

C/1982/93

I-1979/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AM 673059

06/02/2023
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District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas
 06 FEB 2023

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made this the 6th day of February
 Two Thousand and Twenty-three (2023)

BETWEEN

SMT. MALABIKA DUTTA, (PAN – ADRPD4386N), (Aadhaar No. 3121 9283 6865), wife of Sri Prabir Dutta, daughter of Late Jibanlal Banerjee, by Faith - Hindu, by Occupation – Housewife, by Nationality – Indian, residing at CE-85, Saltlake, BSNL Exchange, Sector – 1, Post Office – Bidhannagar CC Block, Police Station – Bidhannagar, Kolkata - 700064, District – North 24-Parganas, hereinafter called and referred to as the **“OWNER/VENDOR”** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

SRI NARESH CHOPRA (HUF), (PAN – AAEHN5545B), represented by its ‘Karta’ namely **SRI NARESH CHOPRA, (PAN – ACDPC4401G), (Aadhaar No. 3561 8319 2308),** son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation – Business, by Nationality - Indian, residing at Plot No.113, Sector – B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station – Pragati Maidan, Kolkata – 700 105, District – South 24-Parganas, hereinafter called and referred to as the **“PURCHASER”** (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, executors, administrators, representatives, successors-in-office and assigns) of the **OTHER PART.**

WHEREAS by a Deed of Conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as **‘THE SAID SOCIETY’** absolutely purchased for a valuable consideration mentioned therein from one Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza – Nayabad, in formerly

Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance dated 8th February, 1979, registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza - Nayabad, in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5334 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, under formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 '**THE SAID SOCIETY**' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba,

thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres) comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza - Nayabad, in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. I, Being No. 6957 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza - Nayabad, J.L. No. 25, in formerly Police Station - Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. I, Being No. 3223 for the year 1980, '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba, thereafter P.S.

Purba Jadavpur, at present P.S. Panchasayar, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

AND WHEREAS 'THE SAID SOCIETY' became the absolute owner of the total land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] by virtue of the aforesaid Deed of Conveyances so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispendens, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of '**THE SAID SOCIETY**'. The entire land on which the said plots have been so carved out is fully described in the **FIRST SCHEDULE** being **SCHEDULE 'A'** hereunder written.

AND WHEREAS pursuant to an application for membership of "**THE SAID SOCIETY**" made by the Member i.e. the previous Owner namely one Sri Dilip Kumar Lahiri, son of Late Hemendra Chandra Lahiri of C.CC-1, CPWD, Nizam Palace, 234/4, A.J.C. Bose Road, Kolkata - 700 020, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said **SOCIETY** for the demise thereof the Purchaser member i.e. the said Sri Dilip Kumar Lahiri was admitted as a member of '**THE SAID SOCIETY**'.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by "**THE SAID SOCIETY**" to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Member i.e. the said Sri Dilip Kumar Lahiri, was allotted a plot of land, being Plot No.244 (Phase-I) measuring land area 3 (Three) Cottahs more or less, more particularly described in the **SCHEDULE - "B"**

herein below and hereinafter referred to as **"THE SAID PLOT"** and the said Sri Dilip Kumar Lahiri accepted such lottery.

AND WHEREAS the said previous Owner namely Sri Dilip Kumar Lahiri, as the Purchaser therein paid a valuable consideration to **"THE SAID SOCIETY"** from time to time as required by "the said society" for allotment of the said plot in favour of him as the Member.

AND WHEREAS "THE SAID SOCIETY" appropriated the said sum in full payment of the consideration and allotted the said plot to the said Sri Dilip Kumar Lahiri being all that the Plot No.244 (Phase-I) measuring more or less 3 (Three) Cottahs lying and situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, under Collectorate's Touzi No. 56, comprised in R.S. No. 83 (Part), appertaining to R.S. Khatian Nos. 76, 90 & 101, Sub-Registration Office at Sealdah, together with all easement rights over the 40' Feet wide Road by a registered Indenture of Conveyance executed 29.05.1989 and registered on 2.06.1989 made between " the said society" therein referred to as the Vendor Society of the one part and the said Sri Dilip Kumar Lahiri, referred to as the Purchaser member of the other part and registered with the office of District Sub-Registrar at Alipore South 24-Parganas and recorded into Book No. 1, Volume No. 197, at Pages 149 to 152, Being No. 7622 for the year 1989, the said society for the consideration therein mentioned transferred its all right title and interest in respect the said plot of land to the said Sri Dilip Kumar Lahiri at or for the total consideration therein absolutely and forever.

