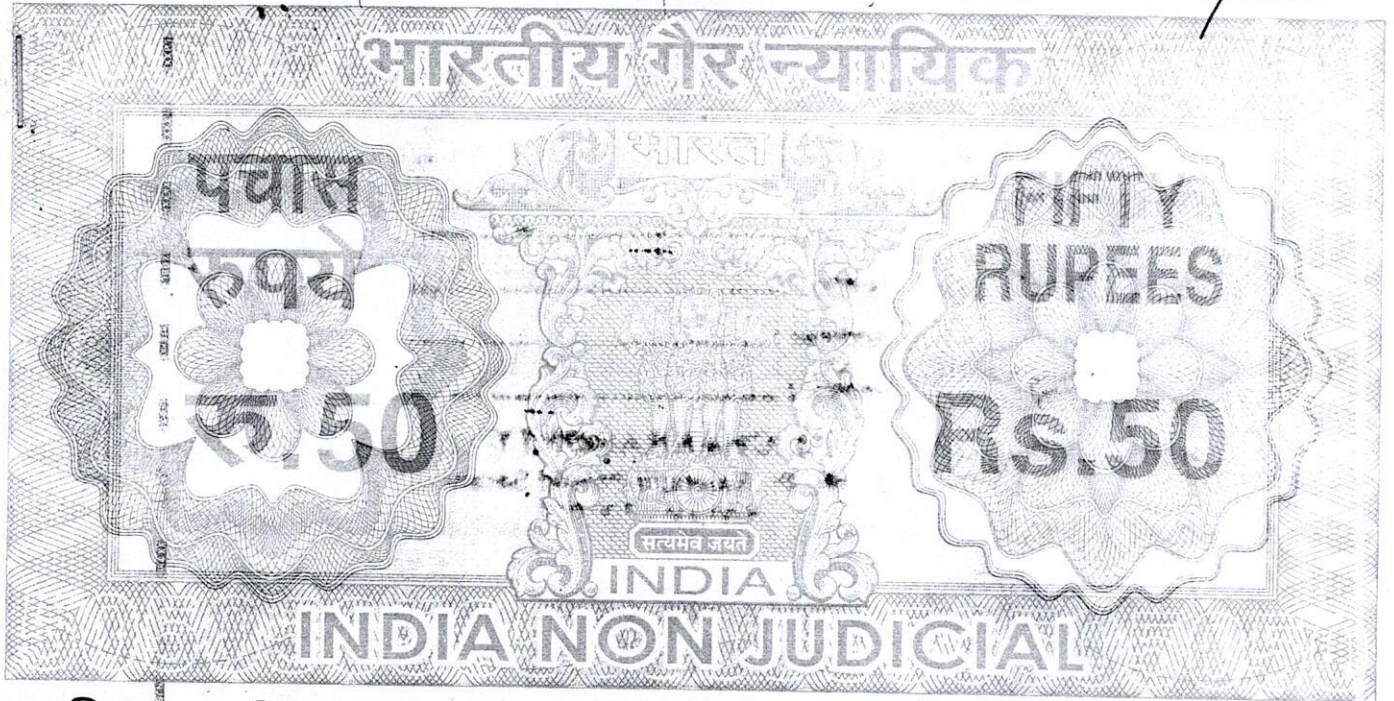


02008/20 NC-291/20

I 01781/2020



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AA 074071

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

DEED OF SALE

28 SEP 2020

THIS DEED OF SALE is made on this the

.....^{25th} day of

September, Two Thousand and Twenty (2020), BETWEEN

SMT. BINA CHATTERJEE, (PAN NO. AMIPC1596M/ADHAR NO. 4520 4176 3947/MOB. NO.9831335421) Wife of Late Ranjit Kumar Chatterjee, Daughter of Late Nirmal Chandra Bose (father) and daughter of Late Mina Bose (mother), by faith- Hindu, by occupation – Household work, residing at – 118, B. B. Chatterjee Road, P.O. Kasba, P.S. – Kasba, Kolkata - 700042, District South 24 Parganas, Indian National, hereinafter referred to and called for as the “VENDOR/OWNER” (which term or expression shall unless excluded by or repugnant to the context, be mean and include her heirs, legal representatives, executors and assigns) of the “FIRST PART”.

