

100 4448/2016

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

S NO. ~~100 1613083/2016~~ 1590990/2016

MV = Rs. 1.08,03,783

X 601079

V.C. Case No. 993 Dt. 23/12/16

J (I) Rs. 250/-

J (II) Rs. 250/-

Total Rs. 500/-

Realised on 23/12/16

D.S. R-1
Alipore South 24 Pgs

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

District Sub-Registrar-
Alipore South 24 Pargan

31 JAN 2017

THIS DEED OF CONVEYANCE made this 23rd day of December,

C. S.

31511

20 DEC 2016

Sl. No.....Date.....

Name.....

Add.....

AMT.....

Fox & Mandal-

12, old Post office st.

141-1

Lena Jabbar.

3059
23.12.16

Lena Jabbar.

(IQBAL JABBAR)



3060

Sonia Jabbar.

(SONIA JABBAR)



3061

Swapan K. Saha

Constituted attorney of
David Roy alias David S. Roy
alias David Scott Roy and
Leela Roy alias Leela Beth
Roy Borenstein.

Identified by me -

Bivash Kerkar
H/O - B.K. Kerkar
2/119 Vidyasagar Colony
P.O - Nakata
P.S - Patuli
Ker. 700047



District Sub-Registrar-I
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SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kolkata

Two Thousand and Sixteen **BETWEEN (1) DAVID ROY alias DAVID S. ROY alias DAVID SCOTT ROY**, son of Late Debdutta Roy, by faith N.A., by occupation Project Manager, U.S. Citizen holding U.S. Passport No. 550451878 and presently residing at 28 Clarendon Road, Scarsdale, NY 10583, U.S.A, having Income Tax Permanent Account No. CGQPR1075L and **(2) MS LEELA ROY alias LEELA BETH ROY BORENSTEIN**, daughter of Late Debdutta Roy, by faith N.A., by occupation Engineering Manager, U.S. Citizen holding U.S. Passport No. 444171124 and presently residing at 10221 Martinhoe Drive, Vienna, VA 22181-5332, U.S.A, having Income Tax Permanent Account No. CIPPR0527L both represented by their Constituted Attorney Swapan Kumar Saha (PAN: BQFPS0839F), son of Late Siddheswar Saha, by faith Hindu, by occupation Service, Indian Citizen, residing at Swami Vivekananda Road, 9th Lane, Sardarpara, Birati, Kolkata - 700 051, P.O. Birati, P.S. Nimta, vide two separate Powers of Attorney dated 12th November, 2016 and 2nd November, 2016 respectively hereinafter collectively referred to as the "**Vendors**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART AND (1) MS SONIA JABBAR**, daughter of Late Sayeed Jabbar, by faith Atheist, by occupation Writer, Indian Citizen, residing at A-57, Nizamuddin East, ^{South,} New Delhi -110 013, P.O. & P.S. Hazrat Nizamuddin, having Income Tax Permanent Account No. ACEPJ1202B, **(2) IQBAL JABBAR**, son of Late Sayeed Jabbar, by faith Muslim, by occupation Businessman, Indian Citizen, residing at 7/3, Burdwan Road, Kolkata - 700 027, P.O. & P.S. Alipore, having Income Tax Permanent Account No. ACGPJ8854P



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hereinafter jointly referred to as the "**Purchasers**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**:

WHEREAS:

A. Rabindra Nath Roy and Sudhindra Nath Roy were jointly the lawful absolute owners of and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the two storeyed brick built messuage tenement and dwelling house together with the piece or parcel of land thereunto belonging and on part whereof the same is erected and built measuring about 1 bigha 1 cottah 8 chittacks 40 square feet as per documents, situate lying at and being Premises No. 7/3, Burdwan Road, Kolkata - 700 027 (previously portions of Premises No. 13, Baistavpara 2nd Lane, Premises No. 10 Burdwan Road and Premises No. 14, Baistavpara 2nd Lane) and morefully described in the First Schedule hereunder written and hereinafter referred to as the "said Premises". Sayeed Jabbar, father of the Purchasers herein, was a tenant in respect of the said Premises and after his demise on 7th June, 1990, Smt. Lalita Jabbar, being the mother of the Purchasers herein, was inducted as a tenant in respect of the said Premises and she and her children (being the Purchasers herein) were in exclusive physical possession of the same.



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B. By a Deed of Conveyance dated 24th November, 1972 registered at the office of the Registrar of Assurances, Calcutta, in Book No. I, Volume No. 159, at Pages 276 to 282, Being No. 6002 for the year 1972, made between Rabindra Nath Roy (therein described as the Vendor of the One Part) and Smt. Lalita Jabbar (therein described as the Purchaser of the Other Part), the said Rabindra Nath Roy granted sold transferred assured and conveyed in favour of Smt Lalita Jabbar All That the undivided one-half share in the said Premises belonging to the said Rabindra Nath Roy free from all encumbrances and attachments whatsoever subject to tenancy of Sayeed Jabbar in respect of undivided one half share of the said Premises.

C. By an Agreement dated 23rd July, 1975 made between Sudhindra Nath Roy (therein described as the Vendor of the One Part) and Smt Lalita Jabbar (therein described as the Purchaser of the Other Part), the said Sudhindra Nath Roy agreed to sell and the Purchaser therein agreed to purchase All That the undivided one-half share in the said Premises belonging to the said Sudhindra Nath Roy for the consideration and on the terms and conditions mentioned therein free from all encumbrances and attachments whatsoever.

D. The said Sudhindra Nath Roy died intestate on 3rd November, 1976 leaving behind his widow Smt Pratima Debi, two sons being Debdutta Roy and Siddhartha Roy and five daughters being Smt Krishna Roy, Smt Gopa Roy, Smt Sujata Roy, Smt Jasodhara Roy and Smt Ratna Mukherjee (hereinafter collectively referred to as the "heirs of Late Sudhindra Nath Roy") as his only heirs and legal representatives who accordingly became the joint lawful absolute owners of and entitled to his undivided one-half share in the said Premises and became liable to carry out his



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obligations under the said Agreement dated 23rd July, 1975. The undivided share of each of the heirs of Late Sudhindra Nath Roy in the said Premises is shown in the table below.

