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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

F 921503

9-2/7/22/157/19
Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration and the endorsement
are the part of the document
Additional Registrar
of Assurances II Kolkata

Kamal Chakraborty

30 JUN 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 7th Day of JUNE, Two Thousand
Twenty-Two (2022).

BETWEEN



Trallant Paradar

5 OCT 2021

SL. NO.

NAME-

ADDRESS-

RS-

NAME OF THE
STAMP VENDOR-

KESAB KUMAR BASU
SERAMPORE COURT
W.F. HOOGHY

358,
Phalguni Pal,
109 A, Keshab Ch. Sen St
Kolkata-07.



Gopal Shaw
Advocate
Siddhant Cantt Officer
Kolkata - 700014.

SRI KAMAL CHAKRABORTY, S/o.- LATE BIBHUTI BHUSAN CHAKRABORTY, having PAN: ACKPC6119L , by Nationality-Indian, by faith- Hindu , by occupation- Service and is residing at 3/10A, R. K. Chatterjee Road, P.S. Bosepukur, Kolkata-700042 , Represented as **The Ld. Receiver of Kolkata Debts Recovery Tribunal (DRT)- III, Govt. of India, Ministry of Finance, Deptt. Of Financial Services (Banking Division), 8th Floor, Jeevan Sudha Building, 42C, Jawaharlal Nehru Road, Kolkata-700071** for the Case No.- RP/08/2014, between **STATE BANK OF INDIA Vs SRI GOUTAM MITRA & OTHERS**, hereinafter called and referred to as the "**TRANSFEROR**" (which expression shall unless excluded by or repugnant to the subject or context mean and include its heirs, executors, successors, administrators and legal representatives) of the **FIRST PART**.

AND

(1). **SRI PHALGUNI PAL** (PAN No: AFYPP8290C), S/o.-Late Narayan Chandra Pal, by occupation- Service and (2) **SMT. KABERI ROY** (PAN No: ANHPR9732N), W/o.- Sri Tapan Kanti Roy, by occupation- Housewife, and both are by faith - Hindu, by Nationality - Indian, both are residing at 109/A, Keshab Chandra Sen Street, P.O.- Raja Ram Mohan Ray Sarani, P.S. Amherst Street, Kolkata-700009, hereinafter called and referred to as the "**PURCHASERS**" (which expression shall unless excluded by or repugnant to the subject or context mean and include in their heirs, executors, successors, administrators and legal representatives) of the **SECOND PART**.

AND

THE STATE BANK OF INDIA, a body corporate constituted under State Bank of India Act, 1955 (XXIII of 1955) having its registered office at SBI Berhampore Branch, Dist.-Murshidabad being the **SECURED CREDITOR** represented through its Authorized Officer namely **SRI PRASHANT PARASAR**, (Pan No:AZYPP2412Q & Addhar No.3007 1289 3878), S/o. Kali Kant Mishra, and resident of Mishra Kothi, Isakchak, Jagdishpur, P.O. & P.S. Jagdishpur , District- Bhagalpur, Bihar, Pin-812001, as Deputy Manager, State Bank of India, Berhampore Branch, hereinafter called and referred to as the "**CONFIRMING PARTY**" (which expression shall unless excluded by or repugnant to the subject or context mean and include in its executors, administrators and legal representatives) of the **THIRD PART**.



AND WHEREAS one **Surat Sova De** the then resident of 8, Gokul Boral Street, Calcutta was the owner of ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less **4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta** and was enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispens, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS the said **Sarat Sova De** being the owner had sold, delivered, conveyed, alienated, devised, demised, granted and transferred the said ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta unto and in favour of one **Sushama Sundari Mitra**, W/o. - Late Kala Chand Mitra by a **Sale Deed** dated **2nd October, 1940** duly registered with the **Office of the Registrar of Assurances at Calcutta** for a valuable consideration free from all encumbrances, charges, liens, lispens, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS being the owner said **Sushama Sundari Mitra** got her name recorded with the Assessment records pertaining to the said property with the concerned office of the then Calcutta Municipal Corporation and was enjoying the right, title and interest of the same free from all encumbrances, charges, liens, lispens, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS SAID Sushama Sundari Mitra died intestate on 1st May, 1981 leaving behind surviving her two sons namely **Pratul Chandra Mitra** and **Goutam Mitra** and three daughters namely **Smt. Anjana Basu, Smt. Santana Basu and Jamuna Dutta** as her legal heirs and successors who had inherited the said property in equal proportionate shares [i.e. 1/5th Each] as per the law of inheritance.

AND WHEREAS out of natural love and affection the said being the owner said Smt. Anjana Basu, Smt. Santana Basu and Jamuna Dutta had jointly gifted all their owned share i.e. **3/5th share** of the said property unto and in favour of their brothers namely Pratul Chandra Mitra and Goutam Mitra jointly by a virtue of a registered **Deed of Gift dated 23rd June, 1992** duly registered with the Office of the Sub-Registrar of Assurances at Calcutta and recorded in Book No. I, Volume No. 423, Pages 458 to 470, Being 12471 for the year 1992.



Kamal Chakraborty

Prabhat Parashar

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100-443886-100

7 JUN 2022

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

7 JUN 2022

AND WHEREAS in the manner aforesaid said **Pratul Chandra Mitra and Goutam Mitra** became the joint owners of the said ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with all that piece and parcel of land measuring about **an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata** and for all material times enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, debts and dues whatsoever without any disturbance and/or interference whatever from any corner whichever.

AND WHEREAS the said Pratul Chandra Mitra died intestate leaving behind him surviving his widow namely **Arundhati Mitra** and only son namely **Pallav Mitra** as his legal heirs and successors who had inherited the half portion of the said property as owned by the said Pratul Chandra Mitra in equal proportionate shares as per the law of inheritance.

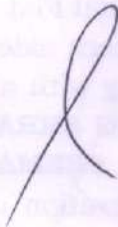
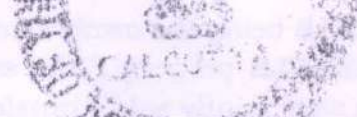
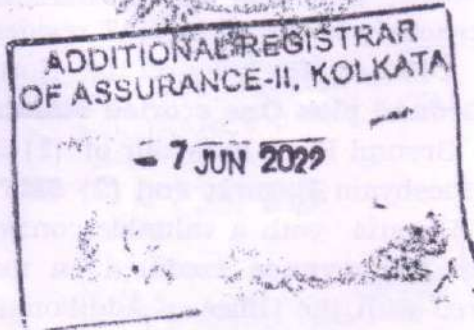
AND WHEREAS in the manner aforesaid the said **Goutam Mitra and Arundhati Mitra and Pallav Mitra** became the joint owners of the said ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with land measuring about an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata-700004 and for all material times enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, debts and dues whatsoever without any disturbance and/or interference whatever from any corner whichever.