AND

SRI ASHUTOSH DAS, (PAN NO. AFLPD1633A/AADHAR NO. 4706 8097 5376/ MOB. NO.9836297091) Son of Late Manotosh Das, by faith- Hindu, by Occupation-Business, Indian National, residing at 138A, Swinhoe Lane, Kolkata – 700 042, District – South 24 Parganas, hereinafter referred to as “PURCHASER” (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PART;

WHEREAS the father of the Owner/Vendor namely Nirmal Chandra Bose since deceased along with his another brother Sunil Kumar Bose since deceased jointly by a deed of partition in Bengali Language which was duly registered in the office of the Sub-Registrar at Alipore Sadar, recorded in Book No.1, Volume No. 21, Pages from 73 to 78, Being No. 748, for the year 1956, got ALL THAT piece and parcel of landed property measuring an area about 03 Cottahs 03 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza – Kasba, J.L. No. 13, R.S. No.233, Touzi No.145, Dag No. 590 bata 30, Khatian No. 870, Police Station –Kasba, Being Premises No. 77, K. N. Sen Road, Kolkata – 700042, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No.67, being Assessee No. 210671200901, and duly mutated their names in the records of the then Calcutta Municipal Corporation and while in possession over the said property above named Nirmal Chandra Bose @ Basu died intestate on 25-11-1990 and his wife Mina Bose @ Basu died intestate on 14-04-2003. leaving behind the Owner/Vendor herein as their daughter along with other two daughters namely Pritikana Ghosh and Chameli Ghosh and one son namely Sri Shymal Kumar Bose as his legal heirs and

successors who inherit the undivided half share of the aforesaid landed property measuring an area about 01 Cottah 09 Chittacks 23 sq. ft. be the same a little more or less comprised in Premises No. 77, K. N. Sen Road, P.S. – Kasba, Kolkata 700 042, District South 24 Parganas, KMC Ward No.67 out of the total undivided landed property measuring an area about 03 Cottahs 03 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza – Kasba, J.L. No. 13, R.S. No.233, Touzi No.145, Dag No. 590 bata 30, Khatian No. 870, Police Station –Kasba, Being Premises No. 77, K. N. Sen Road, Kolkata – 700042, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No.67, being Assessee No. 210671200901 and the above named Sunil Kumar Bose died intestate on 13-05-1987 and his wife Bulbul Bose also died intestate on 19-09-2002, leaving behind their only daughter Tultul Nandi (Basu).

AND WHEREAS the Owner/Vendor herein express her intention to sale her undivided 1/4th share of the aforesaid landed property with structure and knowing such intention of the Owner/Vendor the Purchaser herein offered to Vendor/Owner to purchase **ALL THAT**

undivided 1/4th share of a piece and parcel of homestead land measuring an area about 287 sq. Ft. be the same a little more or less with old dilapidated tiled shed structure of 200 sq. Ft. more or less out of the total undivided land having an area of 01 Cottah 09 Chittacks 23 sq. ft. be the same a little more or less together with 800 sq. ft. tiles shed structure standing thereon, comprised in Premises No. 77, K. N. Sen Road, P.S. – Kasba, Kolkata 700 042, District South 24 Parganas, KMC Ward No.67, being Assessee No. 210671200901, which is mentioned in the Schedule hereunder written at or for the consideration fixed at Rs.3,00,000/- [Rupees Three Lacs] only free from all sorts of encumbrances.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed and declared by and between the parties as follows : In consideration of Rs.3,00,000/- [Rupees Three Lacs] only of lawful money of the Indian Union to the Vendor/Owner, paid by the Purchaser as per memo below at or immediately before the execution of presents (the receipt whereof the Vendor/Owner doth hereby admit and acknowledge) and doth hereby admit, release and discharge the Purchaser as well as the said

