

5261/2022

T-6229/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 296940

12/5
Q-1339359/2022

Certified that the document is conformable to registration. The Signature Sheet and endorsement Sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Medinipur, Dum Dui, 24-Pet (North)

12 MAY 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made and executed on this 12th day of May, Two Thousand and Twenty Two (2022)

BETWEEN

SINTHEE PEARA BAGAN CLUB, PAN-ABIAS5745E, registered under West Bengal Societies Registration Act, 1961, being Registration No-SO185577, having its address at 107, South Sinthee Road, P.S. Sinthee, P.O. Ghughudanga, Kolkata-700030, represented by its President (1) **SRI APURBA KAR, (PAN: CBFPK6210C)** Son of. Late Haripada Kar , By occupation- Teacher, Residing at 1/A, Kedar Nath Das Lane, P.S. Sinthee, P.O. Ghughudanga, Kolkata-700030 & Secretary (2) **SRI DIPAK KUMAR DAS (PAN: BBFPD6254A)** son of Late Debendra Nath Das, by occupation- Service and residing at, 118B South Sinthee Road, P.S. Sinthee, P.O. Ghughudanga, Kolkata-700030 hereinafter called "**the VENDORS**" (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, successors-in-office, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI ANIRBAN SENGUPTA, (PAN-AXDPS5785N), son of Late Dipak Sengupta residing at 11/A, Roy Para Road, P.S. & P.O. - Sinthee Kolkata - 700 050 by faith Hindu, by occupation- Business, hereinafter referred to as "**The PURCHASERS**" (which expression shall, unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS :

1. At all material times Ajoy Kumar Das , son of Late Ashutosh Das of 19. S. N. Banerjee Road, Kolkata-700013 were in possession of several immoveable properties besides their Zamindari and land measuring 12 Cottahs 9 Chittaks 43 square feet land in premises No.- 6K, Kedar Nath Das Lane including property mentioned schedule hereunder written .
2. . Ajoy Kumar Das acquired the said property being 6K, Kedar Nath Das Lane, by way registered Partitioned deed and which was registered in the office of the Alipore District Registrar and recorded therein Book No-1, Volume No-61 pages from 1 to 20, being No- 2353 for the year 1954 inter alia, held that the Properties mentioned in the Schedule there under written was partitioned and allotted to the said Ajoy Kumar Das to the exclusion of other proprieties.
3. While seized and possessed of the several Properties including Premises No. 6K, Kedar Nath Das Lane, the said Ajoy Kumar Das with the help of Ashutosh Das son of Late Upendra Mohan Das of 26A, Seven Tanks Lane, Kolkata-70030 divided the said property

in small plots of land and pathways. .Thereafter said Ajoy Kumar Das transferred a Plot of land measuring 4 Cottahs 6 Chittaks 22 square feet more or less but physically 4 Cottahs, 2 Chittaks and 44 square feet more or less unto the Sinthee Peara Bagan Club by way of registered Deed of Gift dated 25/03/1975 and said Gift deed was registered in the office of the Sub Registrar Cossipore DumDum and recorded in Book No-1, Volume No-1, pages from 274 to 280, being No-3130 for the year 1975. And said Peara Bagan Club, the Vendor herein hold and possessed the said plot of land still then and having power to sale transfer and conveyed the said plot of land to anybody.

4. The Vendors herein have agreed to sell and transfer and the Purchaser herein have agreed to purchase and/or acquire **ALL THAT** the said Property mentioned in the schedule hereunder written at or for the consideration of **Rs. 56,50,000/- (Rupees Fifty Six lakh fifty thousand)** only as mutually agreed and settle between the parties and thus, the right title and interest of all kind of rights of the Vendor in the aforesaid properties, shall stand transferred **absolutely and finally** in favour of the Purchaser.