Name of Heir	Undivided Share in the said Premises
Smt. Pratima Debi	1/16 th
Debdutta Roy	1/16 th
Siddhartha Roy	1/16 th
Smt. Krishna Roy	1/16 th
Smt. Gopa Roy	1/16 th
Smt. Sujata Roy	1/16 th
Smt. Jasodhara Roy	1/16 th
Smt. Ratna Mukherjee	1/16 th

E. The heirs of Late Sudhindra Nath Roy failed to carry out their obligations under the said Agreement dated 23rd July, 1975 and a suit for specific performance of the Agreement dated 23rd July, 1975 was filed in the Court of the Learned 1st Assistant District Judge at Alipore by Smt. Lalita Jabbar against the heirs of Late Sudhindra Nath Roy which was numbered as Title Suit No. 92 of 1978 (hereinafter referred to as the "said Suit").



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F. During the pendency of the said Suit, Debdutta Roy, being one of the heirs of Late Sudhindra Nath Roy and a Hindu by religion, died intestate on 27th February, 1984 leaving behind his mother Smt Pratima Debi, his widow Smt Frimi Roy, his son David Roy (being the Vendor No. 1 herein), and his daughter Ms Leela Roy (being the Vendor No. 2 herein) (hereinafter collectively referred to as the "heirs of Late Debdutta Roy") as his only legal heirs and representatives who became the joint lawful absolute owners of and entitled to his undivided 1/16th share in the said Premises, each having undivided 1/64th share therein. The heirs of Late Debdutta Roy were duly brought on record and were substituted in his place as defendants in the said Suit.

G. During the pendency of the said Suit, Smt. Ratna Mukherjee being one of the heirs of Late Sudhindra Nath Roy died intestate on 11th February, 1992 leaving her behind her daughter Smt Sarbani Mukherjee as her only legal heir and representative who became the lawful absolute owner of and entitled to her undivided 1/16th share in the said Premises. Smt Sarbani Mukherjee was duly brought on record and substituted in the place of Smt Ratna Mukherjee as defendant in the said Suit. After the death of the said Debdutta Roy and the said Smt Ratna Mukherjee, the respective shares of the respective owners in the said Premises originally belonging to Late Sudhindra Nath Roy are as follows:



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Name	Undivided Share in the said Premises
Smt. Pratima Debi	5/64 th
Smt. Frimi Roy	1/64 th
David Roy (being Vendor No.1 herein)	1/64 th
Ms Leela Roy (being Vendor No.2 herein)	1/64 th
Siddhartha Roy	1/16 th
Smt. Krishna Roy	1/16 th
Smt. Gopa Roy	1/16 th
Smt. Sujata Roy	1/16 th
Smt. Jasodhara Roy	1/16 th
Smt. Sarbani Mukherjee	1/16 th

H. In April 1999 all the owners of the unpartitioned one-half share in the said Premises originally belonging to Late Sudhindra Nath Roy save and except only Smt Frimi Roy and the Vendors herein, executed the following Deeds of Conveyance in favour of the Purchasers herein jointly with their mother Smt. Lalita Jabbar for transferring their undivided 29/64th share in the said Premises in favour of the Purchasers herein jointly with their mother Smt. Lalita Jabbar and on the terms and conditions therein mentioned.

C. 5.



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- (a) By an Indenture dated 23rd April, 1999 registered at the office of the District Sub Registrar, Alipore in Book No. I, Volume No. 27, Pages 236 to 253, Being No. 1254 for the year 2001 made between Smt. Krishna Roy (therein described as the Vendor of the One Part) and (1) Smt. Lalita Jabbar (2) Iqbal Jabbar being the Purchaser No.2 herein and (3) Ms Sonia Jabbar being the Purchaser No. 1 herein (therein collectively described as the Purchasers of the Other Part) the said Smt. Krishna Roy granted, sold, transferred, assured and conveyed in favour of the Purchasers herein and their mother Smt. Lalita Jabbar All That her undivided 1/16th share or interest in the said Premises for a consideration of Rs. 4,00,000/- (Rupees four lacs only).
- (b) By an Indenture dated 20th April, 1999 registered at the office of the District Sub Registrar, Alipore in Book No. I, Volume No. 27, Pages 254 to 273, Being No. 1255 for the year 2001 made between Smt. Sarbani Mukherjee (therein described as the Vendor of the One Part) and (1) Smt. Lalita Jabbar (2) Iqbal Jabbar being the Purchaser No. 2 herein and (3) Ms Sonia Jabbar being the Purchaser No. 1 herein (therein collectively described as the Purchasers of the Other Part) the said Smt. Sarbani Mukherjee granted, sold, transferred, assured and conveyed in favour of the Purchasers herein and their mother Smt. Lalita Jabbar All That her undivided 1/16th share or interest said Premises for a consideration of Rs. 4,00,000/- (Rupees four lacs only).

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- (c) By an Indenture dated 23rd April, 1999 registered at the office of the District Sub Registrar, Alipore in Book No. I, Volume No. 27, Pages 274 to 291, Being No. 1256 for the year 2001 made between Smt. Jasodhara Roy (therein described as the Vendor of the One Part) and (1) Smt. Lalita Jabbar (2) Iqbal Jabbar being the Purchaser No. 2 herein and (3) Ms Sonia Jabbar being the Purchaser No. 1 herein (therein collectively described as the Purchasers of the Other Part) the said Smt. Jasodhara Roy granted, sold, transferred, assured and conveyed in favour of the Purchasers herein and their mother Smt. Lalita Jabbar All That her undivided 1/16th share or interest in the said Premises for a consideration of Rs. 4,00,000/- (Rupees four lacs only).
- (d) By an Indenture dated 23rd April, 1999 registered at the office of the District Sub Registrar, Alipore in Book No. I, Volume No. 27, Pages 292 to 309, Being No. 1257 for the year 2001 made between Smt. Gopa Roy (therein described as the Vendor of the One Part) and (1) Smt. Lalita Jabbar (2) Iqbal Jabbar being the Purchaser No. 2 herein and (3) Ms Sonia Jabbar being the Purchaser No. 1 herein (therein collectively described as the Purchasers of the Other Part) the said Smt. Gopa Roy granted, sold, transferred, assured and conveyed in favour of the Purchasers herein and their mother Smt. Lalita Jabbar All That her undivided 1/16th share or interest in the said Premises for a consideration of Rs. 4,00,000/- (Rupees four lacs only).