land with structure particularly described in the schedule hereunder written. The Vendor/Owner doth hereby grant, convey, transfer, sale, alienate and assure the Purchaser the property more fully described in the schedule below together with courtyard, drain, common path, sewer, compounds, ditches, ways, path, passage, common passage, common fences, walls, common walls, water, water courses, soils thereof, light, roads, liberties, privileges, easement and appurtenances belonging to or appertaining thereof and the reversion or reversions, remainder or remainders rents issue and profits and every part thereof TOGETHER WITH the benefits of all covenants and indemnifies heretofore executed in respect of and in favour of or in any manner relating to the said land with structure and also TOGETHER WITH all rights, advantages, benefits, privileges, liberties in respect of the said land with structure hereby conveyed and ALL THE ESTATE rights, titles, interests, claims and demands whatsoever of the Vendor/Owner unto or upon the land hereditament or any part thereof. ALSO TOGETHER WITH absolute power, full right, liberty and easement for his/her/their and together with deeds, pattas, muniments of title exclusively relating to or concerning the said land hereditament, or any portion thereof TO

HAVE AND TO HOLD the said land granted or expresses or intended so to be unto and to the use of the Purchaser absolutely forever and free from all encumbrances.

AND the Vendor/Owner doth hereby covenant that notwithstanding any deed or things by the Vendor/Owner or any of her predecessors and ancestors-in-title done executed or knowingly suffered to the contrary the Vendor/Owner is now rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land with structure hereby granted or expressed or intended so to be unto and to the use of the Purchaser absolutely forever and free from all encumbrances, **AND** the Vendor/Owner doth hereby further covenant with the Purchaser that notwithstanding any deed or things by the Vendor/Owner or any of her predecessor or ancestors-in-title done executed or knowingly suffered to the contrary the Vendor/Owner is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate equivalent thereto without any manner and

condition, use, trust or other things whatsoever to alter defect encumber or make void the same. AND that notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor/Owner hath now good right full power and absolute authority and indefeasible title to grant convey, transfer and assign or expressed or intended to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents,

AND FURTHER THE VENDOR/OWNER and all persons having lawfully or equitably claiming any estate or interest in the said land and every part thereof from under or in trust for the Vendor/Owner or her predecessors or ancestors-in-title or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or caused to be done or executed all such acts and things whatsoever for further better and more perfectly assuring the said land hereby granted, conveyed, transferred and assigned and every part thereof unto and to the use of the said Purchaser in manner aforesaid as shall it may reasonably required. AND the said land with

structure or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax authorities or Department or under the provision of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office or certificate officer under the provision of Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities. AND that no notice issued under the Public Demand Recovery Act has been served on neither the Vendor/Owner nor any such notice has been published. AND that the Vendor/Owner has not yet received any notice of the requisition or acquisition of the property described in the schedule below AND the Vendors/Owners have deliver on this day the Khas possession of the said land with structure unto the Purchaser.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT undivided 1/4th share of a piece and parcel of homestead
land measuring an area about 287 sq. Ft. be the same a little more or
less with old dilapidated tiled shed structure of 200 sq. Ft. more or

less out of the total undivided land having an area of 01 Cottah 09 Chittacks 23 sq. ft. be the same a little more or less together with 800 sq. ft. tiles shed structure standing thereon, comprised in Premises No. 77, K. N. Sen Road, P.S. – Kasba, Kolkata 700 042, District South 24 Parganas, KMC Ward No.67, being Assessee No. 210671200901, together with all right, title, interest and right of easement attached thereto along with whatsoever easement in common within the other persons having the like right to pass and re-pass over the Road lying or situated adjacent to the said property and the total property is butted and bounded by:-

ON THE NORTH – By 76, K. N. SEN ROAD;

ON THE SOUTH – By 75, K. N. SEN ROAD;

ON THE EAST – By 4, R. K. CHATTERJEE ROAD;

ON THE WEST – By 06 FEET KMC ROAD; /

More fully delineated in the Map or Plan annexed hereto and bordered with RED.