AND WHEREAS after purchase said Sri Dilip Kumar Lahiri aised a kutchha structure thereon.

AND WHEREAS in course of enjoying and possessing the said land due to some lawful grounds needing money said Sri Dilip Kumar Lahiri sold, transferred, conveyed, assigned granted **ALL THAT** piece and parcel of the said homestead plot of land, presently used as Bastu land, measuring an area of 3 (Three) Cottahs be the same a little more or less together with a kutchha structure standing thereon, being Scheme Plot

No. 244 (Phase-I), lying and situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, under Collectorate's Touzi No. 56, comprised in R.S. No. 83 (Part), appertaining to R.S. Khatian Nos. 76, 90 & 101, Sub-Registration Office at Sealdah, under presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District – South 24-Parganas as described in the **SCHEDULE - 'B'** below together with all rights of easements, appurtenances, appendages attached thereto in favour of the present **VENDOR** namely **SMT. MALABIKA DUTTA** by virtue of a registered Indenture of Sale dated 28.04.1997, registered in the office of the Addl. District Sub-Registrar, Sealdah, South 24-Parganas and recorded in Book No. I, Volume No. 37A, Pages from 292 to 301, being Deed No. 1377 for the year 1997 for a valuable consideration as morefully mentioned therein.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance dated 28.04.1997 the present **VENDOR** namely **SMT. MALABIKA DUTTA** becomes the absolute Owner of All That piece and parcel of homestead plot of land, presently used as Bastu land, measuring an area of 3 (Three) Cottahs be the same a little more or less being Plot No. 244 (Phase-I) free from all sorts of encumbrances and as per rules and Regulation of The Jadavpur Co-operative Land & Housing Society Ltd. the present **VENDOR** namely **SMT. MALABIKA DUTTA** got admission into membership of the said Society and entitled to enjoy requisite shares of the society.

AND WHEREAS after purchasing the said demarcated plot of land the present **OWNER/VENDOR** herefn namely **SMT. MALABIKA DUTTA** mutated and recorded her name in the record of The Kolkata Municipal Corporation in respect of her aforesaid purchased plot of land measuring an area of 3 (Three) Cottahs more or less within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, being known as **K.M.C. Premises No. 1258, Nayabad**, having Assessee No. 31-109-08-1258-4, under presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District – South 24-Parganas.

AND WHEREAS thus the present **OWNER/VENDOR** herein is now the absolute recorded Owner of the said Plot of land measuring land area of 3 (Three) Cottahs more or less togetherwith one kutchha structure of tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less standing thereon, being **Scheme Plot No. 244 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. Dag No. 83 (Part)**, under **R.S. Khatian Nos. 76, 90 & 101**, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No. 1258, Nayabad**, having Assessee No. 31-109-08-1258-4, under presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District – South 24-Parganas hereinafter referred to as the **“SAID LAND”** more fully described in the **SCHEDULE** hereunder written.

AND WHEREAS being in urgent need of money, the present **OWNER/VENDOR** herein, decided to sell her **“SAID LAND”** more fully described in the **SCHEDULE - B** hereunder written, to the **PURCHASER** herein. While expressing the intention to sell the **“SAID LAND”**, the **VENDOR** represented and assured the **PURCHASER** above named as follows :-

- (i) That the **VENDOR** herein has decided to sell and/or transfer the "said land" for consideration;
- (ii) That the **VENDOR** herein now has good right, full power and absolute authority to grant, convey, transfer, sell or assign the "said land" to any body in any manner whatsoever;
- (iii) That the **VENDOR** herein, declares that she has not done any wrong or committed any breach whereby the right, title, interest and possession of into and upon the "said land" has in any way been jeopardized or become defective and the **VENDOR** herein shall pay rent and taxes on or before the execution of this Deed of Conveyance in respect of the "said land" to the Land Revenue

