

L-1588/2020



पश्चिम बंगाल WEST BENGAL V.C. Case No. 422/2020

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

DEED OF CONVEYANCE

Additional District Sub-Registrar,
Garia South 24 Parganas

THIS DEED OF CONVEYANCE is made on this 20th day of 20 MAR 2020
March, Two Thousand and Twenty **BETWEEN (1) SMT. JHARNA THAKURTA** (having Income Tax PAN ABSPT9996M, Aadhaar No.6800 6916 5649, Mobile No.9831738060), wife of Sri Bhola Pada Thakurta and daughter of Late Dharendra Ranjan Bhattacharyya, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at No. 160, Manicktala Main Road, Bengal Chemical, B-4/2, Purbasha Housing Estate, Kakurgachi, Kolkata-

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700 054, Post Office Kakurgachi, Police Station Manicktala,
(2) SMT. PARNA MUKHERJEE (having Income Tax PAN AQYPM8746R, Aadhaar No.8151 9766 2047, Mobile No.6289793425), wife of Sri Chandra Shekhar Mukherjee and daughter of Late Dharendra Ranjan Bhattacharyya, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at No. EE-173/7, Salt Lake, Sector-II, Kolkata-700 091, Post Office Sech Bhavan, Police Station Bidhan Nagar (South), **(3) SRI KANKAN BHATTACHARYYA (having Income Tax PAN ADXPB9755B, Aadhaar No.7486 8335 6605, Mobile No.9433071155),** son of Late Dharendra Ranjan Bhattacharyya, by faith Hindu, by Nationality Indian, by occupation Retired, residing at No. 3B-2-Bay Tower, Hiland Park, Panchasayar, Kolkata-700 094, Post Office Panchasayar Police Station Purba Jadavpur and **(4) SRI ADESH BHATTACHARYA (having Income Tax PAN EXFPB3392N, Aadhaar No.3962 8250 9264, Mobile No.8017254696),** son of Late Sanjay Bhattacharya, by faith Hindu, by Nationality Indian, by occupation Student, residing at No. 172, Garia Garden, Kolkata-700 084 , Post Office Garia, Police Station Narendrapur (formerly Sonarpur) hereinafter collectively called and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include

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their and each of their respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART AND SRI CHIRANJIT BHATTACHARJEE** (having Income Tax PAN **BDBPB6737L**, Aadhaar No. **7075 7075 7664**, Mobile No. **9831268680**), son of Sri Bidhan Chandra Bhattacharjee, by faith Hindu, by Nationality Indian, carrying on business as Developer and Contractor under the name and style of **M/s. EPIC**, as **Proprietor** thereof having his Office at No. 442, West Mahamayapur, M-173, Garia Gardens, Garia, Kolkata-700 084, Post Office Garia, Police Station Narendrapur (formerly Sonarpur) and place of residence at Fartabad Beltala, Garia Kolkata-700 084, Post Office Garia, Police Station Narendrapur (formerly Sonarpur), District South 24-Parganas hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

W H E R E A S :

- A) One Chittatosh Dasgupta, Ratan Dasgupta, Smt. Gouri Gupta, Smt. Jhunu Dasgupta, Smt. Chhabi Sen, Smt. Rubi Dasgupta, Smt. Jolly Sengupta, all being the Heirs of Smt. Rani Dasgupta had acquired their joint ownership over **ALL THAT** the piece and parcel of 5 Cottahs 12 Chhitacks more or less Bastu land

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together with one storied building standing thereon or on part thereof situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Sonarpur, within the District 24-Parganas under Garia II No. Gram Panchayet free from all encumbrances.

- B) While thus seized and possessed of ALL THAT the property as aforesaid, the said Chittatosh Dasgupta and Six others by and/or under a Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 12th day of August, 1981 corresponding to 27th day of Shravana, 1388 B. S., jointly sold, transferred, conveyed ALL THAT the property as aforesaid morefully and particularly described in the SCHEDULE thereunder written and delineated in the Map or Plan annexed thereto and bordered RED thereon unto and in favour of Dhirendra Ranjan Bhattacharyya, son of Late Chandrodaya Bidyabinod at or for the valuable consideration therein mentioned and the said Deed of Sale was registered at the Office of the District Registrar Alipore and recorded in its Book No.I, Vol.No.315, at Pages 108 to 121, Being No.9553 for the year 1981.
- C) Under the Deed of Sale dated 12-08-1981 as aforesaid, the said Dhirendra Ranjan Bhattacharyya acquired his absolute ownership over the said property and was seized and possessed of ALL THAT the piece and parcel of 5 Cottahs 12 Chhitacks more or less Bastu land together with one storied

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building standing thereon or on part thereof situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Sonarpur, within the District 24-Parganas under Garia II No. Gram Panchayet.