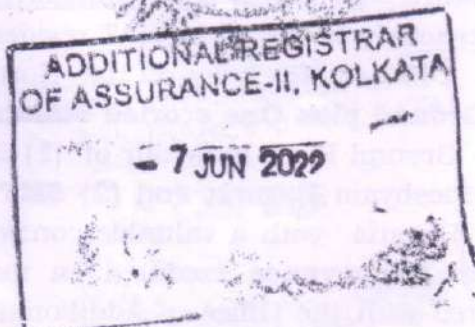
AND WHEREAS being the owners and were well seized and possessed of the said **FIRST SCHEDULE** property, the said Goutam Mitra and Arundhati Mitra and Pallav Mitra were jointly sold, transferred and conveyed a Part or Portion of the said Structure being ALL THAT residential Flat measuring an area a little more or less **1400 sq. ft.** lying on the Northern side of **First Floor** on the building being **Ground plus One storied building** with a **Covered Garage of 135 Sq Ft** on the Ground Floor in favour of **(1) SRI SHRAWAN KUMAR BAGARIA., S/o. Lt. Radheshyam Bagaria** and **(2) SMT. SEEMA BAGARIA, W/o. Sri Shrawan Kumar Bagaria** with a valuable consideration mentioned thereon by **virtue of Deed of Conveyance** executed on the **4th day of March, 2005**, which was registered with the Office of Additional Registrar of Assurances-II, Kolkata and recorded in Book No. I, CD Volume 15, pages from 3301 to 3322, being No.03832

Kamal Chakraborty

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for the year 2011 out of ALL THAT piece and parcel of Two Storied Brick built Dwelling House hereditament, message and tenement together with proportionally right and interest of land measuring about an area a little more or less 4(four) Cottah, 5(Five) Chittak and 36(Thirty Six) Square Feet comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata, P.S. Shyampukur, Ward No.11, Kolkata-700004 more fully and particularly referred and explained under the **First Schedule** herein written and /or given together with the undivided and indefeasible proportionate share of land and all other easement right and common areas and amenities appurtenant thereto, free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, debts and dues whatsoever.

AND WHEREAS the said **Goutam Mitra and Arundhati Mitra and Pallav Mitra** were jointly retained the **whole Portion of the Dwelling Structure** of Ground plus one storied building lying at Premises No. 2A, Kala Chand Sanyal Lane, Calcutta now Kolkata, P.S. Shyampukur, Ward No.11, Kolkata-700004 and for all material times enjoying the right, title and interest thereof free from all encumbrances, charges, liens, lispendens, demands, claims, hindrances, debts and dues whatsoever without any disturbance and/or interference whatever from any corner whichever described in the **FIRST SCHEDULE** written.

AND WHEREAS the said Goutam Mitra and Arundhati Mitra and Pallav Mitra hereunder **CREATE UNDER THE MORTGAGE** of the whole Property, as a **COLLATERAL SECURITY** against their Business Loan to the aforesaid **SECURED CREDITOR, STATE BANK OF INDIA, BERHAMPORE BRANCH.**

AND WHEREAS portion of property purchased by said **Shrawan Kumar Bagaria & another** vide the above referred Deed of Sale but since the possession was not delivered by the then owners as the property i.e. the entire premises was given under mortgage with **"STATE BANK OF INDIA" Berhampur Branch**, by the vendors thereon and said Shrawan Kumar Bagaria & another had to move before **The Hon'ble High Court at Calcutta by the Suit No. C/S. No. 258 of 2011 and E.C. 523 of 2013** and obtained **THE DECREE** under Order XXI Rule11(2) of the Code of Civil Procedure, 1908 as well as the physical possession of the said Purchased Portion of the property by the order of **Hon'ble High Court , Calcutta , dated 17.09.2017.**

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Prashant Parashar



AND WHEREAS thereafter said Shrawan Kumar Bagaria and Seema Bagaria jointly sold, transferred and conveyed said aforesaid property in favour of **Sri Phalguni Pal and Smt Kaberi Roy** (herein referred to as the Purchasers) by virtue of registered Deed of conveyance dated 24/04/2019 which was registered with the **Office of Additional Registrar of Assurances-II, Kolkata** and recorded in **Book No. I, Volume 1902-2019, pages from 56663 TO 56696, being No.01557 for the year 2019** together with the undivided and indefeasible proportionate share of land and all other easement right and common areas and amenities appurtenant thereto with a valuable consideration mentioned thereon.

AND WHEREAS after the handover of the physical possession referred and explained above, the **Remaining Part**, described under in the **SECOND SCHEDULE** which is of the Premises No. 2A, Kala Chand Sanyal Lane, P.S. Shyampukur, Ward No.11, Kolkata-700004, are **under the Physical Possession** in the hand of **SECURED CREDITORS**, The State Bank of India, Berhampore branch, i.e., One Ground Floor Structures measuring an area a little more or less **1998 Sq. Ft. Built up area** a little more or less and **AND One PUCCA DWELLING HOUSE** on the First Floor (Southern side) ad measuring **800 Sq. Ft (Eight Hundred Sq Ft).Built Up area**, i.e. total built-up area of double storied building **2798 Sq Ft** together with proportionate share of land measuring **4.3625 Cottah** be the same or less, lying and situate at the Premises No. 2A, Kala Chand Sanyal Lane, P.S. Shyampukur, Ward No.011, Kolkata-700004, within the local limits of Kolkata Municipal Corporation **Assessee No. 110110 6000 10** more fully and particularly referred and explained under the **First Schedule** herein written and /or given together with the undivided and indefeasible proportionate share of land and all other easement right and common areas and amenities appurtenant thereto.