Department of the Government of West Bengal and shall handover up to date tax receipt to the **PURCHASERS** herein;

- (iv) That neither the **VENDOR** herein nor her predecessor in title has deposited the title deeds and documents in respect of the "said land" with any bank or financial institution or any other person or party with an intention to create equitable mortgage or as security for repayment of any money or performance of any act or otherwise;
- (v) That the "said land" is not subject to any acquisition or requisition proceedings so far as the knowledge of the **VENDOR** is concern and the **VENDOR** herein has no knowledge about the issuance of any such notice in respect of the "said land" or any part thereof;
- (vi) That there is no suit or proceedings of any nature whatsoever pending in any Court of law in respect of the **VENDOR'S** right, title and interest in the "said land";
- (vii) That neither she entered into nor executed nor shall enter into or execute any other Memorandum of Understanding, Agreement for Sale and/or Agreement of Lease, Development Agreement, Deed of Lease and/or any other arrangement and/or commitment whatsoever in respect of the said land or any part or portion thereof by which any right of third party is created or intended to be created;
- (viii) That the **VENDOR** herein is lawfully competent and entitled to sell, transfer or otherwise dispose of the "said land";
- (ix) That neither there is any restraint order passed by any Court of law nor is there any impediment of any nature whatsoever for the **VENDOR** herein to sell and/or transfer the "said land";
- (x) That in case the **PURCHASERS** herein agree to purchase the "said land" then in that event simultaneously on completion of purchase and the execution of the conveyance/transfer deed, the **VENDOR** herein shall make over the vacant and

peaceful possession of the "said land" in favour of the **PURCHASERS** herein and thereupon the **PURCHASERS** herein shall be entitled to hold, occupy, possess and enjoy the "said land" as owner thereof without any objection or obstruction by any person or party whatsoever.

- (xi) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDOR** or the **VENDOR'S** predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.
- (xii) That the specifications of the said land stipulated in the **SCHEDULE - B** hereto are true and correct and the **VENDOR** herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the **VENDOR** and/or in case if any defect is found in the title of the **VENDOR** herein, in respect of the said land and property, or any part and/or portion thereof and the **VENDOR** herein shall remain responsible for the same, for all times hereafter and further indemnifies and keep the **PURCHASER** indemnified against all suits, actions, claims, demands and proceedings arising therefrom;

The **PURCHASER** herein relying on the abovementioned various representations and assurances made by the **VENDOR** and also believing the same to be true and further placing full faith thereon, agreed to purchase the "said land" specifically stated in the **SCHEDULE - B** hereunder written at or for a total consolidated sum of **Rs.55,00,000/- (Rupees Fifty-five Lakh) only.**

In the property aforesaid, the **VENDOR** herein agreed to sell and/or transfer and the **PURCHASER** above named agreed to purchase **ALL THAT** piece and parcel of the said plot of land measuring an area of **3 (Three) Cottahs more or less** togetherwith one kutchha structure of tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less standing thereon, being **Scheme Plot No. 244 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. Dag No. 83 (Part)**, under **R.S. Khatian Nos. 76, 90 & 101**, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No. 1258, Nayabad**, having Assessee No. 31-109-08-1258-4, under presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District – South 24-Parganas together with all easement rights, amenities and facilities thereto, more fully described in the **SCHEDULE - B** hereunder written, free from all encumbrances whatsoever, at or for the said agreed consideration price of **Rs.55,00,000/- (Rupees Fifty-five Lakh) only** and the **PURCHASER** has paid to the **VENDOR** the total consideration sum of **Rs.55,00,000/- (Rupees Fifty-five Lakh) only** as full and final consideration money as described as per Memo herein below against aforesaid land and property.