- D) The said Dhirendra Ranjan Bhattacharyya, being the owner of the said property had mutated his name in the records of Jr. Land Reforms Office, Sonarpur, South 24-Parganas in Mutation Case No.290(5) 81-82.
- E) Being the owner of the aforesaid property, the said Dhirendra Ranjan Bhattacharyya by a Deed of Gift dtd.13th day of March, 1992 granted and transferred as and by way of Gift ALL THAT Built-up Terrace over the Ground floor of the existing building measuring an area of 762 Sq. ft. more or less within the said property having land area of 5 Cottahs 12 Chhitacks more or less situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Sonarpur, within the District of South 24-Parganas morefully described in the SECOND SCHEDULE thereunder written unto and in favour of his Youngest son Kankan Bhattacharyya (the Vendor No. 3 herein) for the consideration of natural love and affection therein mentioned and the said Deed of Gift dtd.13-03-1992 was registered at the Office of

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the District Sub-Registrar, Alipore and recorded in its Book No. I, Vol.No.85, at Pages 133 to 149, Being No.4528 for the year 1992.

- F) Subsequently, ALL THAT the said Built-up 10 years old Terrace over the Ground floor of the existing building measuring an area of 762 Sq. ft. more or less within the said property having land area of 5 Cottahs 12 Chhitacks more or less situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Sonarpur, within the District of South 24-Parganas was recorded in the name of Kankan Bhattacharyya in the Municipal records of Rajpur-Sonarpur Municipality and was/is numbered as Holding No.114, Paschim Mahamayapur under Ward No. 28. and the remaining portion of the said property was mutated in the name of said Dhirendra Ranjan Bhattacharyya in the Municipal records of Rajpur-Sonarpur Municipality and was/is numbered as Holding No.113, Paschim Mahamayapur under Ward No. 28.
- G) While thus sized and possessed of ALL THAT the property as aforesaid situated at Holding No. 113, Paschim Mahamayapur, the said Dhirendra Ranjan Bhattacharyya had died intestate on 20th day of December, 1998, leaving his Wife Smt. Pratima Bhattacharyya, 2 (two) sons viz., Sanjay Bhattacharya, Kankan Bhattacharyya and 2 (two) Married Daughters viz., Smt.

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Jharna Thakurta, wife of Bhola Pada Thakurta and Smt. Parna Mukherjee, wife of Chandra Shekhar Mukherjee as his Heirs and Legal Representatives and subsequently out of the said Heirs of said Dharendra Ranjan Bhattacharyya, his Wife Smt. Pratima Bhattacharyya had also died intestate on 30th day of May, 2003 leaving her Two Sons and Two Daughters as aforesaid as her Heirs and Legal Representatives.

- H) In the event, Sanjay Bhattacharya, Kankan Bhattacharyya Smt. Jharna Thakurta, and Smt. Parna Mukherjee became the joint owners of ALL THAT the piece and parcel of 5 Cottahs 12 Chhitacks more or less together with old 25 years old building having cemented flooring situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Sonarpur, within the District of South 24-Parganas, within the Holding No. 113, Paschim Mahamayapur, under Ward No. 28 of Rajpur-Sonarpur Municipality and Kankan Bhattacharyya retained his ownership over ALL THAT the said Built-up 10 years old Terrace having cemented flooring over the Ground floor of the existing building measuring an area of 762 Sq. ft. more or less within the said property having land area of 5 Cottahs 12 Chhitacks more or less situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Sonarpur, within the District of South 24-Parganas, numbered as Holding No.114, Paschim Mahamayapur, under Ward No. 28 of Rajpur-Sonarpur

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Municipality and the owners of the said property had also mutated their names in the records of Block Land & Land Reforms Office Sonarpur in respect of the properties as aforesaid.