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- (e) By an Indenture dated 23rd April, 1999 registered at the office of the District Sub Registrar, Alipore in Book No. I, Volume No. 27, Pages 310 to 327, Being No. 1258 for the year 2001 made between Smt. Sujata Roy (therein described as the Vendor of the One Part) and (1) Smt. Lalita Jabbar (2) Iqbal Jabbar being the Purchaser No. 2 herein and (3) Ms Sonia Jabbar being the Purchaser No. 1 herein (therein collectively described as the Purchasers of the Other Part) the said Smt. Sujata Roy granted, sold, transferred, assured and conveyed in favour of the Purchasers herein and their mother Smt. Lalita Jabbar All That her undivided 1/16th share or interest in the said Premises for a consideration of Rs. 4,00,000/- (Rupees four lacs only).
- (f) By an Indenture dated 23rd April, 1999 registered at the office of the District Sub Registrar, Alipore in Book No. I, Volume No. 27, Pages 328 to 349, Being No. 1259 for the year 2001 made between Smt. Pratima Debi (therein described as the Vendor of the One Part) and (1) Smt. Lalita Jabbar (2) Iqbal Jabbar being the Purchaser No. 2 herein and (3) Ms Sonia Jabbar being the Purchaser No. 1 herein (therein collectively described as the Purchasers of the Other Part) the said Smt. Pratima Debi granted, sold, transferred, assured and conveyed in favour of the Purchasers herein and their mother Smt. Lalita Jabbar All That her undivided 5/64th share or interest in the said Premises for a consideration of Rs. 4,95,000/- (Rupees four lacs ninety five thousand only).



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(g) By an Indenture dated 23rd April, 1999 registered at the office of the District Sub Registrar, Alipore in Book No. I, Volume No. 27, Pages ~~350~~ to ~~367~~, Being No. 1260 for the year 2001 made between Siddhartha Roy (therein collectively described as the Vendor of the One Part) and (1) Smt. Lalita Jabbar (2) Iqbal Jabbar being the Purchaser No. 2 herein and (3) Ms Sonia Jabbar being the Purchaser No. 1 herein (therein described as the Purchasers of the Other Part) the said Siddhartha Roy granted, sold, transferred, assured and conveyed in favour of the Purchasers herein and their mother Smt. Lalita Jabbar All That his undivided 1/16th share or interest in the said Premises for a consideration of Rs. 4,00,000/- (Rupees four lacs only).

I. A decree was passed in terms of the compromise petition which was filed by all the defendants of the said Suit except Smt Frimi Roy and the Vendors herein on 28th November, 2000, by the Learned Court in the said Suit whereby the defendants in the said Suit were obligated to execute and register the Deeds of Conveyance of their respective undivided shares in the said Premises originally belonging to Late Sudhindra Nath Roy for the consideration therein mentioned. The Deeds of Conveyance as mentioned above were executed by all the other owners of the undivided one-half share in the said Premises originally belonging to Late Sudhindra Nath Roy and the same were duly registered in accordance with the decree passed by the Learned Court save and except Smt Frimi Roy who died on 5th July, 1995 and the Vendors herein (who have been living outside India since more than 30 years).



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J. Upon the death of Debdutta Roy on 27th February, 1984 and Smt Frimi Roy on 5th July, 1995, the Vendors herein had inherited undivided 3/64th share in the said Premises ("said Property"), each having undivided 3/128th share therein.

K. The Purchasers herein and their mother Smt. Lalita Jabbar (during her life time) have been in exclusive physical possession of the said Premises including the said Property and have been possessing, occupying, using and enjoying the same exclusively as owners. The said Premises has been mutated and recorded in the records of the Kolkata Municipal Corporation in the joint names of (1) Smt. Lalita Jabbar (being the mother of the Purchasers herein) (2) Ms Sonia Jabbar (being the Purchaser No. 1 herein) and (3) Iqbal Jabbar (being the Purchaser No. 2 herein) as the absolute owners thereof.

L. Smt. Lalita Jabbar died intestate as a Hindu on 20th May, 2011 leaving behind the Purchasers herein as her only legal heirs and representatives who thus became the joint lawful absolute owners of and entitled to her entire share and right title and interest in the said Premises.

M. By virtue of the Deeds, the facts stated above, the Purchasers herein have become the lawful absolute owners of undivided 61/64th share in the said Premises but the Purchasers herein have been and continue to be in exclusive physical possession of the said Premises.

N. Although the Purchasers herein are in exclusive physical possession of the said Premises including the said Property, the Purchasers have approached the Vendors herein for transfer of their undivided 3/128th share each in the said Premises making together undivided 3/64th share being the said Property at or for a total consideration of Rs 73,50,000/- (Rupees Seventy three lakhs fifty thousand only) to



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which the Vendors have agreed.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs 73,50,000/- (Rupees Seventy three lakhs fifty thousand only) paid by the Purchasers to the Vendors as aforesaid at or before the execution of these presents, being the total consideration money for the sale and transfer of the said Property and the entire right title and interest whatsoever of the Vendors in the said Premises being the said Property (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby for ever acquit release and discharge the Purchasers as well as the said Property hereby transferred and conveyed) the Vendors do hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, prohibitions, restrictions, executions, acquisitions, requisitions, attachments, vestings, easements, liabilities and lis pendens whatsoever ALL THAT the undivided 3/64th share or interest in the said Premises now known as Premises No. 7/3, Pandit Rabisankar Sarani (formerly known as Burdwan Road), Kolkata - 700 027 more fully described in the Second Schedule hereunder written and hereinafter referred to as the "said Property" (the said Premises being more fully described in the First Schedule hereunder written) together with all easements and appurtenances OR HOWSOEVER OTHERWISE the said Property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished Together

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With all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said Property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said Property and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors in to and upon and in respect of the said Property or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said Property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said Property and the entire right title and interest whatsoever of the Vendors in the said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and for ever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutters, prohibitions, restrictions, restrictive covenants, executions, acquisitions,

