

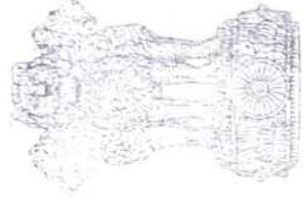
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ONE

HUNDRED RUPEES

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भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AR 565147

This document is authentic for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

10/5/2024
2-2510514/56/24

District Sub-Registrar
Medinipur, South 24-Parganas

10 MAY 2024

DEED OF CONVEYANCE

Made and executed at Kolkata on this the ^{10th} day of May.. 2024
(Two Thousand Twenty Four).

BY AND BETWEEN

Contd to Pg.2

09 MAY 2024

NO. DATE

RS

NAME

ADDRESS

ALIPORE

JUDGES COURT

A. K. J. P. A. F. I.

STAMP VENDOR

SIGNATURE

Jaganita Mondal
Plot. Sanat Kr. Mondal
Alipore Judges Court.
Kod - 27.
Law Clerk.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

10 MAY 2024

PARTIES OF THE DEED

OWNER/ VENDOR-

DR. DEBASHIS ADHIKARY, (having I.T. E.PAN. ARNPA1238L and AADHAAR NO. 4270 8963 9295 and Mob. No.- 8860075156,) son of Shri Nirod Kanti Adhikary, by faith - Hindu, by Nationality- Indian, by Occupation- Medical Practitioner, permanent resident of 137, Rabindra Nagar, P.O. and P.S. Baruipur, Kolkata-700144, District South 24-Parganas and presently residing at 312, Kalikapur, 3rd Floor, P.S. Purba Jadavpur, P.O. Mukundapur, Kolkata- 700099, hereinafter called and referred to as the “**OWNER/ VENDOR**” (which term or expression shall unless excluded by or repugnant to the subject or context mean and include his legal heirs, successors successors-in-interest, nominees, executors, legal representatives, administrators and assignees) of the

FIRST PART.

AND

PURCHASER

SMT. SABITA BASAK, (I. T. PAN- AEGPB1761F, AADHAAR NO. 535715852840, Mob. No. 9748683924), wife of Sri Manindra Basak, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 33, Tanupukur Road, Post Office- Dhakuria, Police Station- Kasba now Garfa, Kolkata- 700031, hereinafter called and referred to as the “**PURCHASER**” (which expression shall unless excluded by or repugnant to the context of subject be deemed to mean and include her legal heirs, successors, successors-in-interest, executors, nominees, legal representatives, administrators and assigns) of the **SECOND/**

OTHER PART

**DEVOLUTION OF TITLE OF THE PROPERTY UPON OWNER/
VENDOR AS PER AVAILABLE RECORD :-**

WHEREAS

1. By a Deed of Sale dated 26th day of May, 1938 corresponding to 12th day of Jaistha, 1345 B.S. duly registered in the office of the District Sub-Registrar, Alipore, 24 Parganas vide Book No. I, Volume No. 49, Pages 241 to 246, Being No. 2093 for the year 1938, One Sri. Haripada Bandopadhyay sold, transferred, conveyed and assigned **ALL THAT** piece and parcel of Niskar Brahmottar vacant land having intermediary permanent interest measuring an area of 10 (ten) Cottahs, be the same a little more or less, lying and situate at Mouza- Dhakuria, J. L. No. 18, Touzi No. 230/233 in the District of 24-Parganas under Police Station-Sadar Tollygunge then Jadavpur thereafter Kasba now Garfa, comprised in C. S. Dag No. 681 (Portion) appertaining to Khatian No.774 within the ambit of the then Tollygunge Municipality subsequently Corporation of Calcutta now the Kolkata Municipal Corporation unto and in favour of Smt. Ushabati Mitra, wife of Abala Kanta Mitra.

2. Having purchased the said plot of land, the said Smt. Ushabati Mitra duly mutated her name in the Assessment Registrar of the then Tollygunge Municipality and began to enjoy and occupy the same by exercising various acts of possession over the same uninterruptedly on payment of requisite rates and taxes thereof.

3. While enjoying the said property, the said Smt. Ushabati Mitra, by two different Deeds of Gift both dated 17th day of January, 1970 both registered in the office of the Sub-Registrar, Alipore, 24-Parganas vide

Book No. I, Volume No. 12, Pages from 111 to 114, Being No. 199, for the year 1970 and Book No. I, Volume No. 3, Pages 197 to 201, Being No. 200, for the year 1970, transferred **ALL THAT** piece and parcel of land measuring 6 (six) cottahs 12 (twelve) Sq. ft. out of the said 10 (ten) Cottahs of land unto and in favour of her two daughters namely Smt. Aruna Dey and Smt. Anima Kar and retained the rest area of land measuring 3(three) cottahs 15 (fifteen) chattaks 33 (thirty three) Sq. ft. at and being Municipal Premises No. 21, Dr. Nagen Ghosh Lane, Kolkata-700031.