AND WHEREAS the said **BORROWER [Goutam Mitra and Arundhati Mitra and Pallav Mitra]** having failed and neglected to repay the debts Dues as agreed upon due to the said **SECURED CREDITOR** in spite of repeated demands and reminders, **Demand Notice dated 22nd October, 2008** under The Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and exercise power conferred upon under section 13(2) read with rule 9 of Security Interest (Enforcement) Rules 2002 was issued upon the **Borrower/ Guarantor** to pay its entire outstanding dues with interest and all other costs,



charges etc. in order to discharge its loan liabilities in full under section 13(2) of **The Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.**

AND WHEREAS thereafter The said **Secured Creditor, The State Bank of India, Berhampore Branch**, put up a Petition before the **Hon'ble Debts Recovery Tribunal (DRT) - III, Kolkata, Govt. of India**, Ministry of Finance, Deptt. of Financial Services (Banking Division), 8th Floor, Jeevan Sudha Building, 42C, Jawaharlal Nehru Road, Kolkata-700071 for the Recovery of the debts dues from the said **BORROWER [Goutam Mitra and Arundhati Mitra and Pallav Mitra]**, through a **S.A Case No.-RP/08/2014.**

AND WHEREAS the several reminders by the **Ld. Judge, DRT-III, Kolkata** the said **BORROWER [Goutam Mitra and Arundhati Mitra and Pallav Mitra]** having failed and neglected to repay the debts dues as agreed upon with the said **SECURED CREDITOR.**

AND WHEREAS the **Ld. Judge, DRT-III, Kolkata**, having no option on behalf of the **SECURED CREDITOR** of the exercise of the powers conferred under section 25, 28 & 29 of the Recovery of Debts Dues to Banks and Financial Institution Act, 1993 read with Rule 65 of the Second Schedule to the Income Tax Act, 1961 proposed to realize the debts Dues by way of Sale of Assets as required of the said **BORROWER / GUARANTORS** calling upon them to pay the entire Debts Dues within 30 days Sale Notice from the date of the said sale Notice Published, in two leading daily newspaper viz. "ANANDA BAZAR PATRIKA & TELEGRAPH" each dated **27.01.2021** mentioning the **Reserve Price of Rs 90.00 Lac** (Ninety Lac only). But having failed to repay the said Debts Dues to the **SECURED CREDITOR**, The sale Auction was Proceeded by **DRT-III, Kolkata.**

AND WHEREAS The Purchasers herein being desirous to purchase the said property which was notified in the aforesaid two newspapers' and the purchasers herein tender their offer in pursuance of their said offers being the highest bidder, the **Ld Judge, DRT-III, Kolkata** approved the same and accepted the amount of **Rs.90, 00,000/-** (Rupees Ninety Lac only) , as the **HIGHEST BID AMOUNT.**

Kamal Chakrabarti

Prasanth Parashar



Now This **"CERTIFICATE OF SALE OF IMMOVEABLE PROPERTY"** [Under section 25, 28, and 29 of the Recovery of Debts Due to Banks and Financial Institution Act 1993 read with Rule 65 of the Second Schedule to the Income Tax Act, 1961] issued By The Recovery Officer, Govt. of India, Kolkata Debts Recovery Tribunal-III, herein under Exercise of Power conferred upon, the **Ld. DRT-III, Kolkata**, sold on behalf of **State Bank of India, Berhampore Branch**, the **SECURED CREDITOR** in favour of **(1) SRI PHALGUNI PAL, S/o.- Late Narayan Chandra Pal, and (2) SMT. KABERI ROY, W/o.- Sri Tapan Kanti Roy, both are** residing at 109/A, Keshab Chandra Sen Street, P.O. - Raja Ram Mohan Ray Sarani, P.S. Amherst Street, Kolkata-700009, being the **PURCHASERS** of land & building particularly referred and explained under in the **SECOND SCHEDULE**.

AND WHEREAS the Purchasers will be entitled to sale the said property to anyone, create any type of mortgaged i.e. equitable mortgage, Registered mortgage or any type of mortgage as the case may be, handover the property to any third party, transfer the title together with right, interest and easement right to any person/s, lease the property to any concern/ individual by executing lease Deed will be entitled for further construction of the property, will be entitled to take the facility from local Body's.

AND WHEREAS The undersigned doth hereby acknowledge the Sale Price in full of the said Second Schedule property **amounting of Rs 90,00,000/-** (Rupees Ninety Lac only) and accordingly **The Ld. Receiver of Kolkata Debts Recovery Tribunal (DRT) - III**, Govt. of India, Ministry of Finance, Deptt. Of Financial Services (Banking Division), **today on Day of 2021** duly agreed to make Registry at the OFFICE OF ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA, the under mentioned schedule property in favour of the Purchaser herein by virtue of a **REGISTERED DEED OF CONVEYANCE**.


The Sale of Schedule property was made free from all sorts of encumbrances free from all sorts of encumbrances, charges, liens, lispendences, claims, demands, trusts, mortgages, leases whatsoever in nature known to the Secured Creditor on demand of the money demanded by the undersigned.

THE **"SALE CERTIFICATE"** dated 1st March, 2021, The **Ground Floor Plan & First Floor Plan** are enclosed herewith which is the **PART OF AND PARCEL OF THIS INDENTURE**.

Kamal Chakraborty

Prashant Prasad





1

AND THAT the Vendors do hereby covenant and agree with the Purchasers as follows:

- 1.1 Since the **Transferor** have not received any notice from any authority, the **Transferor** declare that at present the SECOND SCHEDULED Property hereof is not affected by any notice for scheme of the Municipal Authority or the Government or any other Public Body or Bodies and the peaceful vacant possession of the SECOND SCHEDULED Property has been delivered on by the **Ld. Receiver, appointed by the Ld. DRT-III, Kolkata.**
- 1.2 The Vendors have delivered absolutely peaceful vacant possession of the said SECOND SCHEDULED" fully described below to the Purchasers "**As it where is basis**" in confirmation and for the purpose of this Deed of Conveyance together with right, title and interest on the SECOND SCHEDULED property along with 'Right to Transfer' by way of Sale, Gift, mortgage, Lease, and whatsoever.
- 1.3 The Purchasers herein will be entitled to use all common passages, areas, facilities and amenities for their own purpose and they shall have/has no right to create any obstruction on the said common passages now or in future.
- 1.4 The Purchasers shall be entitled to do any repair, modification, plaster and white wash of wall of the said "SECOND SCHEDULED property" at their own costs.
- 1.5 The Purchasers shall and may at all times hereafter peacefully and quietly hold, possess, and enjoy the said "SECOND SCHEDULED" property and such every part thereof forever and receive the rents, issues and earn profits thereof without the lawful eviction, interruption, claim or demand from or by the Vendors or their heirs, executors, administrators, representatives and assigns.

AND IT IS further AGREED AND DECLARED among the parties as follows:

- i. Those Purchasers shall liable to pay all the arrear Taxes & Govt. Revenue if payable in respect of the said "SECOND SCHEDULED PROPERTY" hereby conveyed to the Purchasers.
- ii. The Purchasers shall have all Estate Rights, Title and Interest of Property claim whatsoever of the Vendors in the said "SECOND SCHEDULED PROPERTY" being sold free from all encumbrances and attachments whatsoever save and except the right of demolition or committing waste in respect of the said "**SECOND SCHEDULED PROPERTY**" or the said property in any manner so as the effect the Vendors or other co-owners who have

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Prashant Prasad



AND THAT the Vendor is hereby informed and agrees with the Purchaser as follows:

1.1 Since the Transferor have not received any notice from any authority, the Transferor declares that it is not aware of any claim or interest in the property being transferred by any person for the purpose of the Municipal Authority or the Government or any other Public Body or bodies and the beneficial interest in the property of the SECOND SCHEDULED PROPERTY has been determined by the 1st Receiver appointed by the 1st DRT-II Kolkata.