NOW THIS INDENTURE WITNESSETH that in consideration of the said sum of **Rs.55,00,000/- (Rupees Fifty-five Lakh) only** paid by the **PURCHASER** to the **VENDOR** herein (the receipt whereof the **VENDOR** doth hereby and also by the Memorandum of Consideration hereunder written admits and acknowledges and acquits and releases the demise premises and the **VENDOR** herein does hereby sells, transfers, conveys, assign confirm and assure unto the **PURCHASER** herein **ALL THAT** the piece and parcel of land measuring about **3 (Three) Cottahs more or less** togetherwith one kutchha structure of tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less standing thereon, being **Scheme Plot No. 244 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. Dag No. 83 (Part)**, under **R.S. Khatian Nos. 76, 90 & 101**, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No. 1258, Nayabad**, having Assessee No. 31-109-08-1258-4, under presently P.S. Panchasayar.

formerly P.S. Purba Jadavpur, Kolkata – 700 094, District – South 24-Parganas more particularly described in the **SCHEDULE "B"** hereunder written and as shown in the annexed plan in **RED** boundary line **OR HOWSOEVER OTHERWISE** the same is or are heretofore was or were butted bounded called known numbered described or distinguished **TOGETHER WITH** all areas, paths, passages, drains, water courses and all manner of rights, liberties, privileges, easements, appendages and appurtenances whatsoever belonging to or in any way appertaining to the said plot together with all reversion or reversions, remainder or remainders and the rents, issues and profits thereof of the plot hereby sold, transferred and conveyed **TO HAVE AND TO HOLD** the said piece or parcel of land together with the rights liberties and appurtenances aforesaid to the said **PURCHASER** absolutely and forever, free from all encumbrances.

**THE VENDOR HEREBY COVENANTS WITH THE PURCHASER
HEREIN AS FOLLOWS :-**

1. The said property hereby demised and conveyed is till date free from all encumbrances, liens, lispensens, attachments and/or any scheme of acquisition from any authority whatsoever..
2. The **VENDOR** has good right, full power and absolute authority to convey the said property hereby transferred to the said **PURCHASER** in the manner aforesaid and the **VENDOR** herein declares that she shall maintain all the formalities of the society to transfer her membership in favour of the **PURCHASER**, if required in accordance with law.
3. The **PURCHASER** shall be entitled to enter upon and enjoy the said property and enjoy the rents, issues and profits thereof without any eviction, interruption, whatsoever by or from the said **VENDOR** or any person or persons claiming through under or in trust for the said **VENDOR**.

4. The said **VENDOR** and all persons claiming through under or in trust for the **VENDOR** shall at all times hereafter at the request and costs of the said **PURCHASER**, its heirs, executors, successors-in-office and assigns do or cause to be done all such acts, deeds, matters and things for more perfectly assuring to the **PURCHASER** herein and its heirs, executors and assigns as may be reasonably required from time to time, and also to produce necessary documents of title relating to or in any way connected with the said property that are being retained by "the said society".

AND THE PURCHASER DOTH HEREBY COVENANT WITH THE "SOCIETY" AS FOLLOWS :-

1. That the **PURCHASER** herein shall from the date hereof pay and bear all taxes, expenses and outgoings with respect to the said property.
2. The **PURCHASER** shall abide by all restrictions, covenants, rules and regulations contained in the principal Deed of Conveyance.

If any of the statements or covenants made hereinbefore by the **VENDOR** is found to be false or any fraud is detected hereafter the **VENDOR** shall be liable to compensate the **PURCHASER** for the same.

If any error or omission is transpired in future in the recitals of this Deed as well as any contents of this Deed, the **VENDOR** and/or her authorized representative shall at the costs and requests of the **PURCHASER** do and execute any Supplementary Deed or Deed of Rectification or Deed of Declaration in favour of the **PURCHASER** or its heirs, successors, representatives and assigns.