4. On actual physical measurement the quantum of the rest land of the said Smt. Ushabati Mitra was found 4 (four) Cottahs 38 (thirty eight) Sq. ft. be the same a little more or less, instead and in spite of 3 (three) cottahs 15 (fifteen) chattaks 33 (thirty three) Sq. ft. be the same a little more or less, at and being premises No. 21, Dr. Nagen Ghosh Lane, Kolkata-700031.

5. By Deed of Sale dated 5th day of December, 1979 duly registered in the office of the District Sub-Registrar, Alipore, 24-Parganas vide Book No. I, Volume No. 156, Pages 63 to 72, Being No. 6544, for the year 1979 executed by and between the said Smt. Ushabati Mitra cited as the Vendor of the One Part therein and Sri. Jagadish Kumar Raha, (since deceased) son of Late Khagendra Nath Raha of 1/1, Dr. Kedar Banerjee Lane, P.S. Kasba, Kolkata-700031 cited as the Purchaser of the Other Part therein the said Smt. Ushabati Mitra at a reasonable consideration sold, transferred, conveyed and assigned **ALL THAT** piece and parcel of Niskar Brahmottar vacant land measuring an area of 2 (two) Cottahs 19 (nineteen) Sq. ft. be the same a little more or less in the Northern side of the said plot of land measuring 4 (four) Cottahs

38 (thirty eight) Sq. ft. lying and situated at and being part of Municipal Premises No. 21, Dr. Nagen Ghosh Lane, Kolkata-700031, particularly mentioned in the Second Schedule of the said Deed of Sale and also marked as **Plot 'A'** and depicted in red colour border in the map attached thereto unto and in favour of the said Jagadish Kumar Raha.

6. By another Deed of Sale dated 5th day of December, 1979 duly registered at the office of the District Sub-Registrar, Alipore, 24-Parganas vide Book No. 1, Volume No.135, Pages 238 to 249, Being No.6543, for the year 1979 executed by and between the said Smt. Ushabati Mitra, then residing at 48 (Old No.36), Tanupukur Road, P.S.-Kasba, Kolkata-700031 cited as the Vendor of the One Part therein and Sri. Manindra Nath Ghosh, son of Late Purna Chandra Ghosh of 38A, Maharaja Tagore Road, P.S. Kasba, Kolkata-700031 cited as the Purchaser of the Other Part therein the said Smt. Ushabati Mitra at a reasonable consideration sold, transferred conveyed and assigned **ALL THAT** piece and parcel of Niskar Brahmottar vacant land measuring an area of 2 (two) Cottahs 19 (nineteen) Sq. ft. be the same a little more or less in the Southern side of the said plot of land measuring 4 (four) Cottahs 38 (thirty eight) Sq.ft. lying and situated at and being part of Municipal Premises No. 21, Dr. Nagen Ghosh Lane, Kolkata-700031 particularly mentioned in the Second Schedule of the said Deed of Sale and also marked as **Plot 'B'** and depicted in Red colour border in the map attached thereto unto and in favour of the said Manindra Nath Ghosh.

7. While occupying, possessing and enjoying the said 2 (two) Cottahs 19 (nineteen) Sq. ft. Municipal of land at and being Municipal Premises No. 21, Dr. Nagen Ghosh Lane, P.S. Kasba now Garfa,

Kolkata- 700031 after mutating his name in the Assessment Register of the then Tollygunge Municipality, the said Sri. Manindra Nath Ghosh by a Deed of Sale dated 15th day of May, 1981 duly registered at District Sub-Registrar, Alipore, 24 Parganas vide Book No. I, Volume No.194, Pages from 270 to 280, Being No.5348 for the year 1981 sold, transferred, conveyed and assigned the said land measuring 2 (two) Cottahs 19 (nineteen) Sq. ft. be the same a little more or less at and being Municipal Premises No. 21, Dr. Nagen Ghosh Lane, P. S.- Kasba now Garfa, Kolkata-700031 unto and in favour of the said Sri Jagadish Kumar Raha.

8. Accordingly, the said Sri. Jagadish Kumar Raha became the absolute owner and possessor of the said two adjacent plots of land measuring 4 (four) Cottahs 38 (thirty eight) Sq. ft. be the same a little more or less at and being Municipal Premises No. 21, Dr. Nagen Ghosh Lane, P. S. Kasba now Garfa, Kolkata-700031 and duly mutated his name in the Assessment Register of the then Tollygunge Municipality vide Assessee No. 21-092-10-0043-1 in respect of the said land of 4 (four) Cottahs 38 (thirty eight) Sq. ft.

9. Subsequently, the said Jagadish Kumar Raha obtained a Building Plan vide No. 140 dated 17.6.1982 duly sanctioned by the City Architect's Department, Corporation of Calcutta for construction of a two storied building on the said plot of land measuring 4 (four) Cottahs 38 (thirty eight) Sq. ft. at and being Municipal Premises No. 21, Dr. Nagen Ghosh Lane, P. S. Kasba now Garfa, Kolkata-700031.