1.2 The Vendor has declared absolutely free of all claims or interests of the 1st SECOND SCHEDULED PROPERTY as described below in the Purchase. As it appears in order to confirm and for the purpose of this deed of conveyance, together with the title and interest on the SECOND SCHEDULED PROPERTY, along with right to transfer by way of 1st DRT, Kolkata, lease, and otherwise.

1.3 The Purchaser herein will be entitled to use all the property, lease, and otherwise and interest on the SECOND SCHEDULED PROPERTY, along with right to transfer by way of 1st DRT, Kolkata, lease, and otherwise.

1.4 The Purchaser shall be entitled to do any repair, modification, lease, and otherwise with or without the consent of the 1st DRT, Kolkata, lease, and otherwise.

1.5 The Purchaser shall be entitled to do any repair, modification, lease, and otherwise with or without the consent of the 1st DRT, Kolkata, lease, and otherwise.



1.6 The Purchaser shall be entitled to do any repair, modification, lease, and otherwise with or without the consent of the 1st DRT, Kolkata, lease, and otherwise.

1.7 The Purchaser shall be entitled to do any repair, modification, lease, and otherwise with or without the consent of the 1st DRT, Kolkata, lease, and otherwise.



acquired or may hereinafter purchase or acquire similar property right and that the Purchasers shall have the right, title, interest in the said land of the property for all time proportionately with the Vendors and / or other co-owners who have acquired or may hereinafter purchase or acquire similar right, title and interest in the said property.

- iii. That Purchasers shall also be entitled to Sell, Mortgage, Lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Vendors or any other co-owners who may acquired before and who may hereafter acquired right, title and interest similar to these acquired by the Purchasers under the terms of this Conveyance.
- iv. The Purchasers and other owners/ occupiers shall have every right to use all existing passages, drains, septic tanks, external wall, water tanks, motor pump, top roof and stair case and all other amenities and will also have proportionate right over the land of the said building. The Purchasers shall use and/ or maintain, repair, replace and construct all common items at the joint cost of all the co-owners of the said property.
- v. The Vendors and their heirs, executors, administrators, legal representatives and assigns shall all time indemnify and keep indemnified the Purchasers & their heirs executors, administrators, legal representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenant of hereunder contained.
- vi. Subject to the provision of this Deed the Vendors and their heirs, executors, administrators, legal representatives and assigns shall and will from time to time and at all times hereafter upon the request and cost of the Purchasers and their heirs, executors, administrators, legal representatives and assigns do execute and cause to be done and execute all such deeds, acts and things whatsoever for further and more perfectly assuring the title of the said Flat & garage with all appurtenances and amenities and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required and the Vendors and their heirs, executors, administrators, legal representatives and assigns shall at all times hereafter upon the request of the Purchasers and their heirs, executors, administrators, legal representatives and assigns caused to be produced and filed all deeds and documents relating to the flat/garage/land conveyed herein.

NOW THE PURCHASERS AGREES NOT TO DO AS FOLLOWS:

While using the unit or any part thereof or the common parts or the common portions the Purchasers **shall not do any of the following acts, deeds or things**



Kamal Chakraborty
Asst. Secy. PwD

8 JUN 1962

NOT TO BE REPRODUCED

- a) Obstruct the owner/s of the other Flats in its acts relating to the common purposes.
- b) Violate any of the Rules and Regulations laid down in respect of the user of the building.
- c) Injure, harm or damage the common parts or the common portions or any other units in the said building by making any alterations or withdrawing any support of or otherwise.
- d) Alter any outer portion elevation or colour scheme of the said unit or the said building.
- e) Throw or accumulate or cause to be thrown or accumulated dirt rubbish or refuse within the said unit or in the common parts or the common portions save at the place indicated thereof.
- e) Carry on or cause to be carried on any obnoxious injurious, noise, dangerous, hazardous, illegal or immoral activity/business in the said unit or anywhere also in the building.
- f) Do not permit anything to be done which is likely to cause nuisance or inconveniences to the occupants of the other units in the said building.
- g) Keep or store any offensive combustible obnoxious hazardous or dangerous articles in the said unit or the common parts or the common portions.

: FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the Entire Property)

ALL THAT piece and parcel of land measuring about an area a little more or less 04(Four) Cottah 5(Five) Chittak 36(Thirty Six) Square Feet OR **4.3625 Cottah** comprised at and under the Premises No. 2A, Kala Chand Sanyal Lane, P.S. Shyampukur, Ward No.11, Kolkata-700004 together with a Ground Plus one Storied Building being butted and bounded as follows:

On the North : By the Premises No. 2C, Kala Chand Sanyal lane, Kolkata[House of Vivekanda Dutta].

On the South : By the 10 feet wide KMC Road, then the Premises No. 99/1C, Bidhan Sarani , Kolkata.

On the East : By the Premises No. 2B, Kala Chand Sanyal lane, Kolkata-700004. [Now, New Flat Building].

On the West: By the premises No. 85A, Bidhan Sarani, Kolkata-700004 [Now 18 APC Road, Kolkata-700004].



Kamal Chakraborty

Prabhat Prasad

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in the event the premises of the other party in its own right to the common
purpose
to maintain any of the parties and its successors and assigns in respect of the use of the
building
to repair, to maintain and to insure the common parts of the common building or any other
parts in the building or making any alterations or improvements or any other
or otherwise
to alter any other part of the building or other premises of the building or the
building
to throw or deposit any material or refuse in the building or to deposit any material or refuse
within the building or in the common parts of the common building or in the
place indicated below
to carry out or cause to be carried out any structural alterations, repairs, improvements
or maintenance of the building or any part of the building or any other part of the
building
to do any other thing which is necessary or expedient for the purposes of the building or
to do any other thing which is necessary or expedient for the purposes of the building or
to do any other thing which is necessary or expedient for the purposes of the building or



27 JUN 2022

Handwritten signature or initials.



