in Book No. 1, Volume No. 88, Pages No. 330 to 339, Being No. 7021, for the year 1991, to the



adjacent possession holder of a land namely Smt. Mita Rani Ghosh, daughter of Sri Mahadeb Ghosh of Village & P.O. Angul, District Dhan Kanal, Orissa.

AND WHEREAS thus said Mita Rani Ghosh purchased the land measuring an area of 4 (Four) Cottahs 1 (One) Chittack 43 (Forty-three) Sq.ft. and she was seized and possessed of an adjacent plot of land measuring an area of 8 (Eight) Chittacks 31 (Thirty-one) Sq.ft. since long i.e. totaling land area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement and during the possession and enjoyment of the total land measuring more or less 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement together with a tile shed structure standing thereon by way of purchase as well as adverse possessory right and thereafter the said Mita Rani Ghosh due to her urgent need of money sold, conveyed, and transferred **ALL THAT** piece and parcel of land measuring 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement together with a tile shed structure standing thereon in favour of Smt. Shimuli Mukherjee, wife of Dilip Kumar Mukherjee by virtue of registered Deed of Sale dated 31.12.1992 and the said Deed of Sale duly registered before Addl. District Sub-Registrar, Alipore and recorded in Book No. 1. Volume No. 147, at Pages 221 to 230, Being No. 5497 for the year 1992.

AND WHEREAS said Smt. Shimuli Mukherjee, wife of Dilip Kumar Mukherjee after purchase became the absolute owner of **ALL THAT** piece and parcel of land 'Doba' in nature measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per physical measurement together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in Mouza - Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. Dag No. 445, under R.S. Khatian No.323 and thereafter mutated her name in the record of K.M.C. known as **K.M.C. Premises No. 217, Bose Para Road**, within Ward No.111, being Assessee No.31-111-04-0217-3, under formerly Police Station - Regent Park, presently P.S. Bansdran, Kolkata - 700 084, District : South 24-Parganas.



AND WHEREAS while seized and possessed of said Smt. Shimuli Mukherjee due to natural love and affection by dint of a registered Deed of Gift donated, transferred and conveyed her demarcated plot of land 'Doba' in nature being **ALL THAT** piece and parcel of land measuring an area of **4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft.** more or less as per physical measurement together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in **Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. Dag No. 445, under R.S. Khatian No.323, known as K.M.C. Premises No. 217, Bose Para Road,** within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdroni, Kolkata - 700 084, District : South 24-Parganas, A.D.S.R. & D.S.R. Office at Alipore together with all other easement rights thereto which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written in favour of her husband namely **SRI DILIP KUMAR MUKHERJEE**, the present **OWNER/VENDOR** herein and the said Deed of Gift was duly registered on 28.03.2012, registered in the Office of District Sub-Registrar - I, Alipore and recorded into Book No. I, CD Volume No. 5. Pages from 2680 to 2696, Being No. 01093 for the year 2012.

AND WHEREAS thereafter the **VENDOR** herein has recorded his name in the record of The Kolkata Municipal Corporation as the absolute Owner in respect of the said property known as **K.M.C. Premises No. 217, Bose Para Road,** within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdroni, Kolkata - 700 084, District : South 24-Parganas as described in the **SCHEDULE** below.

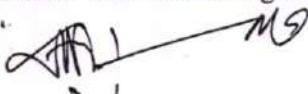
AND WHEREAS thereafter the present **OWNER/VENDOR** herein namely **SRI DILIP KUMAR MUKHERJEE** mutated his name in the record of Learned B.L. and L.R.O. in respect of his aforesaid plot of land measuring total land area of **4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft.** more or less and his name has been published in the L.R. Record of Right comprising in **L.R. Dag Nos. 445, under L.R. Khatian No. 2119** under Block Land and Land Reforms Officer, Kolkata South 24-Parganas.



AND WHEREAS thereafter the present OWNER/VENDOR converted the land from 'Doba' to 'Bastu' in nature from the Office of the Additional District Magistrate & District Land & Land Reforms Officer, South 24-Parganas vide Conversion Case No. 589/2022, Memo No. 51A (C) / 589 / 11863 / P / 22 dated 07.12.2022 against his ownership plot of land.

AND WHEREAS now the present OWNER/VENDOR herein is the absolute recorded owner of ALL THAT piece and parcel of 'Bastu' land measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less as per present physical measurement together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. & L.R. Dag No. 445, under R.S. Khatian No.323, L.R. Khatian No. 2119, known as K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdroni, Kolkata - 700 084, District : South 24-Parganas, A.D.S.R. & D.S.R. Office at Alipore together with all other easement rights thereto which is more fully and particularly mentioned and described in the SCHEDULE hereunder written.