MEMO OF CONSIDERATION

Received Rs.3,00,000/- [Rupees Three Lacs] only full and final consideration from the with named Purchaser in the following manner, on the day, month and year mentioned herein above.

Sr.	DATE	BANK	D/D. NO.	AMOUNT
1.	25.09.2020	C.B.I	114361	2,50,000/-
2.	25.09.2020	CASH		50,000/-
			TOTAL	3,00,000/-

[Rupees Three Lacs] only.

WITNESSES:-

1. *Maya Chatterjee Agarwal*

2. *Arup Datta*

Bina Chatterjee

Signature of the Vendor/Owner

Shobha Datta

IN WITNESS WHEREOF the Vendor/Owner/Purchaser hereunto set
and subscribed his hand and seal on the day, month and year first
above written.

SIGNED, SEALED AND DELIVERED

By the Vendor/Purchaser in the presence of: -

1. *Maya Chatterjee Agarwal*
118, B. B. Chatterjee Rd
Kol- 700042

Bina Chatterjee.

Signature of the Vendor/Owner

2. *Arup Datta*
122A B.B. Chatterjee
Road. Kol- 42.

Arup Datta

Signature of the Purchaser

Prepared in my office,
& Drafted by:-

Jeonax

Advocate,
Alipore Judges' Court.
Kolkata - 70027.
(Reg. No. F-658/612/2000).

SITE PLAN OF THE LAND OF 77 KHAGENDRA NATH SEN
LANE (K.N. SEN LANE) KOLKATA - 700092. K.M.C
WARD NO-67. P.S - KASBA. DIST. 24 PARGANAS (S)
MEASURING ABOUT - 3K-3CH-0SFT. (M/L)