: THE SECOND SCHEDULE OF ABOVE REFERRED TO:
(Description of the Demised Property)

All That Remaining Part of the Premises No. 2A, Kala Chand Sanyal Lane, P.S. Shyampukur, Ward No.11, Kolkata-700004 which is described as follows:

One Ground Floor Structures measuring an area a little more or less **1998 Sq. Ft. Built up area which is equivalent to 2398 sq. ft. super built area** a little more or less AND one PUCCA DWELLING HOUSE on the First Floor (Southern side) ad measuring **800 Sq. Ft** (Eight Hundred Sq Ft). **Built up area which is equivalent to 960 sq. ft. super built up area a little more or less**, total built-up area of double storied building **2798 Sq Ft equivalent to total super built up area 3358 sq. ft.** together with proportionate share of land measuring **4.3625 Cottah** be the same or less , lying and situate at the Premises No. 2A, Kala Chand Sanyal Lane, P.S. Shyampukur, Ward No.011, Kolkata-700004, within the local limits of Kolkata Municipal Corporation **Assessee No. 110110 6000 10** more fully and particularly referred and explained under the **First Schedule** herein written and /or given together with the undivided and indefeasible proportionate share of land and all other easement right and common areas and amenities appurtenant thereto.

No Lift facility in the Premises. The Property is Butted & bounded as follows:

NOTE: By virtue of this deed and earlier purchased by the purchasers herein shall become the **Absolute Owners of Whole Premises** of 2A, Kala Chand Sanyal Lane, P.S. Shyampukur, Ward No.11, Kolkata-700004.

: THE THIRD SCHEDULE OF ABOVE REFERRED TO:
(Description of the Common Rights and Facilities)

The common rights to use and enjoy the open space and passage surrounding the building courtyard, covered passage, corridors, staircase, Staircase landings for free egress and ingress to the flat, walls, boundary walls, water reservoir at the ground Floor, overhead water tank and others common water apply pipes, pump, motor pump, house electric meter room, common meter and switch for water motor pump, main gate, lighting the staircase , common passage and etc. , septic tanks, sewerages along with other with owner's.



29 JUN 2022

: THE FOURTH SCHEDULE ABOVE REFERRED TO:
(Obligations and Restriction to be followed by owner/s)

- (1) All cost of maintenance, operating, replacing, washing, painting, re-building. Reconstruction, decoration and lighting the common parts and also the walls on the building.
- (2) Insurance premium for insurance of the building against earth quake, fire, lightening, mob violence, civil commotion, damages etc. if required.
- (3) Municipality taxes, and other outgoing expenses, all litigation charges for the protection of the title of the building. Such all other common parts, equipment, installations, fixtures, fittings and space in or about the said building as are necessary for use and occupation of the flat
- (4) Proportionate costs of salaries of chowkidars, common expenses of common lights, taxes and other common incidental charges.
- (5) All charges for the establishments for the maintenance of the building

IN WITNESS WHEREOF all the parties hereto have put their respective signatures and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In The Presence Of:

(1).....*Somen Kumar Mukherjee*.....

[Somen Kumar Mukherjee
46 Aguripara, P.O.- Kanchrapara, Pin- 743145,
Dist.- 24 North 24 Parganas]

(2).....*Gopal Shaw*.....
54, Dr. M. N. Saha Road, Kal-74
[Gopal Shaw]

Signature of **TRANSFERORS/VENDORS**

.....*Kamal Chakraborty*.....



[Signature of **SRI KAMAL CHAKRABORTY**,
The Ld. Receiver of Kolkata DRT - III ,
Govt. of India, 8th Floor, Jeevan Sudha Building,
42C, Jawaharlal Nehru Road, Kolkata-700071]

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Obligations and Restrictions to be followed by owner)

(1) All cost of maintenance, operating, repairing, painting, redecoration, decoration and lighting the common parts and the walls on the building.

(2) Insurance premium for insurance of the building against such risks, fire, lightning, theft, violence, civil commotion, damage etc. if required.

(3) Municipality taxes, and other outgoing expenses, all repairs charges in the portion of the site of the building, such as all other common parts, equipment, installations, fixtures and space in or about the said building as far necessary for use and occupation of the site.

(4) Proportionate costs of salaries of shareholders, common expenses of common lights, taxes and other common incidental charges.

(5) All charges for the establishment for the use of water in the building.

IN WITNESS WHEREOF, the parties have hereunto put their respective signatures and seals on the day, month and year first above written.



[Handwritten signature]

Signature of **CONFIRMING PARTY**

.....*Prashant Parasar*.....

[Signature of **SRI PRASHANT PARASAR**
Deputy Manager
SBI Berhampore Branch
SECURED CREDITORS]



Signature of **PURCHASERS**

(1).....*Phalguni Pal*.....
[Signature of **SRI PHALGUNI PAL**]

(2).....*Kaberi Roy*.....
[Signature of **SMT.KABERI ROY**]

Drafted by:

.....*Gopal Shaw*.....
SRI GOPAL SHAW,
Advocate
Sealdah Court Complex.
Kolkata - 700014.
Enroll: F-1008/06.

MEMO OF CONSIDERATION

Received **Rs. 90,00,000/- (Rupees Ninety Lac)** only in Bank Draft on different dates towards the total consideration of the said Residential Flat with Godown mentioned in the **SECOND SCHEDULE** hereinbefore written as per Memo given below .

DD No.	DATE	AMOUNT (Rs)	FAVOURING	BANK	BRANCH
056791	02.02.202	Rs 21,00,000/-	The Recovery Officer Kolkata, DRT-III	AXIS Bank	Shyambazar
056789	02.02.202	Rs 15,00,000/-	The Recovery Officer Kolkata, DRT-III	AXIS Bank	Shyambazar
056790	02.02.202	Rs 15,00,000/-	The Recovery Officer Kolkata, DRT-III	AXIS Bank	Shyambazar
056689	21.01.202	Rs 9,00,000/-	The Recovery Officer Kolkata, DRT-III	AXIS Bank	Shyambazar
056792	02.02.202	Rs 7,50,000/-	The Recovery Officer Kolkata, DRT-III	AXIS Bank	Shyambazar
TOTAL = Rs. 90,00,000/- (RUPEES NINETY LAC ONLY)					

Signature of CONTRACTING PARTY

Signature of THE TRAVEL PART
 Deputy Manager
 The Travelling Branch
 THE TRAVEL PART



Signature of PURCHASER

(1) Signature of
 Signature of THE TRAVEL PART

(2) Signature of THE TRAVEL PART

Signature of
 THE TRAVEL PART
 Deputy Manager
 The Travelling Branch
 THE TRAVEL PART

CONTRACTING PARTY

Contracting Party has been awarded the contract for the supply of the goods mentioned in the Bill of Materials attached herewith for the period of 12 months from the date of the award of the contract.