- 10.** In accordance with the said Sanctioned Plan the said Jagadish Kumar Raha constructed the two storied building having a total covered area of 1422 Sq.ft. on the said plot of land.
- 11.** While occupying and enjoying the said land with two storied building standing thereon uninterruptedly by exercising various acts of possession over the same on payment of the periodic rates and taxes thereof the said Jagadish Kumar Raha died intestate on 15.01.2010 leaving behind him surviving his two sons Sri. Anup Kumar Raha and Sri. Arup Kumar Raha and only married daughter namely Smt. Subha Chaudhuri as his legal heirs, heiress and successors and none else in respect of the said Land and Building. Hena Raha wife of the said Jagadish Kumar Raha, predeceased of Jagadish Kumar Raha.
- 12.** Having obtained the said Land with Building from their deceased father by virtue of inheritance Sri. Anup Kumar Raha and Sri Arup Kumar Raha and Smt. Subha Chaudhuri duly mutated their names in the Assessment Records of the Kolkata Municipal Corporation and since then the said Sri. Anup Kumar Raha and Sri. Arup Kumar Raha and Smt. Subha Chaudhuri had been occupying, possessing and enjoying the said Land and Building uninterruptedly on payment of the periodic rates and taxes to the concerned authority free from all sorts of encumbrances, charges, liens, attachment, etc. of whatsoever nature.
- 13.** By a Deed of Conveyance dated 18th day of April, 2011, registered in the office of the District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. I, CD. Volume No. 6, Pages from 1979 to 1995, Being No. 02903 for the year 2011, the Vendors therein namely Smt. Subha Chaudhuri, Sri Anup Kumar Raha and Sri Arup Kumar Raha

jointly sold, transferred, conveyed and assigned and assured **ALL THAT** piece and parcel of land measuring an area of 4 (four) Cottahs 38 (thirty eight) Sq. ft. be the same a little more or less particularly delineated in RED colour borders in the Plan annexed hereto with Two storied Building standing thereon having a covered area of 1422 Sq. ft. (711 sq. ft. in each floor) particularly delineated in GREEN colour borders in the Plan annexed hereto lying and situated at Mouza- Dhakuria, J. L. No. 18, Touzi No.230/233, Police Station- Kasba now Garfa, under Addl. District Sub-Registrar Office, Sealdah, District South 24 Parganas comprised in Dag No.681 appertaining to Khatian No.774, being known, numbered and distinguished as Municipal Premises No.21, Dr. Nagen Ghosh Lane, Kolkata-700031, within the local ambit of the Kolkata Municipal Corporation in Ward No.92, having Assessee No.21-092-10-0043-1 with all sorts of user and easement rights morefully described in the **SCHEDULE** herein unto and in favour of the Purchaser therein and the Vendor herein namely Dr. Debashis Adhikary, absolutely and forever at or for the agreed consideration as mentioned herein, free from all encumbrances liens, charges, lispensens whatsoever.

14. While enjoying the said property the Vendor herein mutated his name in the records of the Kolkata Municipal Corporation and other authority as required and has been paying all property tax rates thereon before the Kolkata Municipal Corporation from time to time.

15. The Vendor herein for his own purpose and other reasonable cause has decided and offered to sell, transfer or convey his said property being **ALL THAT** piece and parcel of land measuring an area of 4 (four) Cottahs 38 (thirty eight) Sq. ft. be the same a little more or less, particularly delineated in **RED** colour borders in the Plan annexed

hereto with Two storied Building standing thereon having a covered area of 1422 Sq. ft. particularly delineated in **GREEN** colour borders in the Plan annexed hereto lying and situated at Mouza- Dhakuria, J. L. No. 18, Touzi No. 230/233, Police Station- Kasba now Garfa, under Addl. District Sub-Registrar Office, Sealdah, District- South 24 Parganas comprised in Dag No.681 appertaining to Khatian No.774, being known, numbered and distinguished as Municipal Premises No. 21, Dr. Nagen Ghosh Lane, Kolkata-700031, within the local ambit of the Kolkata Municipal Corporation in Ward No.92, having Assessee No. 21-092-10-0043-1 with all sorts of user and easement rights, which is morefully and particularly described mentioned in the **SCHEDULE** hereunder written at or for the total price or consideration of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs) only** free from all encumbrances whatsoever.

16. That the Purchaser herein knowing the offer of the Vendor, approached the Vendor herein and upon prima facie inspection of the relevant documents and the property and also after threadbare discussion the Purchaser herein had agreed to purchase the said property and the Vendor herein had agreed to sell, convey transfer grant and assign the said **SCHEDULED** property at or for the total price or consideration of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs) only** free from all encumbrances, litigation, charges and attachment subject to deduction of TDS as per provisions of Income Tax act as applicable.