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requisitions, attachments, vestings, alignments, easements, liabilities, court orders and lis pendens whatsoever AND the Vendors do hereby covenant with the Purchasers that the Vendors had inherited the said Property from Late Debdutta Roy (who had inherited the same from Late Sudhindra Nath Roy) and Late Frimi Roy (who had inherited the same from Late Debdutta Roy) and have not at any time thereafter created any encumbrance, mortgage, charge or lien whatsoever in respect of the said Property or any portion thereof and/or entered into any understanding agreement or arrangement, written or oral, of any nature whatsoever with anyone (other than with the Purchasers herein) for sale and/or for otherwise dealing with, relating to and/or concerning the said Property or any portion thereof AND the Vendors do hereby covenant with the Purchasers that save and except the rights and entitlements that the Purchasers have acquired, the Vendors or any of them to their knowledge have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said Property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said Property or any part thereof in the manner aforesaid AND THAT NOTWITHSTANDING any act deed or thing by the Vendors and/or anyone else done executed or knowingly suffered to the contrary as aforesaid the Vendors are entitled to grant sell convey transfer and assure the said Property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner that the Purchasers shall upon execution of this Deed become the absolute lawful owners of the said Premises in its



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entirety including the said Property with a perfect and indefeasible title and estate without any manner of condition use trust or other thing whatsoever and without any dispute whatsoever AND that the Purchasers shall and may at all times peaceably and quietly hold possess and enjoy the said Property as its lawful absolute owners and receive and take the rents issues and profits thereof without any lawful eviction 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 or from under or in trust for anyone else AND THAT the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by the Vendors AND THAT as far as the knowledge of the Vendors and the Purchasers, the Vendor never held and do not hold any excess land under the Urban Land (Ceiling and Regulation) Act, 1976 and the said Property or any part thereof has not been affected or vested under the said Act and/or under any other law AND THAT to the knowledge of the Vendors and the Purchasers the said Property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever AND THAT to the knowledge of the Vendors and the Purchasers there is no certificate case or proceeding instituted or pending against the Vendors concerning the said Property in any manner whatsoever for realization of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force AND THAT to the knowledge of the Vendors and the



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Purchasers the said Property is not affected by any declaration notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority AND THAT to the knowledge of the Vendors and the Purchasers no notice, declaration, order, notification or proceeding has been issued published initiated or instituted relating to acquisition of the said Property or any part thereof under the Land Acquisition Act, 1894 or any other law or Acts for the time being in force and/or the rules made or framed thereunder and that the said Property or any part thereof is not affected in any manner by any Notice declaration Scheme order notification or proceeding relating to acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other law or Enactments whatsoever AND THAT to the knowledge of the Vendors and the Purchasers no suit and/or proceeding is pending in any Court of law in respect of the said Property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority AND THAT to the knowledge of the Vendors and the Purchasers the Purchasers are in complete peaceful vacant physical (khas) possession of the said Property and the said Premises in its entirety and the Purchasers shall be entitled to hold possess and enjoy the same as the absolute owners thereof AND THAT NOTWITHSTANDING anything to the contrary contained elsewhere it is specifically made clear that the entire right, title and interest of the Vendors in the said Property is being transferred absolutely in favour of the Purchasers herein by this Deed and that upon execution of this Deed the Vendors shall not have any right, title, interest, claim or demand whatsoever in respect of any portion of the said Property AND FURTHER THAT the Vendors and all persons having or lawfully or



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equitably claiming any right title interest or estate whatsoever in the said Property or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request of the Purchasers make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT two storied brick built dwelling house over 100 years, outhouses and other constructions measuring about 7481 sq feet built up area more or less (Ground Floor measuring 4981 sq feet more or less First Floor measuring 2500 sq feet more or less) of red cement flooring together with the piece or parcel of land thereunto belonging and on part whereof the same is erected and built measuring about 1 bigha 1 cottah 8 chittacks 40 square feet as per documents, situate lying at and being Premises No. 7/3, Pandit Rabisankar Sarani (formerly known as Burdwan Road), Kolkata - 700 027 (previously portions of Premises No. 13, Baistavpara 2nd Lane, Premises No. 10 Burdwan Road and Premises No. 14, Baistavpara 2nd Lane) under Police Station Alipore within Ward No. 74 of the Kolkata Municipal Corporation and delineated in GREEN borders in the map or plan annexed hereto and butted and bounded in the following manner:

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- On the North by : Premises No. 7/2 Pandit Rabisankar Sarani, Kolkata.
- On the East by : Premises Nos. 9A, Alipore Park Place, Kolkata, 10A, Alipore Park Place, Kolkata and 5C, Alipore Park Place, Kolkata.
- On the West by : Pandit Rabisankar Sarani.
- On the South by : Premises No. 12, Pandit Rabisankar Sarani, Kolkata.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT the undivided $\frac{3}{64}$ th share or interest in Premises No. 7/3, Pandit Rabisankar Sarani (formerly known as Burdwan Road), Kolkata - 700 027 (more fully described in the First Schedule hereinabove) measuring about 1 cottah 10 sq feet and comprises of construction measuring about 351 sq feet built up area more or less (Ground Floor measuring 234 sq feet more or less, First Floor measuring 117 sq feet more or less).

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

SIGNED AND DELIVERED by Swapan Kr. Saha

the within-named Vendors at constituted attorney of

Kolkata in the presence of:

David Roy alias David S. Roy
alias David Scott Roy and
Leela Roy alias Leela Beth
Roy Borenstein.


1) Vijay Thompson
Advocate
High Court, Calcutta

2) Gaurav Dasgupta
Advocate,
High Court, Calcutta

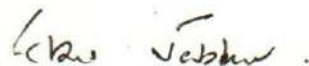
SIGNED AND DELIVERED by

the within-named Purchasers at

Kolkata in the presence of:


(SONIA JABBAR)

1) Prerona Sil
Advocate
High Court, Calcutta.


(IQBAL JABBAR)

2) Janna Sil
Advocate
High Court, Calcutta.

Drafted by me
Prerona Sil
Advocate
High Court, Calcutta
(Enrolment No: WB/1602/2003)



7
District Sub-Registrar-I
Alipore, South 24 Parganas

23 DEC 2016

RECEIVED of and from the within-named
 Purchasers the within mentioned sum of
 Rs 73,50,000/- (Rupees Seventy three lakhs
 Fifty thousand only) being the consideration
 money in full payable to the Vendors under
 these presents as per the following-

Rs 73,50,000/-

(Rupees Seventy three lakhs fifty thousand only)

MEMO OF CONSIDERATION

Received as follows:

By Demand Draft No. 255001 dated 23.12.2016
 drawn on HDFC Bank, Stephen House Branch,
 Kolkata in favour of David Scott Roy by Ms Sonia
 Jabbar.