- I) Out of the said joint owners of the aforesaid property Smt. Jharna Thakurta and Parna Mukherjee, by a Deed of Gift dtd.28-07-2017, registered at the Office of Addl. District Sub-Registrar, Garia and recorded in its Book No.I, Volume No. 1629-2017, Page from 75969 to 75996, Being No.162903086 for the year 2017 conveyed, transferred as and by way of Gift ALL THAT undivided share equivalent to 2 Cottahs 2 Chhitacks 23 Sq. ft. more or less of land together with about 381 Sq. ft. more or less of structures in one storied building out of 5 Cottahs 12 Chhitacks more or less of land and structures thereon situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Sonarpur, within the District of South 24-Parganas, more fully described in SCHEDULE thereunder written unto and in favour of their Brothers viz., Sanjay Bhattacharya and Kankan Bhattacharyya for the consideration of natural love and affection therein mentioned and the remaining portion of the said property were within the joint ownership of said Sanjay Bhattacharya, Kankan Bhattacharyya, Smt. Jharna Thakurta and Smt. Parna Mukherjee within the said Holding No.113, Paschim Mahamayapur.

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- J) Out of the said joint owners of the property as aforesaid, Sanjay Bhattacharya had died intestate on 22nd day of January, 2020 leaving his only Son Adesh Bhattacharya (the Vendor No.4 herein) as his only Heir and Legal Representative and his wife Smt. Sabitri Bhattacharya had pre-deceased him and she died intestate on 03rd day of June, 2011.
- K) In the circumstances, Smt. Jharna Thakurta, and Smt. Parna Mukherjee, Kankan Bhattacharyya and Adesh Bhattacharya became the joint owners of ALL THAT the piece or parcel of 5 Cottahs 12 Chhitacks more or less of Bastu land together with 25 years old structures measuring 1080 Sq.ft. more or less in Ground floor having cemented flooring and 10 years old structures measuring 762 Sq. ft. more or less on First floor having cemented flooring standing thereon or on part thereof situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Sonarpur, within the District of South 24-Parganas, being the Municipal Holding Nos. 113, Paschim Mahamayapur and 114, Paschim Mahamayapur, under Ward No.28 of Rajpur-Sonarpur Municipality.
- L) Subsequently, a part/portion of the property measuring 1 Cottah 4 Chhitacks 28 Sq. ft. of land out of land area of 5 Cottahs 12 Chhitacks within the said property was/is merged with adjacent Roads in South side and East side of the said

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property for widening the said Roads and thus on physical measurement actual land area within the said property/Holding Nos. 113, Paschim Mahamayapur and 114, Paschim Mahamayapur was found as 4 Cottahs 7 Chhitacks 17 Sq. ft. more or less.

- M) The Vendors are thus jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece or parcel of 4 Cottahs 7 Chhitacks 17 Sq. ft. more or less of Bastu land together with old structures measuring 1080 Sq.ft. more or less in Ground floor having cemented flooring and measuring 762 Sq.ft. more or less on First floor having cemented flooring standing thereon or on part thereof situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Narendrapur (formerly Sonarpur), within the District of South 24-Parganas, being the Municipal Holding Nos. 113, Paschim Mahamayapur and 114, Paschim Mahamayapur, under Ward No.28 of Rajpur-Sonarpur Municipality morefully and particularly described in the SCHEDULE hereunder written free from all encumbrances.
- N) Owing to various weighty reasons and circumstances beyond control the Vendors earlier had decided to sell the aforesaid property in favour of suitable person or persons.

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- O) The Purchaser herein, being desirous to acquire the property as aforesaid had approached the Vendors to sell/transfer the same in his favour and thus made negotiations with the Vendors herein from time to time and thereafter the Vendors have agreed to sell and the Purchaser herein have also agreed to purchase and/or acquire ALL THAT the piece or parcel of 4 Cottahs 7 Chhitacks 17 Sq. ft. more or less of Bastu land together with old structures measuring 1080 Sq.ft. more or less in Ground floor having cemented flooring and measuring 762 Sq.ft. more or less on First floor having cemented flooring standing thereon or on part thereof situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Narendrapur (formerly Sonarpur), within the District of South 24-Parganas, being the Municipal Holding Nos: 113, Paschim Mahamayapur and 114, Paschim Mahamayapur, under Ward No.28 of Rajpur-Sonarpur Municipality morefully and particularly described in the SCHEDULE hereunder written (hereinafter referred to as the "**SAID PROPERTY**") at or for the total consideration of **Rs.40,00,000/-** (Rupees Forty Lakhs only) free from all encumbrances.
- P) In pursuance of the such offer and acceptance made between the Vendors and the Purchaser herein, the Purchaser have paid the said total consideration of Rs.40,00,000/- in full to the Vendors herein on or before execution of these presents and