17. That the Purchaser herein has paid the total price or consideration money of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs) only** for the said Property, on or before execution of this Indenture as per Memo of Consideration written below and the Vendor/

Owner herein upon receiving the said consideration money has agreed to sign, present, execute, register, admit this Indenture to sell, convey, transfer, grant, assign and assure the **said Property/ Premises** being **ALL THAT** piece and parcel of land measuring an area of 4 (four) Cottahs 38 (thirty eight) Sq. ft. be the same a little more or less, particularly delineated in **RED** colour borders in the Plan annexed hereto with Two storied Building standing thereon having a covered area of 1422 Sq. ft. particularly delineated in **GREEN** colour border in the Plan annexed hereto lying and situated at Mouza- Dhakuria, J. L. No. 18, Touzi No.230/233, Police Station- Kasba now Garfa, under Addl. District Sub-Registrar Office, Sealdah, District- South 24 Parganas comprised in Dag No.681 appertaining to Khatian No. 774, being known, numbered and distinguished as Municipal Premises No. 21, Dr. Nagen Ghosh Lane, Kolkata-700031 within the local ambit of the Kolkata Municipal Corporation in Ward No.92, having Assessee No.21-092-10-0043-1 together with all sorts of user and easement rights therein, which has been specifically described in the **SCHEDULE** hereunder written, alongwith with all rights, title, interest, in respect of all structures, boundary, fencing, amenities, connections, messuages, tenements, hereditaments, appurtenances of the Owner/ Vendor herein with K.M.C water, lights, drainages, sewerages etc. with all easement and quasi-easement rights thereto, free from all encumbrances, liens, lis-pendenses whatsoever absolutely and forever.

18. That at the request of the Purchaser the Vendor herein being satisfied with the payment of full consideration money or sale price of the said Scheduled Property/ Premises herein has agreed to sign, present and execute the instant Deed of Conveyance/ Indenture to sell, convey, grant, transfer, assign and assure the said Property/ Premises

unto and in favour of the Purchaser herein, free from all encumbrances, liens, lis-pendenses, charges whatsoever absolutely and forever.

NOW THIS INDENTURE WITNESSETH

That in pursuance of their verbal agreement and in consideration of the “**said Property/ Premises**” and in further consideration of the said sum of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs) only** well and truly paid by the “**PURCHASER**” to the “**VENDOR/ OWNER**” at or before the execution of these presents (the receipt whereof the “**VENDOR/ OWNER**” doth hereby and hereinafter admitted and acknowledged and of and from the same and every part thereof acquitted, released and discharged absolutely and forever the “**PURCHASER**” as well as the **said Property/ Premises** hereby granted and conveyed and every part thereof, the “**VENDOR/ OWNER**”, as absolute recorded owner, of the **said Property/ Premises** hereby granted, conveyed, sold, transferred, assigned and assured unto and to the use of and benefit of the “**PURCHASER**” herein and delivered the possession of **ALL THAT** piece and parcel of land measuring an area of 4 (four) Cottahs 38 (thirty eight) Sq. ft. be the same a little more or less, particularly delineated in **RED** colour borders in the Plan annexed hereto with Two storied Building standing thereon having a covered area of 1422 Sq. ft. particularly delineated in **GREEN** colour border in the Plan annexed hereto lying and situated at Mouza- Dhakuria, J. L. No. 18, Touzi No.230/233, Police Station- Kasba now Garfa, under Addl. District Sub-Registrar Office, Sealdah, District- South 24 Parganas comprised in Dag No.681 appertaining to Khatian No.774, being known, numbered and distinguished as Municipal Premises No. 21, Dr. Nagen Ghosh Lane, Kolkata-700031 within the local ambit of the Kolkata Municipal Corporation in Ward No.92, having Assessee

No.21-092-10-0043-1, together with all sorts of user and easement rights therein, which has been specifically described in the **Schedule** hereunder written alongwith with all rights, title, interest, in respect of all structures, boundary, fencing, amenities, connections, messuages, tenements, hereditaments, appurtenances of the Owner/ Vendor herein with K.M.C water, lights, drainages, sewerages etc. with all easement and quasi-easement rights thereto, free from all encumbrances, liabilities, charges, liens, debts, attachment, Trust, Wakf, Debttor whatsoever and hereinafter referred to as the “**said Property/ Premises**”, **OR HOWSOEVER OTHERWISE** the “**said Property/ Premises**” now is or at any time or times heretofore were or was situated butted bounded described known and numbered **TOGETHER WITH** trees, fences, water courses, lights, privileges, liberties, easements, quasi-easement and appurtenance whatsoever to the “**said Property/ Premises**” belonging in any way appertaining thereto or usually held used occupied or enjoyed accepted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto **AND REVERSION OR REVERSIONS REMAINDER OR REMAINDERS** and the rents, issues and profits thereof and all the estate right title interest property claim or demand whatsoever of the **VENDOR/ OWNER** into or upon the same or any part thereof **AND** all the deeds, puttahs, muniments, writings and evidences of title which exclusively relate to “**said Property/ Premises**” hereby granted **TO HAVE AND TO HOLD** and **TO ENTER AND TO POSSESS** the “**Said Property/ Premises**” hereby granted transferred, assigned and assured or intended so to be unto and to the use of the “**PURCHASER**” absolutely and forever free from all encumbrances and liabilities whatsoever.