THE FIRST SCHEDULE ABOVE REFERRED TO
SCHEDULE - "A"

ALL THAT the piece and parcel of land measuring more or less 45.52 (Forty five point Fifty two) acres approximately 137 (One hundred and Thirty seven) Bighas 5 (Five) Cotthas 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft. situated and lying at and

being comprised of R.S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, 139, J.L. No. 25, Touzi No. 56, under Khatian Nos. 76, 90 & 101, in Mouza – Nayabad, under presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, under K.M.C. Ward No. 109, in the District of South 24-Parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO
SCHEDULE – “B”

ALL THAT the piece and parcel of presently homestead land measuring an area of **3 (Three) Cottahs more or less** togetherwith one kutchha structure of tile shed measuring an area of 100 (One Hundred) Sq.ft. more or less standing thereon, further together with the undivided share and interest in Road at the Western side of the said land for the purpose of ingress and egress to the said land and also to construct drain, lay down and bring water pipe line, electric line, telephone line, gas line etc. further together with the right to use the 40 Feet wide Road on the Western side abutting the said land for pass and repass, being **Scheme Plot No. 244 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. Dag No. 83(Part)**, under **R.S. Khatian Nos. 76, 90 & 101**, out of the total land as mentioned in the **SCHEDULE - A** above, Sub-Registration Office at Sealdah, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No. 1258, Nayabad**, having Assessee No. **31-109-08-1258-4**, under presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District – South 24-Parganas and the aforesaid plot of land is shown in the annexed plan by “**RED**” border line and the entire property is butted and bounded by :

ON THE NORTH BY : By Scheme Plot No. 243;
ON THE SOUTH BY : By Scheme Plot No. 245;
ON THE EAST BY : R.S. Dag No. 84;
ON THE WEST BY : 40’ Ft. wide K.M.C. Road.

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

WITNESSES :

1. *Balikaumakar*
CHAITANYABAS
KOT 94

Malabika Dutta
 SIGNATURE OF THE VENDOR

2. *Ram Bharat Chopra*
PL-113 Sec-B
Metropolitan Housing
Society KOKOL-105

FOR NARESH CHOPRA (MHP)
Nareesh Chopra
Karto

SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY:

Tapesh Mishra (Signature)

(TAPESH MISHRA)
 ADVOCATE [Enrol. No. F/1224/07]
 HIGH COURT, CALCUTTA
 Resi-cum-Chamber : 69/1, Baghajatin
 Place, Kolkata-700086

Mob. 9836115120
 Email: tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASER** for the within mentioned sum of **Rs.55,00,000/- (Rupees Fifty-five Lakh)** only as full and final settlement of entire consideration sum in respect of the **SCHEDULE - B** mentioned land and property known as **K.M.C. Premises No. 1258, Nayabad, Kolkata - 700 094** alongwith a tile shed in the manner followings :

Sl. No.	Demand Draft No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	768937	03.02.2023	State Bank of India, Beliaghata Branch.	Rs.55,00,000.00
TOTAL:				Rs.55,00,000.00

(Total Rupees Fifty-five Lac only)

WITNESSES :

1. *BaPiKarmakor*
ehit Naybad
KOL = 94

2. *Ram Bharat choudhary*
PL-113 sec-B
metropolitan; Housing
Society Kol-105

Malavika Dutta
SIGNATURE OF THE VENDOR

PLAN SHOWN THE PLOT OF LAND AT PREMISES NO- 1258, NAYABAD,
RESPONDING TO R.S. DAG NO- 83, R.S. KHATIAN NO - 101, MOUZA-
NAYABAD, J.L. NO-25, K.M.C. WARD NO- 109, BOROUGH - XII, KOLKATA- 700
94, WITHIN P.S. - PANCHASAYAR

AREA OF LAND- 03KA- 00CH. - 00SFT. (Shown in RED Border Line)

Land of
R.S. Dag No- 84



12200

Land of
Premises No-
2665, Nayabad
Plot No-243

16425

Land of
Premises No-
1258, Nayabad
Plot No-244

16472

Vacant
Land of
Plot No-245

12200

12.100 M Wide Blacktop Road

MR NARESH CHOPRA (HUF)