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after such payments, the Vendors have delivered khas, vacant possession of the said property in favour of the Purchaser herein and the Purchaser being in possession of the said property have now requested the Vendors to complete the sale of the said property in his favour and thus the Vendors are jointly completing the sale and transfer of the said property in favour of the Purchaser herein by these presents.

NOW THIS DEED OF CONVEYANCE WITNESSETH that in pursuance of the said offer, acceptance and agreement and in consideration of the said sum of **Rs.40,00,000/-** (Rupees Forty Lakhs only) well and truly paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof and that the same being the full price of the said property received by the Vendors, the Vendors do hereby and as well as by the receipt hereunder written admit and acknowledge and of and from the payments of the same and every part thereof doth hereby acquit, release and forever discharge the Purchaser and also the said property land hereditaments and premises and every part thereof) the Vendors herein do hereby grant, convey, sell, transfer assign and assure unto and in favour of the Purchaser **ALL THAT** the said land hereditaments and premises containing an area of 4 Cottahs 7 Chhitacks 17 Sq. ft. more or less of Bastu land together with 25 years old structures measuring 1080 Sq.ft. more or less in Ground floor having cemented flooring and 10 years old structures measuring 762 Sq. ft. more or less on First floor having cemented

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flooring standing thereon or on part thereof situated lying at **Mouza Barhansfartabad**, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Narendrapur (formerly Sonarpur), within the District of South 24-Parganas, being the Municipal Holding Nos. 113, Paschim Mahamayapur and 114, Paschim Mahamayapur, under Ward No.28 of Rajpur-Sonarpur Municipality morefully and particularly described in the **SCHEDULE** hereunder written and as delineated in the Map or Plan annexed hereto and bordered **RED** thereon forever and absolutely the said land hereditaments and premises now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished together with all benefits and advantages, appendages, privileges and premises or any part thereof belonging to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong to be appurtenant thereto AND the reversion or reversions remainder or remainders rents issues and profits thereof AND all the estate right title inheritance use trust property interest claim and demand whatsoever both at law and in equity of the Vendors into and upon the said land hereditaments or every part thereof **AND** all deeds pattahs muniments writings and evidence of title which in any wise relate to the said land hereditaments and premises or any part or parcel thereof and which now are or hereafter shall or may be in the possession custody or power of the Vendors or any person or persons from whom they can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said property, land hereditaments and premises being **ALL THAT** the

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piece or parcel of 4 Cottahs 7 Chhitacks 17 Sq. ft. more or less of Bastu land together with 25 years old structures measuring 1080 Sq.ft. more or less in Ground floor having cemented flooring and 10 years old structures measuring 762 Sq.ft. more or less on First floor having cemented flooring standing thereon or on part thereof situated lying at Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Narendrapur (formerly Sonarpur), within the District of South 24-Parganas, being the Municipal Holding Nos. 113, Paschim Mahamayapur and 114, Paschim Mahamayapur, under Ward No.28 of Rajpur-Sonarpur Municipality morefully and particularly described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and bordered **RED** thereon and conveyed or expressed and intended so to be with their rights members and appurtenances unto and to the use of the Purchasers absolutely and forever AND the Vendor doth hereby covenant with the Purchaser that **NOTWITHSTANDING** any act and deed or things whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and property/premises hereby granted transferred and conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible title and estate of inheritance without any manner of conditions use trust or other thing whatsoever to alter defeat encumber or make void the same and that **NOTWITHSTANDING** any act deed matter of things whatsoever **AND THAT** the Vendors

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have now good right full power and absolute authority and indefeasible title to grant transfer and convey the said land hereditaments and property/premises hereby granted transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably quietly possess and enjoy the said property, land hereditaments and premises and every part thereof and receive the rents issues and profits thereof without any lawful action interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors **AND** that free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise discharged by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** that the Vendors shall at all times hereafter indemnify and keep indemnified the Purchaser 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 covenants herein contained **AND** that the Vendors and all person or persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land hereditaments and premises or any part thereof from under or in trust for them the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute

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or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land hereditaments and property/premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the property hereby sold)

ALL THAT the piece or parcel of **4 (four) Cottahs 7 (seven) Chhitacks 17 (seventeen) Sq. ft.** more or less more or less of Bastu land together with 25 years old structures measuring 1080 Sq.ft. more or less in Ground floor having cemented flooring and 10 years old structures measuring 762 Sq.ft. more or less on First floor having cemented flooring standing thereon or on part thereof situated lying at **Mouza Barhansfartabad, J.L.No.47, in R.S. Dag Nos.588, 589, 593, under R.S. Khatian No.1174, Police Station Narendrapur (formerly Sonarpur), Additional District Sub-Registration Office Garia (formerly Sonarpur), within the District of South 24-Parganas, being the Municipal Holding Nos. 113, Paschim Mahamayapur and 114, Paschim Mahamayapur, under Ward No.28 of Rajpur-Sonarpur Municipality.** The said property is shown and/or delineated in the Map or Plan annexed hereto and bordered **RED** thereon and the same shall be treated as part of this Deed of Conveyance. The Annual Rent of the said property is payable to Collector South 24-Parganas and the said property within the said Holding is butted and bounded as follows :

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- ON THE NORTH :** By House of B. Chattopadhyay ;
- ON THE SOUTH :** By 16'ft. wide Municipal Road named Garia Gardens Road also known as Mahamayapur School Road ;
- ON THE EAST :** By 12'ft. wide Municipal Road named Garia Gardens Road also known as Mahamayapur School Road ;
- ON THE WEST :** By Land and building of others ;

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

SIGNED SEALED AND DELIVERED
by the **VENDORS** at Kolkata
in the presence of :

1. *Chandul Sarkar*
Advocate

Jharna Ghosh

Parna Mukherjee
Kankan Bhattacharya

2. *Debashish Chowdhury*
Garia Garden - Kol - 84

Adesh Bhattacharya
(Vendors)

SIGNED SEALED AND DELIVERED
by the **PURCHASER** at Kolkata in the
presence of :

1. *Chandul Sarkar*
Advocate

2. *Debashish Chowdhury*

EPIC
Chiranjit Bhattacharya
Proprietor
(Purchaser)

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RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs.40,00,000/-** (Rupees Forty Lakhs only) being total consideration for sale of the said property as described in the Schedule herein above per Memo below :

MEMO OF CONSIDERATION

<u>Date</u>	<u>Mode</u>	<u>Amount</u>
27-02-2020	By Chq. No.000883 on Kotak Mahindra Bank, Garia Br. in favour of Adesh Bhattacharya	Rs.10,00,000.00
20-3-2020	By Chq. No.000895 on Kotak Mahindra Bank, Garia Br. in favour of Kankan Bhattacharyya	Rs. 5,00,000.00
20-3-2020	By Chq. No.000896 on Kotak Mahindra Bank, Garia Br. in favour of Jharna Thakurta	Rs. 1,00,000.00
20-3-2020	By Chq. No.000897 on Kotak Mahindra Bank, Garia Br. in favour of Parna Mukherjee	Rs. 1,00,000.00
20-3-2020	By Chq. No.000898 on Kotak Mahindra Bank, Garia Br. in favour of Adesh Bhattacharya	Rs. 5,00,000.00
20-3-2020	By Chq. No.000899 on Kotak Mahindra Bank, Garia Br. in favour of Adesh Bhattacharya	Rs. 9,00,000.00
Balance C/o. to Page No. 19.....		<u>Rs.31,00,000.00</u>

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Balance B/fd. from Page No. 18....

Rs. 31,00,000.00

20-3-2020 By Chq. No.000900 on Kotak Mahindra Rs. 9,00,000.00
Bank, Garia Br. in favour of Adesh
Bhattacharya

Total : **Rs.40,00,000.00**

(Rupees Forty Lakhs only)

Witnesses :

1. *Chanchal Santra*
Advocate

Tharna Thakur
Parna Mukherjee
Kankan Bhattacharya

2. *Debashish Chowdhury*

Adesh Bhattacharya
(Vendors)

Drafted by :

Chanchal Santra
(**Chanchal Santra**)

Advocate

Regn. No. WB/496/1984

Alipore Judges' Court.