THE VENDOR/ OWNER DO HEREBY COVENANTS WITH THE PURCHASER as follows:

(1). That the **VENDOR/ OWNER** themselves or any predecessors-in-title of the **VENDOR/ OWNER** has never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the **VENDOR/ OWNER** and the **VENDOR/ OWNER** is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the **“said Property/ Premises”** hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever, and that the **VENDOR/ OWNER** has full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the **“said Property/ Premises”** (as described in the Schedule herein) hereby granted unto the **PURCHASER** in the manner aforesaid and according to the true intent and meaning of these presents.

(2). That it shall be lawful for the **PURCHASER** and her legal heirs successors etc. at all times hereinafter, peacefully and quietly to enter into and upon and hold and enjoy the **“said Property/ Premises”** hereby sold, granted in Khas and receive all the rents, issues and profits thereof without any hindrance, interruption, disturbances, claims or demands whatsoever by the **OWNER/ VENDOR** or any person or persons claiming any estate right title or interest from under through or in trust for the **OWNER/ VENDOR** and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the **OWNER/ VENDOR**.

- (3). That the **OWNER/ VENDOR** and all persons claiming any right title or interest in the **Said Property/ Premises** hereby granted through from under or in trust for the **OWNER/ VENDOR** shall and will from time to time and at all times hereinafter at the costs of the **PURCHASER** do or execute or cause to be done or executed all such lawful acts, declarations, deeds and things whatsoever for further and more perfectly conveying and assuring the “**said Property/ Premises**” and every part thereof hereby granted, unto the **PURCHASER** as may be reasonably required according to the true intent and meaning of this Deed.
- (4). That the **OWNER/ VENDOR** has put the **PURCHASER** in actual lawful physical possession of the “**said Property/ Premises**” hereby sold and transferred.
- (5). That the “**said Property/ Premises**” is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the **OWNER/ VENDOR** for realizations of arrears of Income-Tax or Estate Duty or other taxes or dues or otherwise under the Public Demand & Recovery Act and/or any other Acts for the time being in force and that the said Land & Building is not otherwise charged, mortgaged.
- (6). That the **OWNER/ VENDOR** and his legal heirs, successors, executors and administrators etc. shall at all times hereafter indemnify and keep indemnified the **PURCHASER**, his successors and executors, administrators and assigns etc. against loss, damages, costs, charges

and expenses if any suffered by reason of any defect in the Title of the **OWNER/ VENDOR** and any breach of the covenants hereunder contained.

(7). That all municipal taxes, land revenue, urban land tax, Khajna etc. and other rates payable in respect of the “**said Property/ Premises**” up to the date of registration of these presents have been fully paid by the **OWNER/ VENDOR** and the **OWNER/ VENDOR** does hereby covenant with the **PURCHASER** that if any amount remains unpaid the **OWNER/ VENDOR** shall discharge the same from and out of his own funds and does hereby agree to reimburse the **PURCHASER** if she pay such taxes, land revenue, urban land tax or other rates.

(8). That the **OWNER/ VENDOR** undertakes that he will at all times do and execute all such further acts, deeds, declarations, things and assurance as may be reasonably required by the **PURCHASER** for better or further effectuating and assuring the conveyance hereby made or the title of the **PURCHASER** to the “**said Property/ Premises**” hereby sold and conveyed.

(9). That the **OWNER/ VENDOR** has produced and handed over original and certified copy or Xerox copy of the relevant title deeds, indentures, building Plan, KMC Tax bill and Mutation certificate etc. documents and writings as per list given herein Marked as **Annexure-A**, in respect of the “**said Property/ Premises**” which are in the custody, possession or power of the **OWNER/ VENDOR** to the **PURCHASER** and shall be bound to deliver any other Deeds, papers if they found in their custody in respect of the “**said Property/ Premises**”.

(10). That all municipal rates, taxes and outgoings in respect of the “**said Property/ Premises**” shall be exclusively borne by the **PURCHASER** herein from the day of execution of this presence hereof.

Savings

Save and except what are hereinbefore provided, the rights and liabilities of the parties shall be governed by the law in force as between the **OWNER/ VENDOR** and the **PURCHASER**.

SCHEDULE ABOVE REFERRED TO

(Description of the said Property/Premises)

ALL THAT piece and parcel of land measuring an area of 4 (four) Cottahs 38 (thirty eight) Sq. ft. be the same a little more or less particularly delineated in **RED** colour borders in the Plan annexed hereto with Two storied Building standing thereon having a covered area of 1422 Sq. ft. (711 sq. ft. in each floor) particularly delineated in **GREEN** colour borders in the Plan annexed hereto lying and situated at Mouza- Dhakuria, J. L. No. 18, Touzi No.230/233, Police Station- Jadavpur then Kasba now Garfa, Addl. District Sub-Registrar Office, Sealdah, District South 24-Parganas comprised in Dag No.681 appertaining to Khatian No. 774, being known, numbered and distinguished as Municipal Premises No. 21, Dr. Nagen Ghosh Lane, Kolkata- 700031 within the local ambit of the Kolkata Municipal Corporation in Ward No.92 having Assessee No. 21-092-10-0043-1 with all sorts of user and easement rights being butted and bounded as follows:

ON THE NORTH : Premises No. 22, Dr. Nagen Ghosh Lane, Kolkata-700031

ON THE SOUTH : Premises No. 21/1 and 21/2, Dr. Nagen Ghosh Lane, Kolkata-700 031.