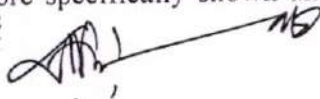
AND WHEREAS being in need of money the present OWNER/ VENDOR has decided for absolute sale of his said 'Bastu' land measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, known as K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdroni, Kolkata - 700 084, District : South 24-Parganas, hereinafter referred to as the "said property" as morefully mentioned in the SCHEDULE below and the PURCHASER herein has also agreed to purchase the same which is free from all encumbrances at or for the total consideration price of Rs.95,00,000/- (Rupees Ninety-five Lakh) only and the PURCHASER has paid the VENDOR the total consideration sum of Rs.95,00,000/- (Rupees Ninety-five Lakh) only as full and final consideration money as described in Memo herein below against ALL THAT piece and parcel of 'Bastu' land measuring an area of 4 (Four) Cottahs 10



(Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. & L.R. Dag No. 445, under R.S. Khatian No.323, L.R. Khatian No. 2119, known as K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdrani, Kolkata - 700 084, District : South 24-Parganas, as morefully mentioned and described in the SCHEDULE hereunder written and delineated and shown in the annexed Plan/ Map by Red borderline which is the part and parcel of this deed.

NOW THIS INDENTURE WITNESSETH :

1. In pursuance of the offer and acceptance the **OWNER/VENDOR** entered into a verbal Agreement for Sale with the **PURCHASER** herein and in consideration of the said total sum of **Rs.95,00,000/- (Rupees Ninety-five Lakh)** only in full and finally paid by the **PURCHASER** to the **VENDOR** (the receipt whereof the **VENDOR** doth hereby acknowledge as per Memo of Consideration hereinunder written and of and from the same and every part thereof release the **PURCHASER** and the said plot of land together with a structure as mentioned in the Schedule below) and the **VENDOR** doth hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER ALL THAT** the piece and parcel of the said 'Bastu' land measuring an area of **4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft.** more or less together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, together with all easement rights upon the land and adjacent road/passage, lying and situated in Mouza – Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. & L.R. Dag No. 445, under R.S. Khatian No.323, L.R. Khatian No. 2119, known as K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station – Bansdrani, Kolkata - 700 084, District : South 24-Parganas, more fully described in the SCHEDULE hereunder written and more specifically shown and delineated in the annexed



Site Plan or Map by **RED** border line as part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDOR** into and upon the said land and structure hereditaments and Premises and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights little interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and **TO HAVE AND TO HOLD** the said property known as **K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, Police Station – Bansdroni, Kolkata - 700 084**, as mentioned in the **SCHEDULE** below hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and its heirs, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

2. The **VENDOR** doth hereby covenant with the **PURCHASER** as follows :

- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** or his predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDOR** is lawfully and absolutely entitled to the said land measuring an area of **4 (Four) Cottahs -10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft.** more or less together with a tile shed structure measuring an area of **100 (One hundred) Sq.ft.**



standing thereon, known as **K.M.C. Premises No. 217, Bose Para Road**, within **Ward No.111**, being **Assessee No.31-111-04-0217-3, Police Station - Bansdroni, Kolkata - 700 084**, District : South 24-Parganas and the hereditaments and premises and that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land together with said tile shed standing thereon hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

- b) The **PURCHASER** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said land measuring an area of **4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft.** more or less together with a tile shed structure measuring an area of **100 (One hundred) Sq.ft.** standing thereon, hereby granted and conveyed the said **K.M.C. Premises No. 217, Bose Para Road**, within **Ward No.111**, being **Assessee No.31-111-04-0217-3, Police Station - Bansdroni, Kolkata - 700 084**, District : South 24-Parganas and receive the rent, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.
- c) The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.
- d) The **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land alongwith the tile shed as

A handwritten signature and the initials 'NB' are present at the bottom of the page.

mentioned in the **SCHEDULE** below hereditaments and premises and holding hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and at cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.

- e) The **VENDOR** declares that the land alongwith the structure standing thereon hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold the said land alongwith the structure which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land together with structure while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**. The **VENDOR** declares that if any of the statement of this Deed is found false, the **VENDOR** shall refund the entire consideration together with other compensation and other damages to the **PURCHASER** on demand.
- f) The said **VENDOR** has made a Plan or Map of the entire land with structure which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The **VENDOR** also declares that he shall give full co-operation to the **PURCHASER** for necessary mutation under the concerned authorities in future in respect of the sold land and property as described in the **SCHEDULE** below.
- h) The **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written



such as by way of gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the new building thereon and enjoy the same without any interruption.