Rs 14,70,000/-

T.D.S (tax deduction at source) @ 20% on the
 total consideration money as per Section 195
 of the Income Tax Act, 1961 for David Scott Roy
 by Ms Sonia Jabbar.

Rs 3,67,500/-

Swapna M. Saha



7
District Sub-Registrar-I
Alipore, South 24 Parganas

23 DEC 2016

By Demand Draft No. 042720 dated 23.12.2016
drawn on Standard Chartered Bank, New Alipore
Branch, Kolkata in favour of David Scott Roy by
Iqbal Jabbar.

Rs 14,70,000/-

T.D.S (tax deduction at source) @ 20% on the
total consideration money as per Section 195
of the Income Tax Act, 1961 for David Scott Roy
by Iqbal Jabbar.

Rs 3,67,500/-

By Demand Draft No. 255002 dated 23.12.2016
drawn on HDFC Bank, Stephen House Branch,
Kolkata in favour of Leela Beth Roy Borenstein
by Ms Sonia Jabbar.

Rs 14,70,000/-

T.D.S (tax deduction at source) @ 20% on the
total consideration money as per Section 195
of the Income Tax Act, 1961 for Leela Beth Roy
Borenstein by Ms Sonia Jabbar.

Rs 3,67,500/-

Swapan K. Saha



7
District Sub-Registrar-I
Alipore, South 24 Parganas

23 DEC 2016

By Demand Draft No. 042719 dated 23.12.2016

drawn on Standard Chartered Bank, New Alipore

Branch, Kolkata in favour of Leela Beth Roy

Borenstein by Iqbal Jabbar.

Rs 14,70,000/-

T.D.S (tax deduction at source) @ 20% on the

total consideration money as per Section 195

of the Income Tax Act, 1961 for Leela Beth Roy

Borenstein by Iqbal Jabbar.

Rs 3,67,500/-

Rs 73,50,000/-

(Rupees Seventy three lakhs fifty thousand only)

Signature of the Vendors

Swapen Kr. Saha
Constituted attorney of -
David Roy alias David S. Roy
alias David Scott Roy and
Leela Roy alias Leela Beth
Roy Borenstein.

Witnesses:

Vivek Thenghri
Advocate

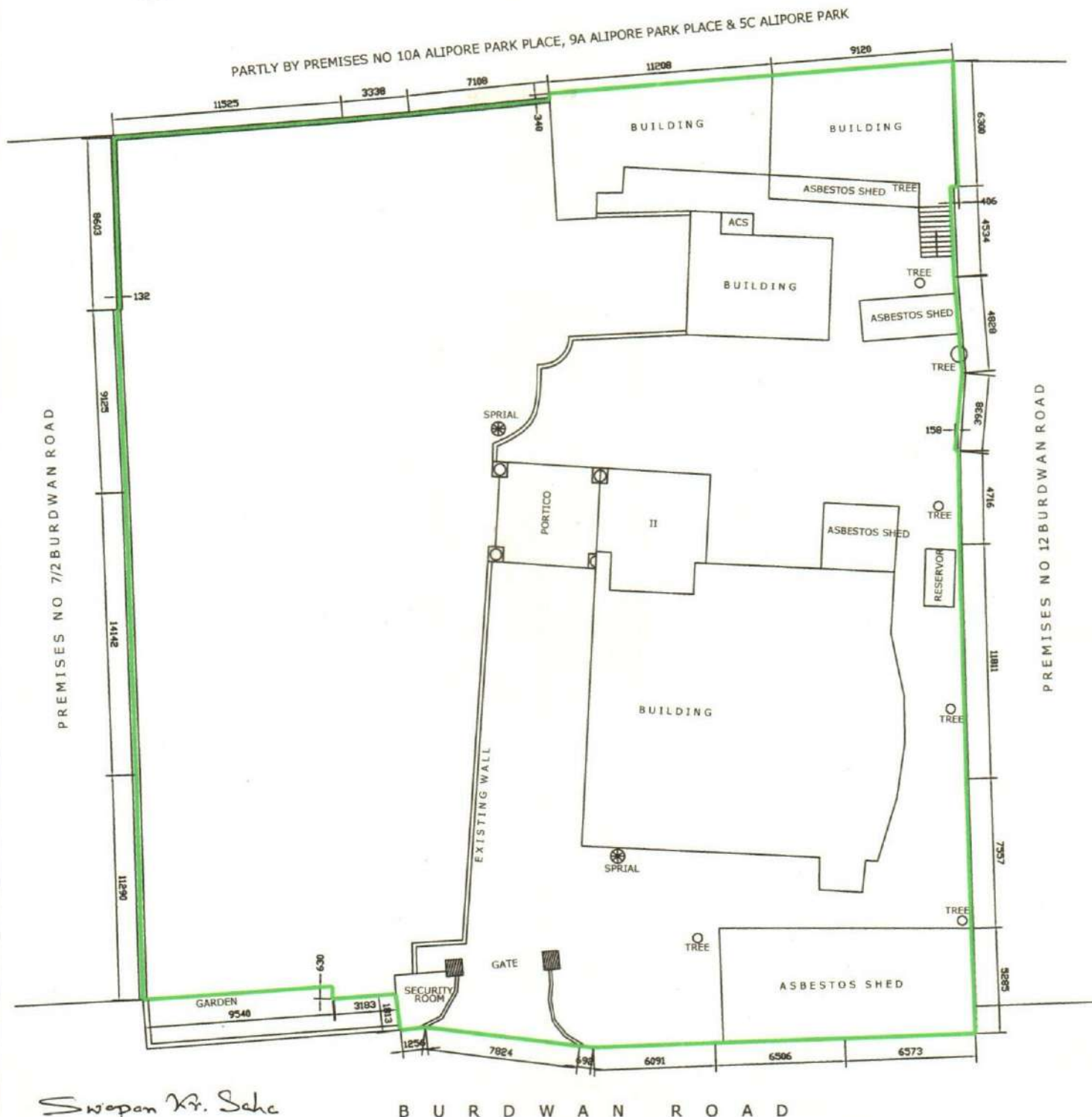
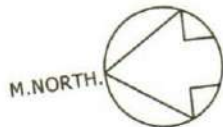
Gaurav Dasgupta
Advocate



7
District Sub-Registrar
Alipore, South 24 Parganas

23 DEC 2016

PLAN OF PREMISES NO. 7/3, PANDIT RABISANKAR SARANI
(PREVIOUSLY BURDWAN ROAD) KOLKATA - 700027.