ON THE EAST : Premises No. 9A, Ganesh Banerjee Lane, Kolkata – 700031.

ON THE WEST : 8' feet-9" inch wide K.M.C Road (Previously 6' Ft).

The Site Plan of the said Property / Premises showing the Land with Structure thereon is attached herein and marked with Colour **RED** and **GREEN**.

ANNEXURE- A

LIST OF DEEDS AND DOCUMENTS HANDED OVER BY THE VENDOR TO THE PURCHASER IN ORIGINAL.

1. Deed of Sale dated 26th day of May, 1938 corresponding to 12th day of Jaistha, 1345 B.S. duly registered in the office of the District Sub-Registrar, Alipore, 24 Parganas recorded in Book No. I, Volume No. 49, Pages 241 to 246, Being No. 2093 for the year 1938,
2. Deed of Sale dated 5th day of December, 1979, registered in the office of the District Sub-Registrar, Alipore, 24 Parganas, recorded in Book No. I, Volume No. 156, Pages 63 to 72, Being No. 6544, for the year 1979

3. Deed of Sale dated 5th day of December, 1979 duly registered in the office of the District Sub-Registrar, Alipore, 24 Parganas and recorded in Book No. I, Volume No.135, Pages 238 to 249, Being No.6543, for the year 1979.
4. Deed of Sale dated 15th day of May, 1981 duly registered in the office of the District Sub-Registrar, Alipore, 24 Parganas and recorded in Book No. I, Volume No.194, Pages from 270 to 280, Being No. 5348 for the year 1981.
5. Deed of Conveyance dated 18th day of April, 2011, registered in the office of the District Sub-Registrar-III, Alipore, South 24 Parganas and recorded in Book No. I, CD. Volume No. 6, Pages from 1979 to 1995, Being No. 02903 for the year 2011,
6. Building Plan vide No. 140 dated 17.6.1982.
7. K.M.C property tax bill upto date
8. Mutation certificate of Vendor Dr Debashis Adhikary.
9. Aadhaar and PAN card of Vendor.
10. IB copy of Premises.
11. Assessment Roll of Premises.
12. Current Electric bill of Premises.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the Day, Month and Year first above written.

Signed, Sealed and Delivered
by **OWNER/ VENDOR and the PURCHASER**
above-named at Kolkata in the presence of :

Witnesses-

1. Joyanta Mondal
Alipore Judges Court.
KOL- 27.

Debashis Ashikary

OWNER/ VENDOR

Moumitra Basak
2. 33 Pame Parney Road
Shalcevia KOL 31

Sabita Basak

PURCHASER

Drafted as per instructions of the parties and verified by them:-

Anirban Khastagir
Anirban Khastagir
Advocate, High Court,
Calcutta

Email- anijaye69@gmail.com

Enrolment No. WB 504/ 2002

Received of and from the within named **PURCHASER** the within mentioned sum of **Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs) only**, as full and final payment of total Consideration Money including TDS as applicable as per Income Tax Act, for Sale of entire Property at or being **Premises No. 21, Dr. Nagen Ghosh Lane, Kolkata- 700031, P.S. Kasba now Garfa, under K.M.C Ward No. 92** (described in the Schedule hereinbefore written) as per memo written below-

MEMO OF CONSIDERATION

Paid By

RTGS/ Cheque	Dated	Drawn on Bank and Branch	Amount (Rs)
RTGS	08/03/2024	INDIAN OVERSEAS BANK, UTR NO. IOBAR52024030800777993	20,00,000/-
	29/04/2024	TDS acknowledgement no. AL01307655	1,19,425/-
RTGS	07/05/2024	INDIAN OVERSEAS BANK, UTR NO. IOBAR52024050700445900	40,00,000/-
RTGS	10/05/2024	INDIAN OVERSEAS BANK, UTR NO. IOBAR520240510000696147	48,80,575/-
Total			Rs.1,10,00,000/-

Debarshi Halder

Witnesses:-

I say, I received.