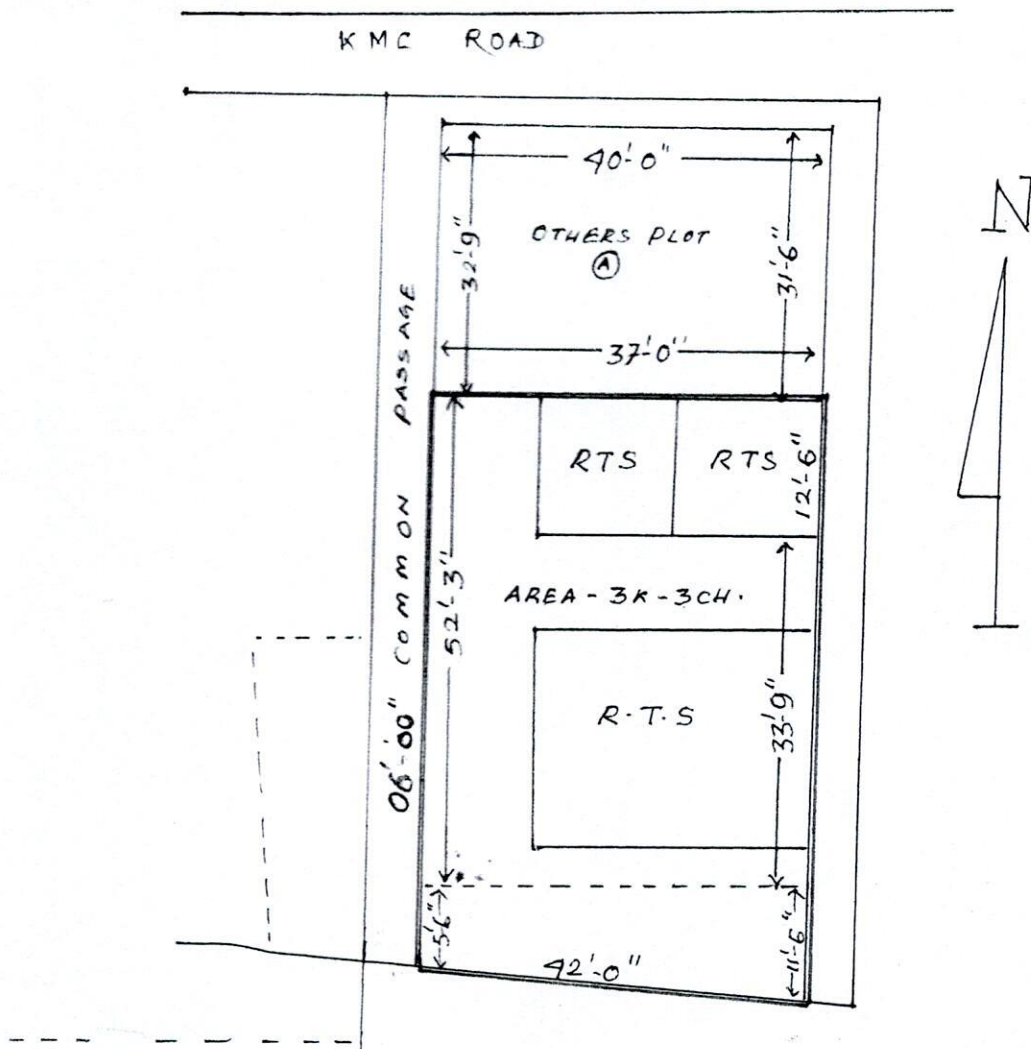
SHOWN IN RED BORDER

LAND - 3K-3CH-0SFT. (M/L)

STRUCTURE - 1600 SFT. (M/L) R.T.S.

UNDIVIDED PORTION LAND - 281 SFT.

UNDIVIDED PORTION STRUCTURE - 200 SFT.



Binachatterjee
 SIGNATURE

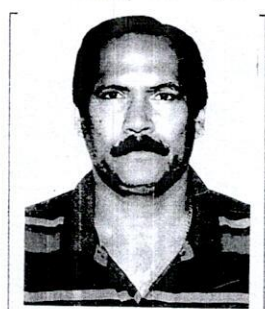
Debu Joshi
 SIGNATURE

Debu Joshi
 DRAWN BY
 Planner / Surveyor / Estimator



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

SIGNATURE Bina Chatterjee



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

SIGNATURE Dushyant Singh



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

SIGNATURE Rajesh Singh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BINA CHATTERJEE

NIRMAL CHANDRA BOSE

06/01/1949

Permanent Account Number

AMIPC1596M

Bina Chatterjee

Signature



Bina Chatterjee.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFLPD1633A



नाम /NAME
ASHUTOSH DAS

पिता का नाम /FATHER'S NAME
MONOTOSH DAS

जन्म तिथि /DATE OF BIRTH
04-04-1967

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब.-III

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.


भारत सरकार
GOVERNMENT OF INDIA



राजेश सिंह
Rajesh Singh
जन्मतिथि/ DOB: 22/02/1979
पुल्ल / MALE



8007 9671 8019

आधार - सारण मानुषेर अधिकार


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
S/O हरि सिंह २०/१, चेतला
हाट रोड, आलिपुर एच.ओ.
कलकत्ता,
पश्चिमवङ्ग - ७०००२७

Address
S/O Hari Singh, 20/1,
Chetla Hat Road,
Alipore H.O, Kolkata,
West Bengal - 700027



 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210092641231

Payment Mode Online Payment

GRN Date: 23/09/2020 14:32:21

Bank : ICICI Bank

BRN : 52512436

BRN Date: 23/09/2020 14:34:33

DEPOSITOR'S DETAILS

Id No. : 2001128215/2/2020

[Query No./Query Year]