Typed by :

Sunil Kr. Dey
(Sunil Kr. Dey)

513, Chittaranjan Colony,
Baghajatin, Kolkata - 700 092

PLAN OF PROPERTY SITUATED AT MOUZA : BARHANSFARTABD, J. L. NO. 47, IN PART OF
DAG NOS. 588, 589, 593, R.S. KHATIAN NO. 1174, DISTRICT SOUTH 24 - PARGANAS, POLICE
STATION - NARENDRAPUR (FORMERLY - SONARPUR), HOLDING NOS. 113 AND 114, PACHIM
MAHAMAYAPUR UNDER WARD NO. 28, OF RAJPUR - SONARPUR MUNICIPALITY
LAND AREA : 4 COTTAHS - 7 CHHITACKS - 17 SQ.FT. (MORE OR LESS) MARKED IN RED BORDER
AREA OF OLD TWO STORIED BUILDING : 1080 SQ.FT. (MORE OR LESS) GROUND FLOOR
762 SQ.FT. (MORE OR LESS) FIRST FLOOR

PURCHASER : CHIRANJIT BHATTACHARJEE
(Prop. M / S. EPIC)

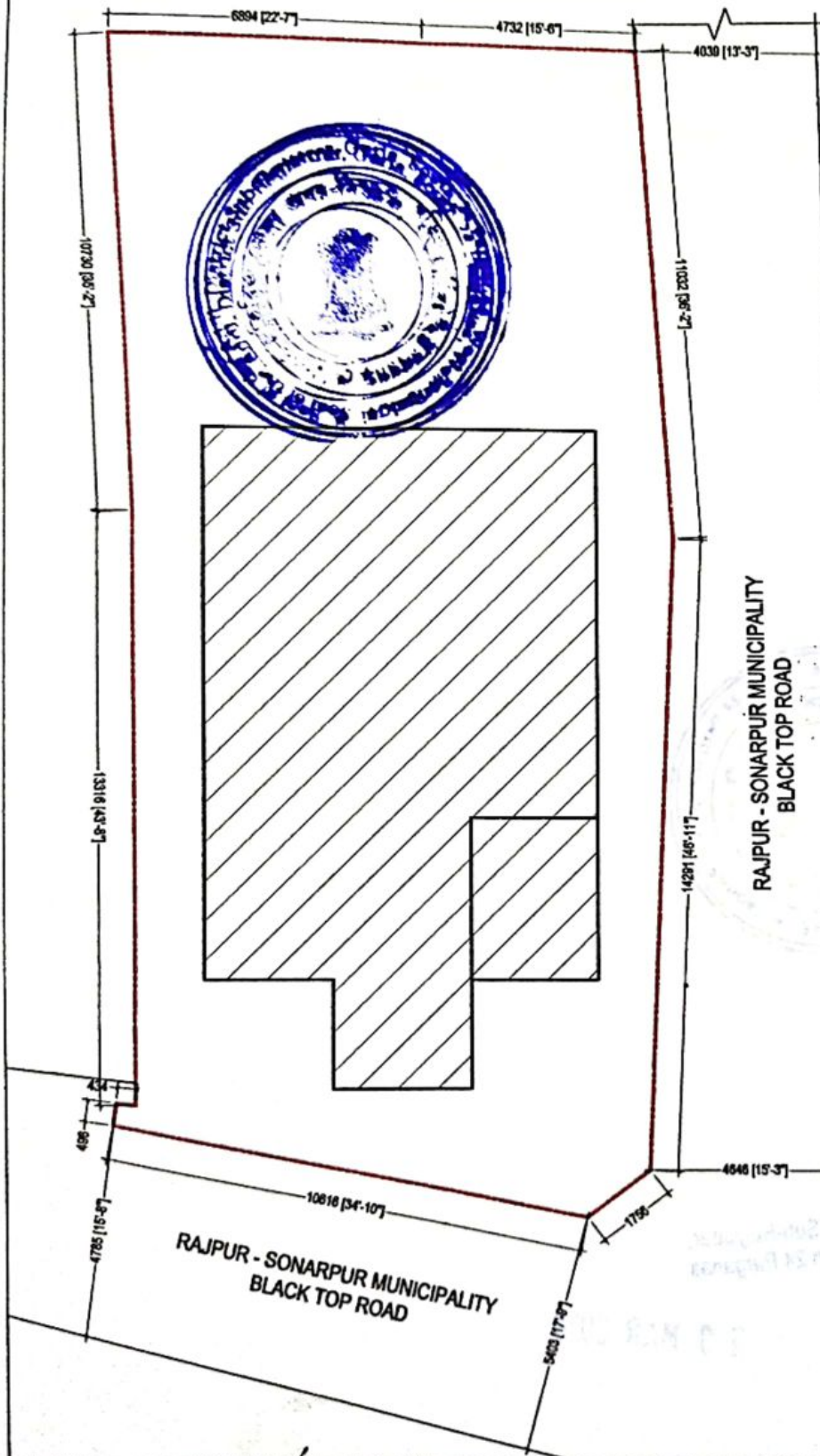
Jharna Mukherjee
Parna Mukherjee
Kankar Bhattacharya