NOW THIS DEED WITNESSETH that in pursuance of the said agreement and in consideration of the said **sum of Rs. 56,50,000/- (Rupees Fifty Six lakh fifty thousand)** only paid by the Purchaser to the Vendor at or before the execution of these presents, the Vendor do hereby grant, sell, transfer, convey, release, discharge, assign unto and in favour of the Purchaser on the principle of "Where it is and as it is basis" to the Purchaser thus the Vendor shall cease to have any right title and interest of any kind over any portion of the property in question as sold. **ALL THAT** Premises No. 6K/1A/2 (Mother address 6K Kedar Nath Das Lane after that it was become 6K/1A, Kedar Nath Das Lane), Kolkata-700030, P.S. Sinthee, within Municipal Ward No.2 of the Kolkata Municipal Corporation, Dist 24 Parganas (N) having more fully and particularly described in the schedule hereunder written (hereinafter referred to as "**the said Property**" and more fully described in the **SCHEDULE** hereunder written) **AND** the Purchaser shall be entitled to all the attached rights of easement, i.e. the air, light, sun etc. which are at present attached to the properties as sold in the manner as were being availed by the Vendors and whatsoever, rights and interests may be found to be attached to the properties as sold, shall be availed by the Purchaser in the same manner as were available to the Vendor **TOGETHER WITH** full powers and authorities to the Purchaser as its constituted attorney in respect of the said Property with power to act for and on behalf of and in the name of the Vendor irrevocably to appear before any officer/concerned person of the Kolkata Municipal Corporation, Registering Authority, CESC/WBSEB and/or any other Competent Authority concerning the said Property for the purpose of plan sanction, mutation, rectification of

deed in their records as well as of other Government Department including electricity and other concerned departments in general, of the name of the Purchaser and for obtaining direct supply of any services, utilities and/or amenities directly in the name of the Purchaser and for all or any of such purposes to sign, execute, register, issue, receive, acknowledge, serve all correspondences, notices and letters and/or to sign, affirm, deliver, file and submit any application, affidavit, declaration, deeds or any other writing or instrument whatsoever, interalia, for giving consent to such mutation and to appear and represent the Vendors in all or any of such matters as may be necessary as fully and effectually as the Vendor could do and for all or any of the purposes aforesaid **TO HAVE AND TO HOLD** the said Property hereinbefore expressed and hereby granted sold conveyed transferred assigned or assured or expressed or intended so to be unto the **Purchaser absolutely and forever**, the Vendor shall cease to have any right title and interest of any kind over any portion of the property in question as sold of whatsoever or howsoever nature subject to the said property under occupation of tenants.

I. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :-

- (i) **THAT** the Vendor are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said Property hereby granted, sold, conveyed, transferred assigned and assured unto and to the Purchaser in the manner aforesaid subject to the said property.
- (ii) **AND THAT** the Purchasers shall be entitled to all the attached rights of easement, i.e. the air, light, sun etc. which are at present attached to the properties as sold in the manner as were being availed by the Vendors and whatsoever, rights and interests may be found to be attached to the properties as sold, shall be availed by the Purchasers in the same manner as were available to the Vendor;
- (iii) **AND THAT** the Vendor declare that as on date of execution of these presents no attachment or notice from the Central or State Government or any other local body or authority under Land Acquisition Act or under any legislative enactment, Government Ordinance, Order, Notification has been received or served upon the Vendors and that the said Property is not subject to any attachment or certificate or other recovery proceedings under the Income Tax Act, Public Demands Recovery Act or under any other Act or Statute or Law or Regulations and to the knowledge of the Vendors, the

said Property or any part thereof is not included in any Scheme of improvement of any public body or Authority;

- (iv) **AND THAT** the Vendor do hereby make it clear that in view of the above sale transaction, they have ceased to be owners of this property and therefore, the vendor shall have **no other obligation** towards the said property **from the date of execution of the deed and no liability** what soever. But in future is there any unwanted claim or any objection may raised against any development or construction therefore club representative will protect the all interest of the purchaser.
- (v) **AND THAT** the Vendor shall deliver to the Purchasers possession of the said property in favor of the Purchases herein on the principle of "Where it is and as it is basis".
- (vi) **THE PURCHASER** shall have absolute right to mutate their name in the record of the K.M.C and in that purpose the vendor shall render active assistance.
- (vii) **THE PURCHASER** shall have right to sale, mortgage, lease or gift or any way alienate the said property to anybody.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 4 Cottahs, 06 chittaks and 22 sq.ft more or less as per record & as per physical measurement 4 Cottahs, 2 Chittaks and 44 square feet more or less with a tile shed structure cemented floor having a covered area 100 square feet more or less situated at Premises No. 6K/1A/2 (Mother address 6K Kedar Nath Das Lane after that it was become 6K/1A, Kedar Nath Das Lane), P.S. Sinthee, P.O. Ghughudanga, Kolkata-700030, lying within the local limits of Kolkata Municipal Corporation under Ward – 02, Borough No. – 01, Assessee No. – 110021302508, District – 24parganas (N) under jurisdiction of Additional District Sub Registry Office Cossipore DumDum, West Bengal and more fully delineated in the map or plan annexed hereto and marked within "RED" borders and butted and bounded as follows:

North : By partly Premises No. 109 & 110; Ganapati Sur Sarani (South Sinthee Road);

South : 20'- 0" wide Kedar Nath Das Lane & Premises No.6K/1A/1; Kedar Nath Das Lane

East: Pearabagan Ground (Netaji Subhas Udhyan)

West : Partly by Premises No. 6H/1; Kedar Nath Das Lane

SINTHEE PEARABAGAN CLUB

Secretary

Dipak Kumar Das

Secretary

SINTHEE PEARABAGAN CLUB

SINTHEE PEARABAGAN CLUB

Ashra Kar

President

Anil Kumar Das

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first hereinabove written.

1. *Sujit Shaw*
24/2/72, M.P. Lane
KOL-90

2. *Anjan Das*
51, Dum Dum Rd,
KOL-74
in the presence of:

SINTHEE PEARABAGAN CLUB

Ashwika Kar

President

SINTHEE PEARABAGAN CLUB

Dipak Kumar Das

Secretary

SIGNED AND DELIVERED by the

VENDORS

Anjan Das

2.

SIGNED AND DELIVERED by the

PURCHASER

RECEIVED by the Vendors from the Purchasers the sum of Rs. 56,50,000/- (Rupees Fifty Six lakh fifty thousand) only being the full consideration money payable under these presents as per memo herein below:-

SLNO.	Date	Mode of payment	Branch	Amount(Rs.)
Paid by cash	-	-	-	Rs 14,00,000/
Corporation Tax Adjustment	-	-	-	Rs 6,50,000/
Development cost of the club room	-	-	-	Rs 6,00,000/
Paid by cheque				Rs 30,00,000/
				<u>Rs 56,50,000/</u>

(Total Fifty Six Lakhs fifty thousand only.....)

SINTHEE PEARABAGAN CLUB

Apurba Keer

President

SINTHEE PEARABAGAN CLUB

Dipak Kumar Das.