Name : PRANAB ROY

Contact No. :

Mobile No. : +91 9836382885

E-mail :

Address : 7Z BY 2 PICNIC GARDEN 1ST LANE KOL 39

Applicant Name : Mr PRANAB RAY

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001128215/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	68195
2	2001128215/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	11377

In Words : Rupees Seventy Nine Thousand Five Hundred Seventy Two only

Total

79572

Major Information of the Deed

Major Information of the Deed			
Deed No :	I-1603-01781/2020	Date of Registration	28/09/2020
Query No / Year	1603-2001128215/2020	Office where deed is registered	
Query Date	15/09/2020 11:56:20 AM	1603-2001128215/2020	
Applicant Name, Address & Other Details	PRANAB RAY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836382885, Status :Advocate		
Transaction			
[0101] Sale, Sale Document		Additional Transaction	
Set Forth value		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Rs. 3,00,000/-		Market Value	
Stampduty Paid(SD)		Rs. 11,36,252/-	
Rs. 68,245/- (Article:23)		Registration Fee Paid	
Remarks		Rs. 11,409/- (Article:A(1), E)	
		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: K. N. Sen Road, Road Zone : (Other than R.B. Connector -- Other than R.B. Connector) , , Premises No: 77, , Ward No: 067 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		287 Sq Ft	2,50,000/-	10,76,252/-	Width of Approach Road: 6 Ft.,
Grand Total :					.6577Dec	2,50,000 /-	10,76,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	60,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs BINA CHATTERJEE Wife of Late RANJIT KUMAR CHATTERJEE 118, 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.: AMxxxxxx6M, Aadhaar No: 45xxxxxxxx3947, Status :Individual, Executed by: Self, Date of Execution: 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ASHUTOSH DAS (Presentant) Son of Late MANOTOSH DAS 138A, SWINHOLE LANE, 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.: AFxxxxxx3A, Aadhaar No: 47xxxxxxxx5376, Status :Individual, Executed by: Self, Date of Execution: 25/09/2020 , Admitted by: Self, Date of Admission: 25/09/2020 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH SINGH Son of Mr HARI SINGH 20/1, CHETLAHAT ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mrs BINA CHATTERJEE, Mr ASHUTOSH DAS			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs BINA CHATTERJEE	Mr ASHUTOSH DAS-0.657709 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs BINA CHATTERJEE	Mr ASHUTOSH DAS-200.00000000 Sq Ft

On 25-09-2020

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

Presented for registration at 15:40 hrs on 25-09-2020, at the Private residence by Mr ASHUTOSH DAS, Claimant

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 11,36,252/-

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

Execution is admitted on 25/09/2020 by 1. Mrs BINA CHATTERJEE, Wife of Late RANJIT KUMAR CHATTERJEE, 118, B. B. CHATTERJEE ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 2. Mr ASHUTOSH DAS, Son of Late MANOTOSH DAS, 138A, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr RAJESH SINGH, , , Son of Mr HARI SINGH, 20/1, CHETLAHAT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



Asish Goswami

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 28-09-2020

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 11,409/- (A(1) = Rs 11,363/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 11,377/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2020 2:34PM with Govt. Ref. No: 192020210092641231 on 23-09-2020, Amount Rs: 11,377/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52512436 on 23-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 68,195/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 68,195/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no AA4071, Amount: Rs.50/-, Date of Purchase: 21/03/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/09/2020 2:34PM with Govt. Ref. No: 192020210092641231 on 23-09-2020, Amount Rs: 68,195/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 52512436 on 23-09-2020, Head of Account 0030-02-103-003-02



Asish Goswami

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 1603-2020, Page from 59822 to 59843
being No 160301781 for the year 2020.



Digitally signed by ASISH GOSWAMI
Date: 2020.10.01 12:47:06 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/10/01 12:47:06 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)