Sriogan Kr. Saha
 Constituted attorney
 of the vendors.

Chau Sabhar.

[Handwritten signature]



District Sub-Registrar-I
Alipore, South 24 Parganas

23 DEC 2016

SPECIMEN FORM FOR TEN FINGERPRINTS

Swapnil Kr. Saha		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Swapnil Kr. Saha



Sonia Jabbar		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Sonia Jabbar (SONIA JABBAR)



Iqbal Jabbar		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Iqbal Jabbar (IQBAL JABBAR)



7
District Sub-Registrar-I
Alipore, South 24 Parganas

23 DEC 2016









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16010001613083/2016 1601-0001590990/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.



SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1.0	Mr SWAPAN KUMAR SAHA SWAMI VIVEKANANDA ROAD, 9TH. LANE, P.O:- BIRATI, P.S:- Nimta, District:-North 24- Parganas, West Bengal, India, PIN - 700051	Attorney of Seller [Mr DAVID ROY]			Swapan Kr. Saha 23.12.2016
1.1	Mr SWAPAN KUMAR SAHA SWAMI VIVEKANANDA ROAD, 9TH. LANE, P.O:- BIRATI, P.S:- Nimta, District:-North 24- Parganas, West Bengal, India, PIN - 700051	Attorney of Seller [Ms LEELA ROY]			Swapan Kr. Saha 23-12-2016
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Ms SONIA JABBAR A- 57, NIZAMUDDIN EAST, P.O:- HAZRAT NIZAMUDDIN, P.S:- HAZRAT NIZAMUDDIN District:-South, New Delhi, India, PIN - 110013	Buyer			Ms Sonia 23.12.2016



District Sub-Registrar-I
Alipore, South 24 Parganas

23 DEC 2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	IQBAL JABBAR 7/3, BURDWAN ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Buyer			<i>new victor</i> 23.12.2016
SI No.	Name and Address of identifier				Signature with date
1	Mr BIVASH MUKHERJEE Son of Late B K MUKHERJEE 2/119,, VIDYASAGAR COLONY, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700047	Mr SWAPAN KUMAR SAHA, Ms SONIA JABBAR, IQBAL JABBAR			<i>Bivash</i> <i>new beya</i> 23/12/2016

(Md Shadman)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



7
District Sub-Registrar-I
Alipore, South 24 Parganas

23 DEC 2016



Government of West Bengal
Directorate of Registration and Stamp Revenue, W.B.
FORTUNA TOWER (9th Floor)
23 A, N.S. Road, Kolkata-700 001.

No.-298/IM-93/2015

Dated-19.01.2017

From: Sri B Gangopadhyay, IAS
OSD & Ex Officio Secretary, Finance Department
And
Inspector General of Registration &
Commissioner of Stamp Revenue, W.B.


To : Mr.K.K.Poddar,
State Informatic Officer & Dy. Director General, NIC,
Bidyut Bhawan, Salt Lake City (Gr.Floor),
Kolkata - 700 091.

Subject : Acceptance of the Query No.16010001590990/2016 instead of the Query No. 16010001613083/2016 of DSR - I, Alipore

The undersigned is to refer to above and to inform that a Deed of conveyance was presented for registration before the DSR-I, Alipore on Query No.16010001613083/2016 instead of 16010001590990/2016 and the Stamp Duty and Registration Fees was deposited against the query No. 16010001590990/2016.

Now, NIC is requested to provide necessary arrangement in the software to enable the acceptance of the Query No. 16010001590990/2016 instead of the Query No.16010001613083/2016 and also extend the validity of the Query No. 16010001590990/2016 upto 15th February, 2016 accordingly for completion of the registration process of the said document.

It is to be stated that the purchaser vide her letter dated 17.01.2017 has stated that she is ready to pay the excess stamp duty & registration fees as will be determined for such change in the assessment slip newly generated.


OSD & Ex Officio Secretary,
Finance Department
And
Inspector General of Registration &
Commissioner of Stamp Revenue, W.B.

*Referred to
DSR-I, Alipore
for HQ.
25/1/2017*



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

GRN: 19-201617-003685807-1

Payment Mode Online Payment

GRN Date: 22/12/2016 15:10:08

Bank : HDFC Bank

BRN : 281571292

BRN Date: 22/12/2016 15:11:30

DEPOSITOR'S DETAILS

Id No. : 16010001590990/1/2016

[Query No./Query Year]

Name : sonia jabbar

Contact No. : 03324796998

Mobile No. : +91 9560544448

E-mail : sonia.jabbar@gmail.com

Address : 7/3 Burdwan Road

Applicant Name : Ms FOX AND MANDAL

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16010001590990/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	107175
2	16010001590990/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	681664

Total

788839

In Words : Rupees Seven Lakh Eighty Eight Thousand Eight Hundred Thirty Nine only





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1193/63041/00085

To
Swapn Kumar Saha
S/O Late Siddheswar Saha
Swami Vivekananda Road, 9Th lane
Sardarpara Birati Birati
Birati Kolkata
West Bengal 700051
9830513841

10973671



UG1097367191N



आपका आधार क्रमांक / Your Aadhaar No. :

8864 2169 9758

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Swapn Kumar Saha
Year of Birth : 1965
Male



8864 2169 9758

आधार — आम आदमी का अधिकार

Swapn K. Saha



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAPAN KUMAR SAHA

SIDDHESWAR SAHA

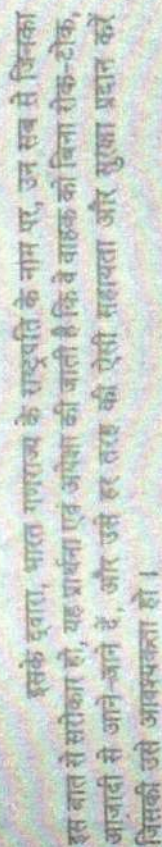
02/04/1965
Permanent Account Number
BQFPS0839F

Swapan Kumar Saha
Signature

15/12/2007

Swapan Kr. Saha





THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE, AND TO AFFORD HIM OR HER, EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से दिया गया
BY ORDER OF THE PRESIDENT OF THE
REPUBLIC OF INDIA

गुरेश्वर प्रसाद कोठारी
S. P. Kothari
संश्लेषक/Supintendent
राष्ट्रीय वायुमय कार्यालय
Regional Passport Office
नई दिल्ली/New Delhi



भारत गणराज्य REPUBLIC OF INDIA



पासपोर्ट नं. /Passport No.