Adesh Bhattacharya
SIGNATURE OF VENDER'S

EPIC
Chiranjit Bhattacharjee
Proprietor
SIGNATURE OF PURCHASER



SCALE - 1 : 150
ALL DIMENSIONS ARE IN MM.
UNLESS OTHERWISE MENTIONED



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... ADESH BHATTACHARYA

Signature... Adesh Bhattacharya

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... CHIRANJIT BHATTACHARJEE

Signature... Chiranjit Bhattacharjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... CHANCHAL SANTRA

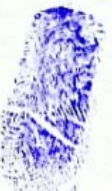
Signature... Chanchal Santra



Jharna Thakurta

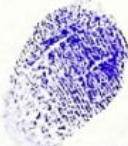
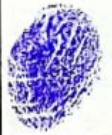
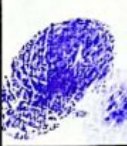
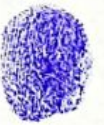
Name... JHARNA THAKURTA

Signature... Jharna Thakurta

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

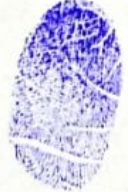
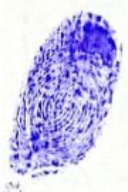
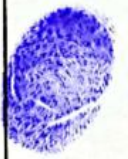
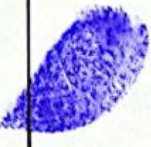
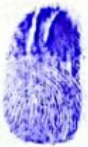
Name... JHARNA THAKURTA

Signature... Jharna Thakurta

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... PARNA MUKHERJEE

Signature... Parna Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Kankan Bhattacharyya

Name... KANKAN BHATTACHARYYA

Signature... Kankan Bhattacharyya

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

GRN: 19-201920-021540231-2
GRN Date: 16/03/2020 12:02:49
BRN: 90055115

Payment Mode: Counter Payment
Bank: State Bank of India
BRN Date: 17/03/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16291000494395/6/2020
[Query No./Query Year]

Name : CHIRANJIT BHATTACHARJEE
Contact No. :
E-mail :
Address : M174 GARIA GARDENS
Applicant Name : Mr Chanchal Santra
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16291000494395/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	559440
2	16291000494395/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	94084