1. Joyanta Mondal

2. Nannickar Basak

Debarshi Halder

Owner / Vendor

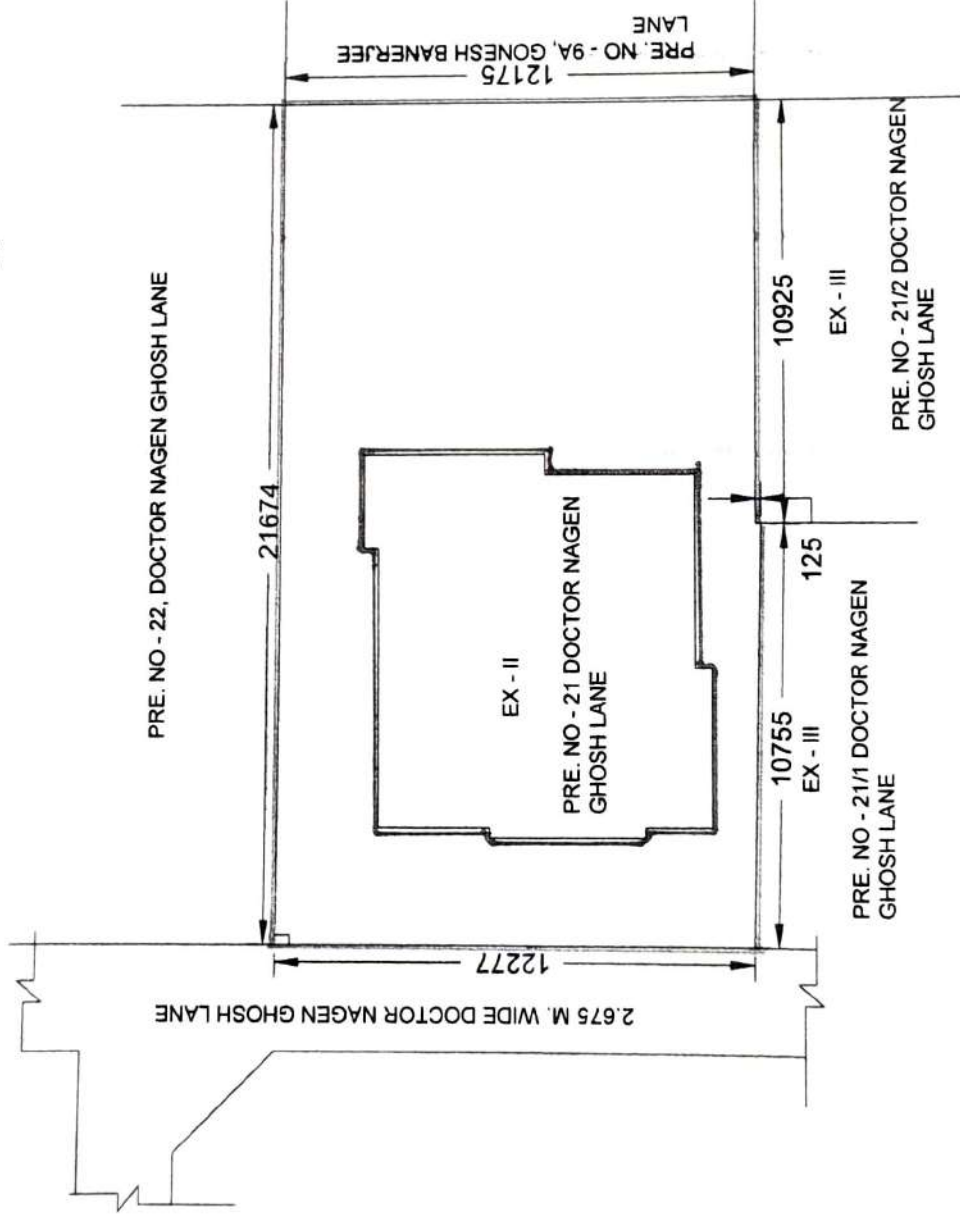
SITE PLAN SHOWING LAND WITH TWO STORED BUILDING AT MOUZA - DHAKURIA, J.L. NO - 18, TOUZI NO - 230/233, COMPRISED IN PORTION OF C.S. DAG NO - 681, KHATIAN NO - 774, UNDER KOLKATA MUNICIPAL CORPORATION PREMISES NO - 21, DOCTOR NAGEN GHOSH LANE IN WARD NO - 092, BOROUGH - X, P.S. KASBA NOW GARFA, KOLKATA - 700031, DIST. - SOUTH 24-PARGANAS.

ALL DIMENSIONS ARE IN MILLIMETRE
SCALE - 1:200

AREA OF PLOT OF LAND = 04K-00CH - 38 Sft

COVERED AREA OF BUILDING = 1422 Sft

AREA SHOWN BY RED BORDER (LAND AND STRUCTURE)



Debashis Ashikary
SIGNATURE OF OWNER

Sabita Basak
SIGNATURE OF PURCAHER

SPECIMEN FORM FOR TEN FINGERPRINTS

Left Hand

Little finger	Ring finger	Middle finger	Fore finger	Thumb
Thumb	Fore finger	Middle Finger	Ring finger	Little finger

Right Hand

Signature



Debarshi Achary
Signature

Left Hand

Little finger	Ring finger	Middle finger	Fore finger	Thumb
Thumb	Fore finger	Middle Finger	Ring finger	Little finger