Nareesh Chopra

Karto

SIGNATURE OF PURCHASER



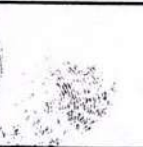


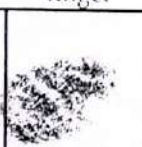
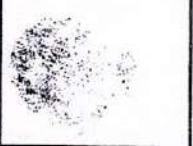




Malabika Dutta

SIGNATURE OF VENDER

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









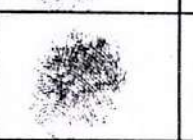
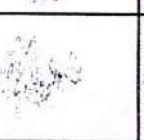

Name

Signature

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
 <i>Malabika</i>	left hand					
	right hand					

Name. MALABIKA DUTTA

Signature Malabika Dutta

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
 <i>Nareesh</i>	left hand					
	right hand					

Name ..NAREESH CHOPRA..

Signature ..Nareesh Chopra..

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

Name

Signature



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



192022230280758248

GRN Details

GRN: 192022230280758248
GRN Date: 04/02/2023 12:53:36
BRN : 8136356286013
Gateway Ref ID: 0596708589
GRIPS Payment ID: 040220232028075823
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBICPay Payment Gateway
BRN Date: 04/02/2023 12:54:04
Method: ICICI Bank - Retail NB
Payment Init. Date: 04/02/2023 12:53:36
Payment Ref. No: 2000295911/1/2023
[Query No/**/Query Year]

Depositor Details

Depositor's Name: Mr NARESH CHOPRA
Address: PLOT NO. 113, SECTOR B, METROPOLITAN HOUSING SOCIETY, KOLKATA - 700105
Mobile: 8820219942
Period From (dd/mm/yyyy): 04/02/2023
Period To (dd/mm/yyyy): 04/02/2023
Payment Ref ID: 2000295911/1/2023
Dept Ref ID/DRN: 2000295911/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000295911/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	238720
2	2000295911/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	59714
			Total	298434

IN WORDS: TWO LAKH NINETY EIGHT THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.



सत्यमेव जयते

Check
Atm

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

Query No / Year	2000295911/2023	Office where deed will be registered
Query Date	03/02/2023 6:13:11 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 55,00,000/-	Rs. 59,69,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 2,38,820/- (Article:23)	Rs. 59,714/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1258, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	54,70,000/-	59,39,998/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.95Dec	54,70,000 /-	59,39,998 /-	

Structure Details :

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



Land or Building Details as received from KMC :

Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
Assessment No. : 311090812584 Premises No. : 1258 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : MALABIKA DUTTA. Owner Address : CE-85, SECTOR-I, , SALT LAKE, CALCUTTA- 700 064 Pin No. : 700064	Character of Premises: Total Area of Land:

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-03-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 05-03-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
 D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Details :

Name & address	Status	Execution Admission Details :
Smt Malabika Dutta Wife of Shri Prabir Dutta,CE-85, Saltlake, BSNLEExchange, Sector 1,, City:- , P.O:- Bidhannagar CC Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. adxxxxxx6n, Aadhaar No.: 31xxxxxxxx6865,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	NARESH CHOPRA HUF (HUF) ,Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 PAN No. AAxxxxxx5B, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Naresh Chopra Son of Mr Ram Ratan ChopraPlot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx1G , Aadhaar No.: 35xxxxxxxx2308	NARESH CHOPRA HUF (as Karta)

Identifier Details :

Name & address
Mr Ram Bharat Chopra Son of Mr Naresh Chopra Plot No.113, Metropolitan Housing Society, South C, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Malabika Dutta, Mr Naresh Chopra

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Malabika Dutta	NARESH CHOPRA HUF-4.95 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt Malabika Dutta	NARESH CHOPRA HUF-100 Sq Ft



Major Information of the Deed

Deed No :	I-1604-01272/2023	Date of Registration	06/02/2023
Query No / Year	1604-2000295911/2023	Office where deed is registered	
Query Date	03/02/2023 6:13:11 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapes h Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 55,00,000/-	Rs. 59,69,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,38,820/- (Article:23)	Rs. 59,746/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