P

IND

G 1826473

उपनाम / Surname

JABBAR

दिये गये नाम / Given Names

SONIA

राष्ट्रीयता / Nationality

लिंग / Sex

जन्मतिथि / Date of Birth

INDIAN

F

02/08/1964

जन्म स्थान /Place of Birth

CALCUTTA WEST BENGAL

जारी करने का स्थान /Place of Issue

DELHI

जारी करने की तिथि /Date of Issue समाप्ति की तिथि /Date of Expiry

22/03/2007

21/03/2017

P<INDJABBAR<<SONIA<<<<<<<<<<<<<<<<<<<<<<<<<
G1826473<7IND6408022F1703216<<<<<<<<<<<<<<<<8

se 11/12



हमने अपने भारतीय नागरिकों को सलाह दी जाती है कि वे अपने को निकटतम भारतीय
की पर परीक्षण कराएं हैं।

पंजीकरण

चेतावनी

हैं भारत सरकार की संपत्ति है। पासपोर्ट अधिकारी से इस पासपोर्ट के संबंध में कोई
संबंध पर विचार करें। इससे स्पष्ट करना शामिल है, उसका तुल्य अनुमान किया जाए।
सोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके
पहुंच व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार के परिवर्तन या विकृत नहीं
करा जाये।

यह जाना, धोती से जाना या नष्ट हो जाने पर उसकी रिपोर्ट तत्काल भारत में निकटतम
अधिकारी को (जहां यदि पासपोर्ट विदेश में हो) निकटतम भारतीय मिशन को और
हुजूम को दी जानी चाहिए। निरीक्षित पुस्तक के पत्रों से प्रतिलिपि पासपोर्ट जारी
करना।

REGISTRATION

AN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGIS-
THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF
A. ANY COMMUNICATION RECEIVED BY HOLDER FROM THE
SPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING
LAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IM-
MEDIATELY.
SPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST.
SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF
PERSON AUTHORIZED BY THE HOLDER. IT MUST NOT BE ALTE-
OR MUTILATED IN ANY WAY.

SS. THEFT OR DESTRUCTION OF PASSPORTS SHOULD BE IMMEDIATELY
REPORTED TO THE NEAREST PASSPORT AUTHORITY IN
DIA OR (IF THE HOLDER IS ABROAD) TO THE NEAREST INDIAN
MISSION AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE
INVESTIGATION SHALL A REPLACEMENT PASSPORT BE ISSUED.

पिता का नाम/कानूनी अभिभावक /Name of Father/Legal Guardian

SAYEED JABBAR

माता का नाम /Name of Mother

LALITA JABBAR

पति या पत्नी का नाम /Name of Spouse

पता /Address

A-57

NIZAMUDDIN EAST

NEW DELHI-110013

पुराने पासपोर्ट का नं. और इसके जारी होने का स्थान एवं तिथि /Old Passport No. with date and Place of issue

U103242

19/08/1996

CALCUTTA

फाइल नं. /File No.

DLRT09599207 - OLD PPT CLD AND RETURNED



आई एन टीसी

/PERMANENT ACCOUNT NUMBER

ACEPJ1202B

आई एन टीसी

SONIA JABBAR

फुल नाँव (FATHER'S NAME)

SAYEED JABBAR

जन्म तिथि (DATE OF BIRTH)

02-08-1964

हस्ताक्षर (SIGNATURE)



आयकर अधिकारी (आ. ए. ऑ. ऑ.)

COMMISSIONER OF INCOME-TAX (C.O.I. NO. 1202B)

161



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No: **WB-0119770502728**


Name: **IQBAL**


Address
7/3 BURDWAN ROAD ALIPORE
KOLKATA 7000

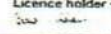
FORM 7
Expendable

S/D/W OF: S JABBAR

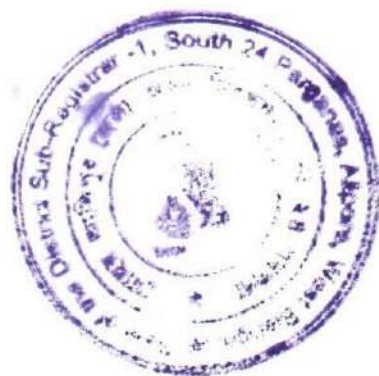
Date of Issue	19/09/1977	Blood Group: U
Valid Till (NT)	16/12/2019	Date of Birth
Valid Till (T)	X	20/05/1959

Licencing Authority: **P.V.D. Kolkata** Licencing Authority Sign: 



Licence holder sign: 

Iqbal Jabbar



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ACGPJ8854P



नाम /NAME

IQBAL JABBAR

पिता का नाम /FATHER'S NAME

SAYEED JABBAR

जन्म तिथि /DATE OF BIRTH

20-05-1959

हस्ताक्षर /SIGNATURE

Iqbal Jabbar

Iqbal

आयकर आयुक्त, प.ब.-II

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चीरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Iqbal Jabbar



Major Information of the Deed

Deed No :	I-1601-00202/2017	Date of Registration	31/01/2017
Query No / Year	1601-0001590990/2016	Office where deed is registered	
Query Date	07/12/2016 9:59:54 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	FOX AND MANDAL 12, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836904580, Status :Solicitor firm		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 73,50,000/-		Rs. 1,08,03,783/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,56,285/- (Article:23)		Rs. 1,18,879/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Burdwan Road, , Premises No. 7/3, Ward No: 74