Right Hand

Left Hand

Little finger	Ring finger	Middle finger	Fore finger	Thumb
Thumb	Fore finger	Middle Finger	Ring finger	Little finger

Right Hand

Sabita Bazar
Signature

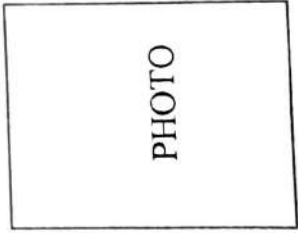


Left Hand

Little finger	Ring finger	Middle finger	Fore finger	Thumb
Thumb	Fore finger	Middle Finger	Ring finger	Little finger

Right Hand

Signature



Major Information of the Deed

Deed No :	I-1603-07656/2024	Date of Registration	10/05/2024
Query No / Year	1603-2001051456/2024	Office where deed is registered	
Query Date	25/04/2024 7:41:49 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status : Deed Writer		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1,10,00,000/-		Rs. 1,19,42,502/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,97,245/- (Article:23)		Rs. 1,19,471/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urbar area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Nagen Ghosh Lane, Premises No: 21,, Ward No: 092 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 38 Sq Ft	1,00,00,000/-	1,09,42,502/-	Width of Approach Road: 9 Ft.,
	Grand Total :			6.6871Dec	100,00,000 /-	109,42,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1422 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 711 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

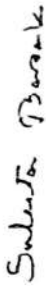
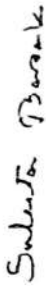
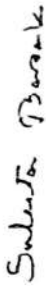
Floor No: 1, Area of floor : 711 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	1422 sq ft	10,00,000 /-	10,00,000 /-	
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Seller Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Dr Debashis Adhikary Son of Mr Nirod Kanti Adhikary Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td colspan="2">10/05/2024</td> <td>LTI 10/05/2024</td> <td>10/05/2024</td> </tr> </tbody> </table> 137,Rabindra Nagar, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: ARxxxxx8L, Aadhaar No: 42xxxxxxxx9295, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Dr Debashis Adhikary Son of Mr Nirod Kanti Adhikary Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office		 Captured		10/05/2024		LTI 10/05/2024	10/05/2024
Name	Photo	Finger Print	Signature										
Dr Debashis Adhikary Son of Mr Nirod Kanti Adhikary Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office		 Captured											
10/05/2024		LTI 10/05/2024	10/05/2024										

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Sabita Basak (Presentant) Wife of Mr Manindra Basak Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td colspan="2">10/05/2024</td> <td>LTI 10/05/2024</td> <td>10/05/2024</td> </tr> </tbody> </table> Wife of Mr Manindra Basak 33,Tanupukur Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: AExxxxx1F, Aadhaar No: 53xxxxxxxx2840, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs Sabita Basak (Presentant) Wife of Mr Manindra Basak Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office		 Captured		10/05/2024		LTI 10/05/2024	10/05/2024
Name	Photo	Finger Print	Signature										
Mrs Sabita Basak (Presentant) Wife of Mr Manindra Basak Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 10/05/2024 ,Place : Office		 Captured											
10/05/2024		LTI 10/05/2024	10/05/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Jayanta Mondal Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
10/05/2024		10/05/2024	10/05/2024

Identifier Of Dr Debashis Adhikary, Mrs Sabita Basak

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Debashis Adhikary	Mrs Sabita Basak-6 68708 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Debashis Adhikary	Mrs Sabita Basak-1422.00000000 Sq Ft

Endorsement For Deed Number : I - 160307656 / 2024

On 10-05-2024

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 : 2 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 13:38 hrs on 10-05-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs Sabita Basak ,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 1,19,42,502/-

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

Execution is admitted on 10/05/2024 by 1. Dr Debashis Adhikary, Son of Mr Nirod Kanti Adhikary, 137,Rabindra Naqa P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Professionals, 2. Mrs Sabita Basak, Wife of Mr Manindra Basak, 33,Tanupukur Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business Indentified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,19,471.00/- (A(1) = Rs 1,19,425.00/- ,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 1,19,439/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2024 5:56PM with Govt. Ref. No: 192024250040394118 on 08-05-2024, Amount Rs: 1,19,439/-, Bank: SBI EPay (SBlePay), Ref. No. 9726563564529 on 08-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,97,145/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,97,145/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 770, Amount: Rs.100.00/-, Date of Purchase: 09/05/2024, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2024 5:56PM with Govt. Ref. No: 192024250040394118 on 08-05-2024, Amount Rs: 5,97,145/-, Bank: SBI EPay (SBlePay), Ref. No. 9726563564529 on 08-05-2024, Head of Account 0030-02-103-003-02



Md Iyaraftun Gazi

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 1603-2024, Page from 192218 to 192245
being No 160307656 for the year 2024.



(Md Iyara fiun Gazi) 10/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

Digitally signed by MD IYARAFIUN GAZI
Date: 2024.05.10 14:43:20 +05:30
Reason: Digital Signing of Deed.