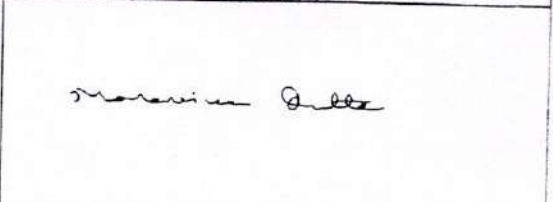
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1258, , Ward No: 109 Pin Code : 700094

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	3 Katha	54,70,000/-	59,39,998/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.95Dec	54,70,000 /-	59,39,998 /-	

Structure Details :

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



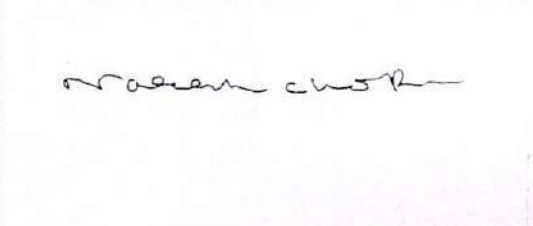
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Malabika Dutta Wife of Shri Prabir Dutta Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	06/02/2023	LTI 06/02/2023		06/02/2023
CE-85, Saltlake, BSNLExchange, Sector 1,, City:- , P.O:- Bidhannagar CC Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: adxxxxxx6n, Aadhaar No: 31xxxxxxxxx6865, Status :Individual, Executed by: Self, Date of Execution: 06/02/2023 , Admitted by: Self, Date of Admission: 06/02/2023 ,Place : Office				



Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	NARESH CHOPRA HUF Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: AAxxxxxx5B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Naresh Chopra (Presentant) Son of Mr Ram Ratan Chopra Date of Execution - 06/02/2023, , Admitted by: Self, Date of Admission: 06/02/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Feb 6 2023 1:00PM	LTI 06/02/2023		06/02/2023
Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1G, Aadhaar No: 35xxxxxxxxx2308 Status : Representative, Representative of : NARESH CHOPRA HUF (as Karta)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ram Bharat Chopra Son of Mr Naresh Chopra Plot No.113, Metropolitan Housing Society, South C, Block/Sector: B, City:-, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105			<i>Ram Bharat Chopra</i>
	06/02/2023	06/02/2023	06/02/2023
Identifier Of Smt Malabika Dutta, Mr Naresh Chopra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Malabika Dutta	NARESH CHOPRA HUF-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Malabika Dutta	NARESH CHOPRA HUF-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160401272 / 2023

On 06-02-2023

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

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

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

Presented for registration at 12:57 hrs on 06-02-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Naresh Chopra ,

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 59,69,998/-

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

Execution is admitted on 06/02/2023 by Smt Malabika Dutta, Wife of Shri Prabir Dutta, CE-85, Saltlake, BSNLExchange, Sector 1,, P.O: Bidhannagar CC Block, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

Indetified by Mr Ram Bharat Chopra, , , Son of Mr Naresh Chopra, Plot No.113, Metropolitan Housing Society, South C, Sector: B, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by profession Business

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

Execution is admitted on 06-02-2023 by Mr Naresh Chopra, Karta, NARESH CHOPRA HUF (HUF), Plot No.113, Metropolitan Housing Society, South Canal Road, Block/Sector: B, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Indetified by Mr Ram Bharat Chopra, , , Son of Mr Naresh Chopra, Plot No.113, Metropolitan Housing Society, South C, Sector: B, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 59,746.00/- (A(1) = Rs 59,700.00/- ,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 59,714/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2023 12:54PM with Govt. Ref. No: 192022230280758248 on 04-02-2023, Amount Rs: 59,714/-, Bank: SBI EPay (SBlePay), Ref. No. 8136356286013 on 04-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,38,820/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,38,720/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 62763, Amount: Rs.100.00/-, Date of Purchase: 19/12/2022, Vendor name: SMRITI BIKASH DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2023 12:54PM with Govt. Ref. No: 192022230280758248 on 04-02-2023, Amount Rs: 2,38,720/-, Bank: SBI EPay (SBlePay), Ref. No. 8136356286013 on 04-02-2023, Head of Account 0030-02-103-003-02



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