Secretary

Signature of VENDORS

1) *Sujit Shaw*

2) *A. J. Das.*

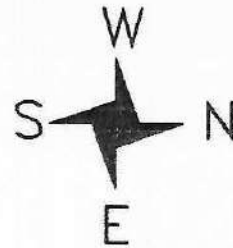
Drafted by

Kalyan Ghosh

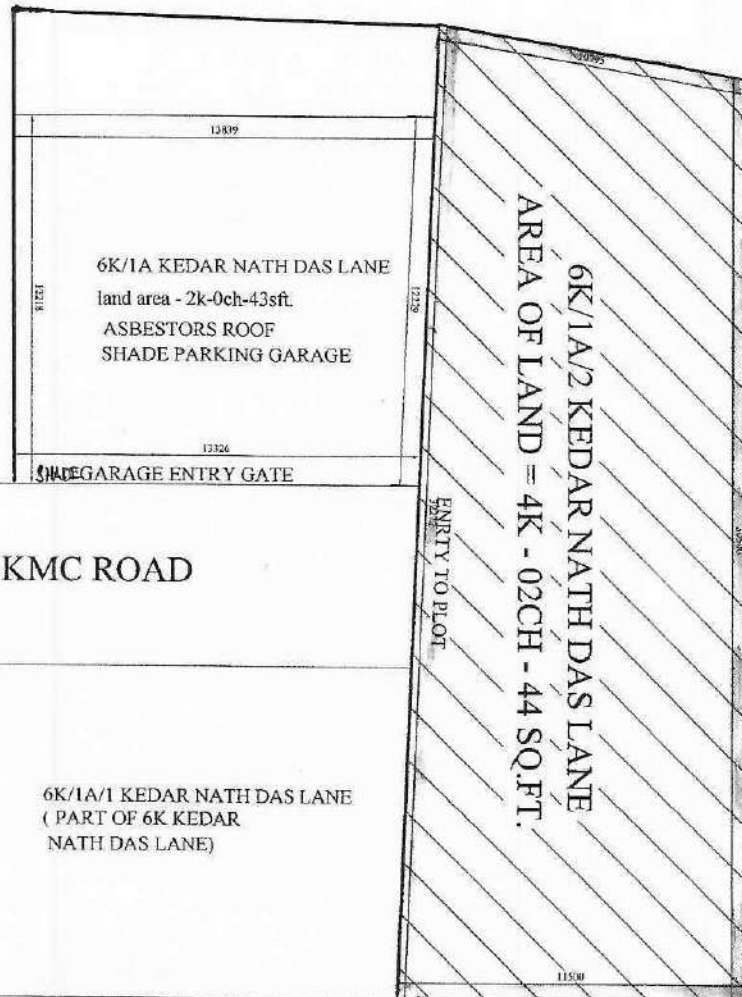
Advocate

Scaldah Civil Court

WB/663/557/95



6H/3 KEDAR NATH DAS LANE
(PART OF 6K KEDAR
NATH DAS LANE)



6.658M.(20'-0") WIDE KMC ROAD

6K/1B KEDAR NATH DAS LANE
(PART OF 6K KEDAR
NATH DAS LANE)

6K/1A/1 KEDAR NATH DAS LANE
(PART OF 6K KEDAR
NATH DAS LANE)

PEARA BAGAN PLAY GROUND

SITE PLAN OF 6K/1A/2 KEDAR NATH DAS LANE, KOLKATA -

700030

SINTHEE PEARABAGAN CLUB


































Dipak Kumar Das
Secretary

SIGNATURE OF VENDOR (SECRETARY)
SINTHEE PEARABAGAN CLUB
Abhishek Ver

President
SIGNATURE OF VENDOR (PRESIDENT)

Anirban Sengupta
SIGNATURE OF PURCHASER

SPECIMEN FORM FOR TEN FINGERPRINTS

SI No	Signature of the Executants / Presentants					
	 Aturba Kar	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Dipak Kumar Das	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 Anubon Sengupta	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						



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

GRN Details

GRN:	192022230024834751	Payment Mode:	Online Payment
GRN Date:	12/05/2022 10:43:00	Bank/Gateway:	State Bank of India
BRN :	IK0BRHCGU2	BRN Date:	12/05/2022 10:45:14
Payment Status:	Successful	Payment Ref. No:	2001339359/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Anirban Sengupta
Address:	Roy Para Road, Kol-50
Mobile:	9230567390
Depositor Status:	Seller/Executants
Query No:	2001339359
Applicant's Name:	Shri Anirban Sengupta
Identification No:	2001339359/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001339359/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	550192
2	2001339359/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	111048

Total 661240

IN WORDS: SIX LAKH SIXTY ONE THOUSAND TWO HUNDRED FORTY ONLY.

Major Information of the Deed

Deed No :	I-1506-06229/2022	Date of Registration	12/05/2022
Query No / Year	1506-2001339359/2022	Office where deed is registered	
Query Date	06/05/2022 5:41:06 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Anirban Sengupta 11/A, Roy Para Road,Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9230567390, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 56,50,000/-		Rs. 1,11,03,449/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,55,192/- (Article:23)		Rs. 1,11,048/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kedarnath Das Lane, , Premises No: 6K/1A/2, , Ward No: 002 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 44 Sq Ft	56,23,000/-	1,10,76,449/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				6.9071Dec	56,23,000 /-	110,76,449 /-	




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.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	






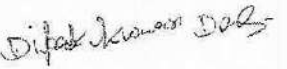
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SINTHEE PEARA BAGAN CLUB 107, South Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.:: ABxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Anirban Sengupta (Presentant) Son of Late Dipak Sengupta Executed by: Self, Date of Execution: 12/05/2022 , Admitted by: Self, Date of Admission: 12/05/2022 ,Place : Office	Photo  12/05/2022	Finger Print  LTI 12/05/2022	Signature  12/05/2022
Son of Late Dipak Sengupta 11/A, Roy Para Road, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AXxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/05/2022 , Admitted by: Self, Date of Admission: 12/05/2022 ,Place : Office				