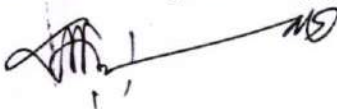
- i) The **PURCHASER** shall use the adjacent passage of the sold property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the **VENDOR** has delivered the Original Title Deed, Link Deeds and all necessary Original papers such as K.M.C. Tax Receipts, B.L. & L.R.O. and K.M.C. Mutation Certificates, Conversion Certificate, paid up land-tax bill, Record of Right (Parcha) and all paid up K.M.C. tax bills relating to the said land and Property as mentioned in the Schedule hereunder written to the **PURCHASER** herein at the time of execution of these presents.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of 'Bastu' land measuring an area of 4 (Four) Cottahs 10 (Ten) Chittacks 29 (Twenty-nine) Sq.ft. more or less together with a tile shed structure measuring an area of 100 (One hundred) Sq.ft. standing thereon, lying and situated in Mouza - Kamdahari, J.L. No.49, R.S. No. 200, Touzi No. 14, comprising in R.S. Dag & L.R. Dag No. 445, under R.S. Khatian No.323, L.R. Khatian No. 2119, known as K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, being Assessee No.31-111-04-0217-3, Police Station - Bansdroni, Kolkata - 700 084, District : South 24-Parganas, A.D.S.R. & D.S.R. Office at Alipore together with all other easement rights thereto and the entire property is butted and bounded by:

ON THE NORTH : Land of R.S. Dag No. 1464;
ON THE SOUTH : 17'-0" wide K.M.C. Road;
ON THE EAST : Land of R.S. Dag No. 444;
ON THE WEST : Land of R.S. Dag Nos. 445(P) and 446(P).



IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. Abhijit Kumar Mishra
Vill Nij Matana
P.O. Battale
Dist - Purba Midnapur

Deeip A. Meekherjee
SIGNATURE OF THE VENDOR

For HOMEMAKERS

1. *Rajib Narayan Ray*
Partner

2.

For HOMEMAKERS

2. *Prabal Kumar*
Partner

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY :

Debes Kumar Misra (MS)

(DEBES KUMAR MISRA)
ADVOCATE [Enrollment No. F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata - 700086

PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9856115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER the within mentioned sum of Rs.95,00,000/- (Rupees Ninety-five Lakh) only as full and final settlement of entire consideration sum in respect of the within mentioned land together with structure known as K.M.C. Premises No. 217, Bose Para Road, within Ward No.111, under Police Station – Bansdroni, Kolkata - 700 084, District : South 24-Parganas, in the manner followings :

Sl. No.	Cheque/NEFT /RTGS No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	IOBAR52023 012500764077	25.01.2023	Indian Overseas Bank, Garia Branch, Kolkata – 700047.	Rs.15,00,000.00
2.	IOBAN23 107154479	17.04.2023	-Do-	Rs.40,00,000.00
3.	386301	23.06.2023	-Do-	Rs.39,05,000.00

T.D.S. (Tax Deducted at Source) Rs. 95,000.00

TOTAL : Rs.95,00,000.00

(Total Rupees Ninety-five Lakh only)

WITNESSES :

1. Abhijit Kumar Mishra
vill- Nij Majhane
P.O. Battala
Dist- Purba Midnapore

Debi K. Mukherjee
SIGNATURE OF THE VENDOR

2.

Advocate

SITE PLAN OF A PLOT OF LAND SITUATED IN MOUZA-KAMDAHARI
 J.L.NO.49, COMPRISING IN R.S. & L.R. DAG NO.445, UNDER
 R.S. KHATIAN NO.323, L.R. KHATIAN NO.2119, KNOWN AS K.M.C.
 PREMISES NO.217, BOSE PARA ROAD, WITHIN WARD NO.111,
 BEING ASSESSEE NO.31-111-04-0217-3, POSTAL ADDRESS-K-2,
 BOSE PARA, KAMDAHARI, P.S.-BANSDRONI, KOLKATA-700084,
 DISTRICT-SOUTH 24-PARGANAS.

SOLD LAND AREA-4K-10CH-29SFT.
 TILE SHED AREA-100 SFT.