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			Bastu		1 Katha 10 Sq Ft	72,00,000/-	1,06,45,833/-	Property is on Road
Grand Total :					1.6729Dec	72,00,000 /-	106,45,833 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	351 Sq Ft.	1,50,000/-	1,57,950/-	Structure Type: Structure
Gr. Floor, Area of floor : 234 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 117 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		351 sq ft	1,50,000 /-	1,57,950 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr DAVID ROY, (Alias: Mr DAVID S ROY) Son of Late DEBDUTTA ROY 28, CLARENDON ROAD, SCARSDALE, P.O:- SCARSDALE, P.S:- New York, United States, PIN - 10583 Sex: Male, By Caste: Others, Occupation: Professionals, Citizen of: United States, PAN No. CGQPR1075L, Status :Individual, Executed by: Attorney
2	Ms LEELA ROY, (Alias: Ms LEELA BETH ROY BORENSTEIN) Daughter of Late DEBDUTTA ROY 10221, MARTINHOE DRIVE, VIENNA, P.O:- VIENNA, P.S:- Virginia, United States, PIN - 22181 Sex: Female, By Caste: Others, Occupation: Professionals, Citizen of: United States, PAN No. CIPPR0527L, Status :Individual, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SONIA JABBAR Daugther of Late SAYEED JABBAR A-57, NIZAMUDDIN EAST, P.O:- HAZRAT NIZAMUDDIN, P.S:- H.NIZAMUDDIN, District:-South, Delhi, India, PIN - 110013 Sex: Female, By Caste: Others, Occupation: Others, Citizen of: India, PAN No. ACEPJ1202B, Status :Individual			
2	Name IQBAL JABBAR Son of Late SAYEED JABBAR Executed by: Self, Date of Execution: 23/12/2016 , Admitted by: Self, Date of Admission: 23/12/2016 ,Place : Pvt. Residence	Photo	Finger Print	Signature
	Son of Late SAYEED JABBAR Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. ACGPJ8854P, Status :Individual			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SWAPAN KUMAR SAHA Son of Late SIDDHESWAR SAHA SWAMI VIVEKANANDA ROAD, 9TH. LANE, SARDARPARA, P.O:- BIRATI, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BQFPS0839F, Status : Attorney, Attorney of : Mr DAVID ROY, Ms LEELA ROY

Identifier Details :

Name & address	
Mr BIVASH MUKHERJEE Son of Late B K MUKHERJEE 2/119, VIDYASAGAR COLONY, P.O:- NAKTALA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr SWAPAN KUMAR SAHA, SONIA JABBAR, IQBAL JABBAR	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DAVID ROY	SONIA JABBAR-0.418229 Dec,IQBAL JABBAR-0.418229 Dec
2	Ms LEELA ROY	SONIA JABBAR-0.418229 Dec,IQBAL JABBAR-0.418229 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DAVID ROY	SONIA JABBAR-87.6675 Sq Ft,IQBAL JABBAR-87.6675 Sq Ft
2	Ms LEELA ROY	SONIA JABBAR-87.6675 Sq Ft,IQBAL JABBAR-87.6675 Sq Ft

Endorsement For Deed Number : I - 160100202 / 2017

On 23-12-2016

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

Presented for registration at 18:21 hrs on 23-12-2016, at the Private residence by IQBAL JABBAR , one of the Claimants.

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

Execution is admitted on 23/12/2016 by 1. SONIA JABBAR, Daughter of Late SAYEED JABBAR, A-57, NIZAMUDDIN EAST, P.O: HAZRAT NIZAMUDDIN, Thana: H.NIZAMUDDIN, , South, DELHI, India, PIN - 110013, by caste Others, by Profession Others, 2. IQBAL JABBAR, Son of Late SAYEED JABBAR, 7/3, BURDWAN ROAD, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Business

Indetified by Mr BIVASH MUKHERJEE, , Son of Late B K MUKHERJEE, 2/119, VIDYASAGAR COLONY, P.O: NAKTALA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

Executed by Attorney

Execution by Mr SWAPAN KUMAR SAHA, , Son of Late SIDDHESWAR SAHA, SWAMI VIVEKANANDA ROAD, 9TH. LANE, SARDARPARA, P.O: BIRATI, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Service as the constituted attorney of 1. Mr DAVID ROY , Mr DAVID S ROY 28, CLARENDON ROAD, SCARSDALE, P.O: SCARSDALE, New York, United States, PIN - 10583, 2. Ms LEELA ROY , Ms LEELA BETH ROY BORENSTEIN 10221, MARTINHOE DRIVE, VIENNA, P.O: VIENNA, Virginia, United States, PIN - 22181 is admitted by him

Indetified by Mr BIVASH MUKHERJEE, , Son of Late B K MUKHERJEE, 2/119, VIDYASAGAR COLONY, P.O: NAKTALA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk



Md Shadman
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 27-12-2016

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 1,08,03,783/-



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-01-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,18,879/- (A(1) = Rs 1,18,833/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,07,175/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/12/2016 3:11PM with Govt. Ref. No: 192016170036858071 on 22-12-2016, Amount Rs: 1,07,175/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 281571292 on 22-12-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,56,285/- and Stamp Duty paid by by online = Rs 6,81,664/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/12/2016 3:11PM with Govt. Ref. No: 192016170036858071 on 22-12-2016, Amount Rs: 6,81,664/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 281571292 on 22-12-2016, Head of Account 0030-02-103-003-02



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 31-01-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,18,879/- (A(1) = Rs 1,18,833/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,704/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/01/2017 7:05PM with Govt. Ref. No: 192016170042627151 on 30-01-2017, Amount Rs: 11,704/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 293834461 on 30-01-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,56,285/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,521/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 31511, Amount: Rs.100/-, Date of Purchase: 20/12/2016, Vendor name: Soumitra Chanda
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/01/2017 7:05PM with Govt. Ref. No: 192016170042627151 on 30-01-2017, Amount Rs: 74,521/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 293834461 on 30-01-2017, Head of Account 0030-02-103-003-02



Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2017, Page from 5930 to 5973
being No 160100202 for the year 2017.



Digitally signed by DEBASIS PATRA
Date: 2017.01.31 13:47:19 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 31-01-2017 13:47:18
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)