Sl. No.	Particulars	Quantity	Rate	Amount
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Signature of **Witness:**

(1)... Soner Kumar Mukherjee

(2)... Gopal Shaw

Signature of **TRANSFERORS/VENDORS**

(1)... Kamal Chakraborty

[Signature of **SRI KAMAL CHAKRABORTY**,
The Ld. Receiver of Kolkata DRT - III,
Govt. of India, 8th Floor, Jeevan Sudha Building,
42C, Jawaharlal Nehru Road, Kolkata-700071]

Signature of **CONFIRMING PARTY**

(2)... Prashant Parasar

[Signature of **SRI PRASHANT PARASAR**,
Chief Manager, SBI Berhampore Branch,
SECURED CREDITORS]



Signature of Witness
 (1) _____
 (2) _____
 Signature of TRANSPORTER

 Signature of THE KANAL CHAIRMAN

 The 1st Member of the Board of
 Directors of the Canal

 The 2nd Member of the Board of
 Directors of the Canal



Signature of CONTRACTOR

 Signature of the Agent

 Signature of the Agent




























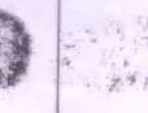










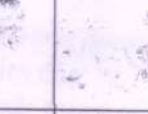





 Signature of the Agent



[Handwritten signature]

ADDITIONAL REGISTRAR
 OF ASSURANCE II, KOLKATA
 27 JUN 2022

SPECIMEN FORM FOR TEN FINGRE PRINTS

SL NO	Signature of the Executants/						
01	Left Hand	 <i>Naberi Ray</i>					
			Little	Ring	Middle	Fore	Thumb
01	Right Hand	PHOTO <i>Naberi Ray</i> SIGNATURE					
			Thumb	Fore	Middle	Ring	Little
02	Left Hand	 <i>Phalguni Pal</i>					
			Little	Ring	Middle	Fore	Thumb
02	Right Hand	PHOTO <i>Phalguni Pal</i> SIGNATURE					
			Thumb	Fore	Middle	Ring	Little
03	Left Hand	 <i>Kamal Chakraborty</i>					
			Little	Ring	Middle	Fore	Thumb
03	Right Hand	PHOTO <i>Kamal Chakraborty</i> SIGNATURE					
			Thumb	Fore	Middle	Ring	Little
04	Left Hand	 <i>Prakash Parashar</i>					
			Little	Ring	Middle	Fore	Thumb
04	Right Hand	PHOTO <i>Prakash Parashar</i> SIGNATURE					
			Thumb	Fore	Middle	Ring	Little



KOLKATA DEBTS RECOVERY TRIBUNAL-III

Government of India

Ministry of Finance

Deptt. of Financial Services (Banking Division)

8th Floor, Jeevan Sudha Building

42 C, Jawaharlal Nehru Road, Kolkata – 700 071

Order of Confirmation of Sale of Immoveable Property

(See Rule 63(1) of the Second Schedule to the Income Tax Act, 1961 the provisions whereof are applicable under Section 29 of the Recovery of Debts Due to Banks & Financial Institutions Act, 1993)

This is to certify that, Smt. Kaberi Roy and Sri Phalguni Pal of 109 A, Keshab Chandra Sen Street, Amherst Street, Kolkata-700009 have been declared as the successful purchaser in terms of order No.61 dated 01/03/2021 at a sale held on 27/01/2021 vide order No. 61 dated 01/03/2021 in respect of the property mentioned below in the case No. RP/08/2014 between State Bank of India Vs. Sri Goutam Mitra & Ors for the recovery of debts due to certificate holder bank from the certificate debtors. The entire amount for sale proceed of Rs. 90,00,000.00/- (Rupees Ninety lakh only) has been paid by the successful purchasers and the said sale has been duly confirmed by the undersigned and become absolute in terms of Order No.61 dated 01/03/2021 of this Tribunal.

No application under Rule 60/Rule 61/Rule 62 of the Second Schedule to the Income Tax Act, 1961, the provisions whereof are applicable under section 29 of the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 has been received for setting aside the sale.

Accordingly, the said Sale is hereby confirmed in favour of Smt. Kaberi Roy and Sri Phalguni Pal of 109 A, Keshab Chandra Sen Street, Amherst Street, Kolkata-700009.

Specification of Property

All that two storied brick built dwelling house (Ground Floor-1998 sq-ft & First floor 800 sq-ft ,total built up area of double storied building 2798 sq-ft together with the proportionate share of land measuring 4.3625 Cottahas be the same a little more or less, lying at and being Premises No. 2A, Kala Chand Sanyal Lane, P.O.Shyambazar, in the town of Calcutta, and butted and bounded by –

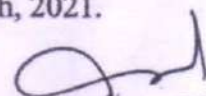
On the North:Part of 2A, Kala Chand Sanyal Lane, Calcutta – 700 004.

On the East: 2B, Kala Chand Sanyal Lane, Calcutta – 700 004.

On the South:99/10, Bidhan Sarani (Bye lane), Calcutta – 700 004.

On the West: 85A, Bidhan Sarani, Calcutta – 700 004.

Given under my hand and seal of the Tribunal on this 1st day of March, 2021.


(Recovery Officer)

Recovery Officer
Government of India
Kolkata Debt Recovery Tribunal

KOLKATA DEBTS RECOVERY TRIBUNAL-III
Government of India
Ministry of Finance
Deptt. of Financial Services (Banking Division)
8th Floor, Jeevan Sudha Building
42 C, Jawaharlal Nehru Road, Kolkata - 700 071

Case No. RP/08/2014

State Bank of IndiaCertificate Holder
Vs.
Sri Goutam Mitra & Ors,Certificate Debtor(s)

Certificate of Sale of Immoveable Property

(See Section 25, 28 and 29 of the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 read with Rule 65 of the Second Schedule to the Income Tax Act, 1961)

This is to certify that, Smt. Kaberi Roy and Sri Phalguni Pal of 109 A, Keshab Chandra Sen Street, Amherst Street, Kolkata-700009 have been declared as the successful purchaser in terms of order No. 61 dated 1.03.2021 at a sale held on 27/01/2021 in respect of the property mentioned below:

All that two storied brick built dwelling house (Ground Floor-1998 sq-ft & First floor 800 sq-ft, total built up area of double storied building 2798 sq-ft together with the proportionate share of land measuring 4.3625 Cottahas be the same a little more or less, lying at and being Premises No. 2A, Kala Chand Sanyal Lane, P.O. Shyambazar, in the town of Calcutta, and butted and bounded by -

On the North: Part of 2A, Kala Chand Sanyal Lane, Calcutta - 700 004.

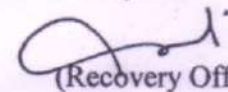
On the East: 2B, Kala Chand Sanyal Lane, Calcutta - 700 004.

On the South: 99/10, Bidhan Sarani (Bye lane), Calcutta - 700 004.