SOLD LAND WITH STRUCTURE SHOWN IN RED BORDER LINE,



Handwritten notes:
 No Adoark
 dilip K. Meekherjee

For HOMEMAKERS
Rajib Narayan Ray
 Partner

For HOMEMAKERS
Prabal Kumar Saha
 Partner

TRACED BY

S. m.

Thumb 1st finger Middle finger Ring finger Small finger



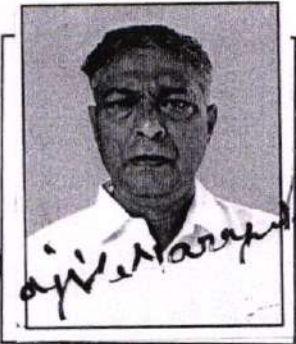
	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Dilip K. Mukherjee

Name DILIP KUMAR MUKHERJEE

Signature *Dilip K. Mukherjee*

Thumb 1st finger Middle finger Ring finger Small finger



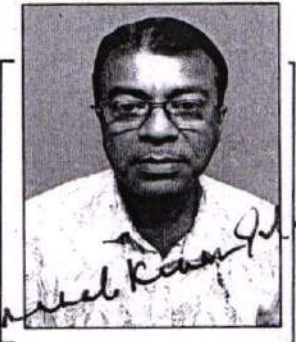
	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Rajib Narayan Ray

Name RAJIB NARAYAN RAY

Signature *Rajib Narayan Ray*

Thumb 1st finger Middle finger Ring finger Small finger



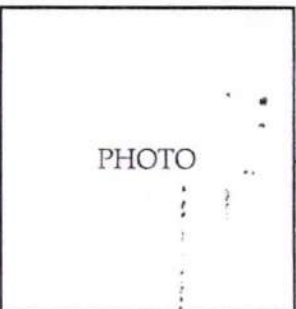
	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Pranab Kumar Guha

Name PRANAB KUMAR GUHA

Signature *Pranab Kumar Guha*

Thumb 1st finger Middle finger Ring finger Small finger



	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

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



192023240108126418

GRN Details

GRN: 192023240108126418 Payment Mode: SBI Epay
GRN Date: 22/06/2023 23:33:14 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3962591440813 BRN Date: 22/06/2023 23:34:15
Gateway Ref ID: 231732767681 Method: HDFC Retail Bank NB
GRIPS Payment ID: 220620232010812639 Payment Init. Date: 22/06/2023 23:33:14
Payment Status: Successful Payment Ref. No: 2001587783/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr TAPESH MISHRA
Address: H C CALCUTTA
Mobile: 9836115120
Period From (dd/mm/yyyy): 22/06/2023
Period To (dd/mm/yyyy): 22/06/2023
Payment Ref ID: 2001587783/1/2023
Dept Ref ID/DRN: 2001587783/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001587783/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	379920
2	2001587783/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	95014
			Total	474934

IN WORDS: FOUR LAKH SEVENTY FOUR THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



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



192023240108126418

GRN Details

GRN: 192023240108126418 Payment Mode: SBI Epay
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Payment Details

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			Total	474934

IN WORDS: FOUR LAKH SEVENTY FOUR THOUSAND NINE HUNDRED THIRTY FOUR ONLY.



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/10543/51614

To
 অভিজিৎ কুমার মিশ্র
 Abhijit Kumar Mishra
 Nij Mailana
 Battala
 East Midnapore
 West Bengal 721433

13/09/2013
 44128218



MN441282182FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9468 9034 0274

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অভিজিৎ কুমার মিশ্র
 Abhijit Kumar Mishra
 পিতা : নিরঞ্জন মিশ্র
 Father : NIRANJAN MISHRA
 জন্মতারিখ / DOB : 20/10/1973
 পুরুষ / Male



9468 9034 0274

আধার - সাধারণ মানুষের অধিকার



S.A

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001587783/2023	Office where deed will be registered
Query Date	20/06/2023 1:18:02 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 95,00,000/-	Rs. 95,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,80,020/- (Article:23)	Rs. 95,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PARA ROAD, , Premises No: 217, , Ward No: 111, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 10 Chatak 29 Sq Ft	94,70,000/-	94,70,000/-	Width of Approach Road: 17 Ft.,
Grand Total :				7.6977Dec	94,70,000 /-	94,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	100 sq ft	30,000 /-	30,000 /-	
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Major Information of the Deed

Deed No :	I-1604-07801/2023	Date of Registration	23/06/2023
Query No / Year	1604-2001587783/2023	Office where deed is registered	
Query Date	20/06/2023 1:18:02 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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. 95,00,000/-	Rs. 95,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,80,020/- (Article:23)	Rs. 95,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