Total

653524

In Words : Rupees Six Lakh Fifty Three Thousand Five Hundred Twenty Four only

Major Information of the Deed

Deed No :	I-1629-01588/2020	Date of Registration	27/05/2020
Query No / Year	1629-1000494395/2020	Office where deed is registered	
Query Date	16/03/2020 11:47:42 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830031694, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 40,00,000/-	Rs. 93,06,086/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,64,440/- (Article:23)	Rs. 94,084/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Garden Road, Mouza: Barhans Fartabad, JI No: 47, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-588	RS-1174	Bastu	Bastu	4 Katha 7 Chatak 17 Sq Ft	30,00,000/-	80,29,999/-	Width of Approach Road: 16 Ft.,
Grand Total :					7.3608Dec	30,00,000 /-	80,29,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1842 Sq Ft.	10,00,000/-	12,76,087/-	Structure Type: Structure
Gr. Floor, Area of floor : 1080 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 762 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1842 sq ft	10,00,000 /-	12,76,087 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Jharna Thakurta Wife of Mr Bhola Pada Thakurta 160, Manicktala Main Road , Bengal Chemical ,, Flat No: B4/2, P.O:- Kakurgachi, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ABSPT9996M, Aadhaar No: 68xxxxxxxx5649, Status :Individual, Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Pvt. Residence
2	Smt Parna Mukherjee Wife of Mr Chandra Shekhar Mukherjee EE-173/7, Salt Lake, P.O:- Sech Bhawan, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AQYPM8746R, Aadhaar No: 81xxxxxxxx2047, Status :Individual, Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Pvt. Residence
3	Mr Kankan Bhattacharyya Son of Late Dhirendra Ranjan Bhattacharyya 3B-2 Bay Tower, Hiland Park Panchasayar, P.O:- Panchasayar, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADXPB9755B, Aadhaar No: 74xxxxxxxx6605, Status :Individual, Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Pvt. Residence
4	Mr Adesh Bhattacharya Son of Late Sanjay Bhattacharya 172, Garia Garden, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: EXFPB3392N, Aadhaar No: 39xxxxxxxx9264, Status :Individual, Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/03/2020 , Admitted by: Self, Date of Admission: 20/03/2020 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	EPIC 442, WEST MAHAMAYAPUR , M-173, GARIA GARDENS, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: BDBPB6737L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr CHIRANJIT BHATTACHARJEE (Presentant) Son of Mr BIDHAN CHANDRA BHATTACHARJEE Fartabad Beltala, P.O:- Garia, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BDBPB6737L, Aadhaar No: 70xxxxxxxx7664 Status : Representative, Representative of : EPIC (as proprierter)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027			
Identifier Of Smt Jharna Thakurta, Smt Parna Mukherjee, Mr Kankan Bhattacharyya, Mr Adesh Bhattacharya, Mr CHIRANJIT BHATTACHARJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Jharna Thakurta	EPIC-1.84021 Dec
2	Smt Parna Mukherjee	EPIC-1.84021 Dec
3	Mr Kankan Bhattacharyya	EPIC-1.84021 Dec
4	Mr Adesh Bhattacharya	EPIC-1.84021 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Jharna Thakurta	EPIC-460.50000000 Sq Ft
2	Smt Parna Mukherjee	EPIC-460.50000000 Sq Ft
3	Mr Kankan Bhattacharyya	EPIC-460.50000000 Sq Ft
4	Mr Adesh Bhattacharya	EPIC-460.50000000 Sq Ft

On 16-03-2020

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 93,06,086/-



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 20-03-2020

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

Presented for registration at 17:30 hrs on 20-03-2020, at the Private residence by Mr CHIRANJIT BHATTACHARJEE

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

Execution is admitted on 20/03/2020 by 1. Smt Jharna Thakurta, Wife of Mr Bhola Pada Thakurta, 160, Manicktala Main Road, Bengal Chemical, Flat No: B4/2, P.O: Kakurgachi, Thana: Manicktala, North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession House wife, 2. Smt Parna Mukherjee, Wife of Mr Chandra Shekhar Mukherjee, EE-173/7, Salt Lake, P.O: Sech Bhawan, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 3. Mr Kankan Bhattacharyya, Son of Late Dharendra Ranjan Bhattacharyya, 3B-2 Bay Tower, Hiland Park Panchasayar, P.O: Panchasayar, Thana: Purba Jadabpur, South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person, 4. Mr Adesh Bhattacharya, Son of Late Sanjay Bhattacharya, 172, Garia Garden, P.O: Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Student

Indetified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-03-2020 by Mr CHIRANJIT BHATTACHARJEE, proprietor, EPIC (Sole Proprietorship), 442, WEST MAHAMAYAPUR, M-173, GARIA GARDENS, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr CHANCHAL SANTRA, Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

1-05-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 93,075/- (A(1) = Rs 93,061/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 94,084/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/03/2020 12:00AM with Govt. Ref. No: 192019200215402312 on 16-03-2020, Amount Rs: 94,084/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90055115 on 17-03-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,58,385/- and Stamp Duty paid by by online = Rs 5,59,440/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/03/2020 12:00AM with Govt. Ref. No: 192019200215402312 on 16-03-2020, Amount Rs: 5,59,440/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90055115 on 17-03-2020, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 27-05-2020

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,58,385/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8674, Amount: Rs.5,000/-, Date of Purchase: 17/03/2020, Vendor name: SAMIRAN DAS



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 56069 to 56110
being No 162901588 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.05.27 14:06:49 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/05/27 02:06:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)