On the West: 85A, Bidhan Sarani, Calcutta - 700 004.

in the case No. RP/08/2014 between State Bank of India Vs. Sri Goutam Mitra & Ors for the recovery of debts due to certificate holder bank from the certificate debtors. The entire amount for sale proceed of Rs. 90,00,000.00/- (Rupees Ninety lakh only) has been paid by the successful purchaser and the said sale has been duly confirmed by the undersigned and become absolute in terms of order No. 61 dated 01/03/2021 of this Tribunal.

Given under my hand and seal of the Tribunal on this 1st day of March, 2021.


(Recovery Officer)
Recovery Officer
Government of India
Kolkata Debts Recovery Tribunal-3

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KABERI ROY
NARAYAN CHANDRA PAUL

10/10/1958

Permanent Account Number

ANHPR9732N



Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यूटीएसएल
प्लॉट नं: 3, सेक्टर 11, सीडीबीएलएल
नवी मुंबई-400 614

Kaberi Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFYPP8290C



नाम /NAME

PHALGUN PAL

पिता का नाम /FATHER'S NAME

NARAYAN CHANDRA PAL

जन्म तिथि /DATE OF BIRTH

05-05-1960

हस्ताक्षर /SIGNATURE

Phalguni Pal

K. J. Das

आयकर आयुक्त, प.सं.-XI

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

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.

Phalguni Pal

Major Information of the Deed

Deed No :	I-1902-07311/2022	Date of Registration	30/06/2022
Query No / Year	1902-2001748157/2021	Office where deed is registered	
Query Date	09/09/2021 11:38:08 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Gopal Shaw Sealdah Court Complex, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9804585480, Status :Advocate		
Transaction		Additional Transaction	
[0132] Sale, Sale certificate executed by certitying authority		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 90,00,000/-		Rs. 1,40,26,786/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,60,020/- (Article:18)		Rs. 90,014/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 2A, Ward No: 011, Road: Kala Chand Sanyal Lane, Pin Code : 700004

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Covered Area: 1998, Super Built-up Area: 2398	65,00,000 /-	1,00,16,746/-	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 52 Year ,Property is on Road, New Flat ,Status of Completion : Completed
A3				Covered Area: 800, Super Built-up Area: 960	25,00,000 /-	40,10,040/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 52 Year ,Property is on Road, New Flat ,Status of Completion : Completed



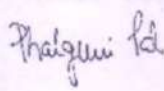


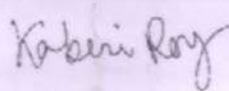
Judgment-debtor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Kolkata Debts Recovery Tribunal-III 8th Floor, Jeevan Sudha Bld. 42C, Jawaharlal Nehru Road, City:- , P.O:- New Market, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700071 , Execution By Court,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

State Bank Of India SBIN0000034

15, Square East Road, Berhampore, City:- Not Specified, P.O:- Berhampore, P.S:-Berhampore, District:- Murshidabad, West Bengal, India, PIN:- 742101 , Execution By Court,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



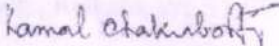
Auction-purchaser Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Phalguni Pal Son of Late Narayan Chandra Pal Executed by: Self, Date of Execution: 07/06/2022 , Admitted by: Self, Date of Admission: 07/06/2022 ,Place : Office			
	07/06/2022	LTI 07/06/2022	07/06/2022	
	Son of Late Narayan Chandra Pal 109/A, Keshab Cahndra Sen Street, City:- Not Specified, P.O:- Raja Ram Mohan Ray Sarani, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/06/2022 , Admitted by: Self, Date of Admission: 07/06/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt Kaberi Roy (Presentant) Wife of Shri Tapan Kanti Roy Executed by: Self, Date of Execution: 07/06/2022 , Admitted by: Self, Date of Admission: 07/06/2022 ,Place : Office			
	07/06/2022	LTI 07/06/2022	07/06/2022	
	Wife of Shri Tapan Kanti Roy 109/A, Keshab Cahndra Sen Street, City:- , P.O:- Raja Ram Mohan Ray Sarani, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ANxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/06/2022 , Admitted by: Self, Date of Admission: 07/06/2022 ,Place : Office			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prashant Parasar Son of Late Kali Kant Mishra Date of Execution - 07/06/2022, , Admitted by: Self, Date of Admission: 07/06/2022, Place of Admission of Execution: Office			
	Jun 7 2022 2:59PM	LTI 07/06/2022	07/06/2022	

Shra Kothi, Isakchak, Jagdishpur, City:- , P.O:- Jagdishpur, P.S:-JAGDISH PUR, District:-Bhagalpur, Bihar, India, PIN:- 812001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AZxxxxxx2Q, Aadhaar No: 30xxxxxxx3878 Status : Representative, Representative of : State Bank Of India SBIN0000034 (as deputy manager)

2	Name	Photo	Finger Print	Signature
	Mr Kamal Chakraborty, (Alias Name: Mr Kamal Chakraborti) Son of Late Bibhuti Bhusan Chakraborti Date of Execution - 07/06/2022, , Admitted by: Self, Date of Admission: 07/06/2022, Place of Admission of Execution: Office			
		Jun 7 2022 3:01PM	LTI 07/06/2022	07/06/2022
	3/40A, R.K. Chatterjee Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACxxxxxx9L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Kolkata Debts Recovery Tribunal-III (as Receiver)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gopal Shaw Son of Late Sukhdeo Shaw Sealdah Court Complex, City:- , P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
	07/06/2022	07/06/2022	07/06/2022
Identifier Of Shri Phalguni Pal, Smt Kaberi Roy, Mr Prashant Parasar, Mr Kamal Chakraborty			

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	Kolkata Debts Recovery Tribunal-III	Shri Phalguni Pal-599.500000 Sq Ft, Smt Kaberi Roy-599.500000 Sq Ft
2	State Bank Of India SBIN0000034	Shri Phalguni Pal-599.500000 Sq Ft, Smt Kaberi Roy-599.500000 Sq Ft

Transfer of property for A3

Sl.No	From	To. with area (Name-Area)
1	Kolkata Debts Recovery Tribunal-III	Shri Phalguni Pal-240.000000 Sq Ft, Smt Kaberi Roy-240.000000 Sq Ft
2	State Bank Of India SBIN0000034	Shri Phalguni Pal-240.000000 Sq Ft, Smt Kaberi Roy-240.000000 Sq Ft

07-06-2022

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

Presented for registration at 14:40 hrs on 07-06-2022, at the Office of the A.R.A. - II KOLKATA by Smt Kaberi Roy, one of the Claimants.