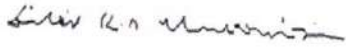
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PARA ROAD, , Premises No: 217, , Ward No: 111 Pin Code : 700084

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 Katha 10 Chatak 29 Sq Ft	94,70,000/-	94,70,000/-	Width of Approach Road: 17 Ft.,
Grand Total :				7.6977Dec	94,70,000 /-	94,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



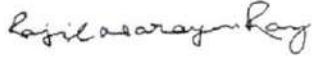
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Dilip Kumar Mukherjee Son of Late Gopal Chandra Mukherjee Executed by: Self, Date of Execution: 23/06/2023 , Admitted by: Self, Date of Admission: 23/06/2023 ,Place : Office	 <small>23/06/2023</small>	 <small>LTI 23/06/2023</small>	 <small>23/06/2023</small>
77/5, Bose Para, Kamdahari, City:- , P.O:- Garia, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxxx7e, Aadhaar No: 75xxxxxxxx5286, Status :Individual, Executed by: Self, Date of Execution: 23/06/2023 , Admitted by: Self, Date of Admission: 23/06/2023 ,Place : Office				




Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Homemakers K-40, Bose Para, Kamdahari, City:- , P.O:- Garia, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rajib Narayan Ray Son of Shri Priyotosh Narayan Ray Date of Execution - 23/06/2023, , Admitted by: Self, Date of Admission: 23/06/2023, Place of Admission of Execution: Office	 <small>Jun 23 2023 12:57PM</small>	 <small>LTI 23/06/2023</small>	 <small>23/06/2023</small>
K-40, Bose Para, Kamdahari, City:- , P.O:- Garia, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5R, Aadhaar No: 61xxxxxxxx2393 Status : Representative, Representative of : Homemakers (as Partner)				

2

Name	Photo	Finger Print	Signature
Shri Pranab Kumar Guha (Presentant) Son of Late Ram Dayal Guha Date of Execution - 23/06/2023, , Admitted by: Self, Date of Admission: 23/06/2023, Place of Admission of Execution: Office	 <small>Jun 23 2023 12:58PM</small>	 <small>LTI 23/06/2023</small>	 <small>23/06/2023</small>
K-17, Bose Para, Kamdahari, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6P, Aadhaar No: 71xxxxxxxx7520 Status : Representative, Representative of : Homemakers (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra Vill-Nij Maitana, City:- , P.O:- Battala, P.S:-Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721433	 <small>23/06/2023</small>	 <small>23/06/2023</small>	 <small>23/06/2023</small>
Identifier Of Shri Dilip Kumar Mukherjee, Shri Rajib Narayan Ray, Shri Pranab Kumar Guha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Kumar Mukherjee	Homemakers-7.69771 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Kumar Mukherjee	Homemakers-100.00000000 Sq Ft

On 23-06-2023

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

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

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

Presented for registration at 12:49 hrs on 23-06-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Pranab Kumar Guha .

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 95,00,000/-

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

Execution is admitted on 23/06/2023 by Shri Dilip Kumar Mukherjee, Son of Late Gopal Chandra Mukherjee, 77/5, Bose Para, Kamdahari, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, Vill-Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-06-2023 by Shri Rajib Narayan Ray, Partner, Homemakers (Partnership Firm), K-40, Bose Para, Kamdahari, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, Vill-Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-06-2023 by Shri Pranab Kumar Guha, Partner, Homemakers (Partnership Firm), K-40, Bose Para, Kamdahari, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Abhijit Kumar Mishra, , Son of Late Niranjana Mishra, Vill-Nij Maitana, P.O: Battala, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721433, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 95,046.00/- (A(1) = Rs 95,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 95,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2023 11:34PM with Govt. Ref. No: 192023240108126418 on 22-06-2023, Amount Rs: 95,014/-, Bank: SBI EPay (SBlePay), Ref. No. 3962591440813 on 22-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,80,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,79,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14906, Amount: Rs.100.00/-, Date of Purchase: 16/06/2023, Vendor name: SMRITI BIKASH DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2023 11:34PM with Govt. Ref. No: 192023240108126418 on 22-06-2023, Amount Rs: 3,79,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3962591440813 on 22-06-2023, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 245210 to 245234
being No 160407801 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.07.03 17:20:48 +05:30
Reason: Digital Signing of Deed.

(Handwritten signature)

(Anupam Halder) 2023/07/03 05:20:48 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)