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

Execution is admitted on 07/06/2022 by 1. Shri Phalguni Pal, Son of Late Narayan Chandra Pal, 109/A, Keshab Cahndra Sen Street, P.O: Raja Ram Mohan Ray Sarani, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Service, 2. Smt Kaberi Roy, Wife of Shri Tapan Kanti Roy, 109/A, Keshab Cahndra Sen Street, P.O: Raja Ram Mohan Ray Sarani, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife

Indetified by Mr Gopal Shaw, , Son of Late Sukhdeo Shaw, Sealdah Court Complex, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-06-2022 by Mr Prashant Parasar, deputy manager, State Bank Of India SBIN0000034 (Association of persons / Body of Individuals), 15, Square East Road, Berhampore, City:- Not Specified, P.O:- Berhampore, P.S:-Berhampore, District:-Murshidabad, West Bengal, India, PIN:- 742101

Indetified by Mr Gopal Shaw, , Son of Late Sukhdeo Shaw, Sealdah Court Complex, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 07-06-2022 by Mr Kamal Chakraborty, , Mr Kamal Chakraborti Receiver, Kolkata Debts Recovery Tribunal-III (Liquidator), 8th Floor, Jeevan Sudha Bld. 42C, Jawaharlal Nehru Road, City:- , P.O:- New Market, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700071

Indetified by Mr Gopal Shaw, , Son of Late Sukhdeo Shaw, Sealdah Court Complex, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,014/- (A(1) = Rs 90,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2021 6:11PM with Govt. Ref. No: 192021220075097611 on 09-09-2021, Amount Rs: 90,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR3694285 on 09-09-2021, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,60,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,55,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 358, Amount: Rs.5,000/-, Date of Purchase: 05/10/2021, Vendor name: K K BASU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2021 6:11PM with Govt. Ref. No: 192021220075097611 on 09-09-2021, Amount Rs: 3,55,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR3694285 on 09-09-2021, Head of Account 0030-02-103-003-02


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

06-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 18 of Indian Stamp Act 1899.

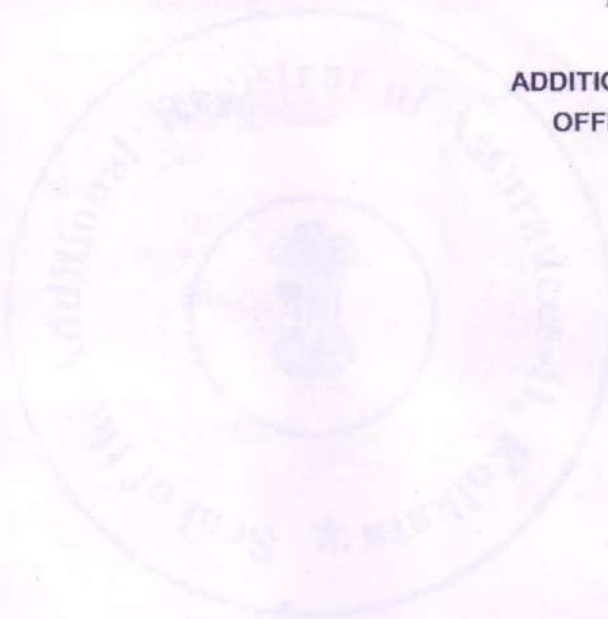
fin2

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal



(Satyajit Biswas) 20220709 02:12:34 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal

(This document is digitally signed)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 280753 to 280783

being No 190207311 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.07.09 14:18:58 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/07/09 02:18:58 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)



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

GRN Details

GRN: 192021220075097611 Payment Mode: Online Payment
GRN Date: 09/09/2021 18:09:39 Bank/Gateway: State Bank of India
BRN : CKR3694285 BRN Date: 09/09/2021 18:09:00
Payment Status: Successful Payment Ref. No: 2001748157/4/2021
[Query No/*Query Year]

Depositor Details

Depositor's Name: PHALGUNI PAL, KABERI ROY
Address: 109/A, K. C. S. STREET KOLKATA- 700009
Mobile: 9239880397
Depositor Status: Buyer/Claimants
Query No: 2001748157
Applicant's Name: Mr Gopal Shaw
Identification No: 2001748157/4/2021
Remarks: Sale, Sale certificate executed by certitying authority

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001748157/4/2021	Property Registration- Stamp duty	0030-02-103-003-02	355020
2	2001748157/4/2021	Property Registration- Registration Fees	0030-03-104-001-16	90014
Total				445034

IN WORDS: FOUR LAKH FORTY FIVE THOUSAND THIRTY FOUR ONLY.



CHPS No: 19X01200750011
 CHPS Date: 04/06/2021 18:00:30
 BRN: CKX3049232
 Payment Status: Successful
 Payment Method: Bank/Online
 Bank/Online: State Bank of India
 CHPS Amount: 18,00,000
 CHPS Ref No: 200178815742001
 CHPS Date: 04/06/2021

Depositor's Name: PHALGUNI PAL KARBARI ROY
 Address: 10/A, E. C. 2 STREET KOLKATA - 700001
 Mobile: 9730883032
 Depositor's Name: PHALGUNI PAL KARBARI ROY
 Address: 10/A, E. C. 2 STREET KOLKATA - 700001
 Mobile: 9730883032
 Depositor's Name: PHALGUNI PAL KARBARI ROY
 Address: 10/A, E. C. 2 STREET KOLKATA - 700001
 Mobile: 9730883032

CHPS No: 19X01200750011
 CHPS Date: 04/06/2021 18:00:30
 BRN: CKX3049232
 Payment Status: Successful
 Payment Method: Bank/Online
 Bank/Online: State Bank of India
 CHPS Amount: 18,00,000
 CHPS Ref No: 200178815742001
 CHPS Date: 04/06/2021

ADDITIONAL REGISTRAR
 CHENNAI
 04/06/2021
 7 JUN 2021



Government of West Bengal

Office of the A.R.A. - II KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19022001748157/2021	Serial No/Year	1902006961/2022
Transaction id	0001858193	Date of Receipt	07/06/2022 2:47PM
Deed No / Year	Not Generated		
Presentant Name	Smt Kaberi Roy		
Judgment-debtor	Kolkata Debts Recovery Tribunal-III , State Bank Of India SBIN0000034		
Auction-purchaser	Shri Phalguni Pal, Smt Kaberi Roy		
Transaction	[0132] Sale, Sale certificate executed by certifying authority		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Total Setforth Value	Rs. 90,00,000/-	Set Forth Value	Rs. 90,00,000/-
Stamp Duty Paid	Rs. 5,000/-	Stamp Duty Articles	18
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	289/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	K K BASU	358	05/10/2021	5,000/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		289/-
Requisition Form Fee		50/-

*Total Amount Received by Cash Rs. 339/-

(Pradipta Kishore Guha)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
II KOLKATA