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Apurba Kar Son of Late Haripada Kar Date of Execution - 12/05/2022, , Admitted by: Self, Date of Admission: 12/05/2022, Place of Admission of Execution: Office	Photo  May 12 2022 11:37AM	Finger Print  LTI 12/05/2022	Signature  12/05/2022
1/A, Kedar Nath Das Lane, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: CBxxxxxx0C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SINTHEE PEARA BAGAN CLUB (as PRESIDENT)				
2	Name Mr Dipak Kumar Das Son of Late Debendra Nath Das Date of Execution - 12/05/2022, , Admitted by: Self, Date of Admission: 12/05/2022, Place of Admission of Execution: Office	Photo  May 12 2022 11:36AM	Finger Print  LTI 12/05/2022	Signature  12/05/2022
118B, South Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BBxxxxxx4A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SINTHEE PEARA BAGAN CLUB (as SECRETARY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sujit Shaw Son of Mr Kartick Chandra Shaw 24/2/72, Mondal Para Lane, City:- , P.O:- Noapara, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090			
	12/05/2022	12/05/2022	12/05/2022
Identifier Of Mr Apurba Kar, Mr Dipak Kumar Das, Mr Anirban Sengupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SINTHEE PEARA BAGAN CLUB	Mr Anirban Sengupta-6.90708 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SINTHEE PEARA BAGAN CLUB	Mr Anirban Sengupta-100.00000000 Sq Ft.

On 12-05-2022

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

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

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

Presented for registration at 10:45 hrs on 12-05-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Anirban Sengupta ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,11,03,449/-

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

Execution is admitted on 12/05/2022 by Mr Anirban Sengupta, Son of Late Dipak Sengupta, 11/A, Roy Para Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business

Indetified by Mr Sujit Shaw, , , Son of Mr Kartick Chandra Shaw, 24/2/72, Mondal Para Lane, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

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

Execution is admitted on 12-05-2022 by Mr Apurba Kar, PRESIDENT, SINTHEE PEARA BAGAN CLUB (Society), 107, South Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Indetified by Mr Sujit Shaw, , , Son of Mr Kartick Chandra Shaw, 24/2/72, Mondal Para Lane, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

Execution is admitted on 12-05-2022 by Mr Dipak Kumar Das, SECRETARY, SINTHEE PEARA BAGAN CLUB (Society), 107, South Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030

Indetified by Mr Sujit Shaw, , , Son of Mr Kartick Chandra Shaw, 24/2/72, Mondal Para Lane, P.O: Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,11,048/- (A(1) = Rs 1,11,034/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,11,048/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 12/05/2022 10:45AM with Govt. Ref. No: 192022230024834751 on 12-05-2022, Amount Rs: 1,11,048/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRHCGU2 on 12-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,55,192/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,50,192/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 784, Amount: Rs.5,000/-, Date of Purchase: 10/05/2022, Vendor name: Ranjita Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2022 10:45AM with Govt. Ref. No: 192022230024834751 on 12-05-2022, Amount Rs: 5,50,192/-, Bank: State Bank of India (SBIN0000001), Ref. No. JK0BRHCGU2 on 12-05-2022, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR

**OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

WEST BENGAL SOCIETIES REGISTRATION ACT, 1961.

MEMORANDUM OF ASSOCIATION

SINTHEE PEARABAGAN CLUB

- 1 NAME : The name of the society shall be "SINTHEE PEARABAGAN CLUB".
- 2 Registered Office : The registered office of the society shall be situated at 107,
SOUTH SINTHEE ROAD, P.S.- SINTHEE, KOLKATA - 700 030.
- 3 Aims & Objects : The objects for which the society is established are :
 - a) To acquire, establish, start, aid, run, maintain or manage, self help group, educational institutes, libraries for the benefit of the public ;
 - b) To Promote sympathy, fellow-feeling and unity among the followers of different faith so as to evolve a sense of social and religious toleration;
 - c) To organize physical culture, indoor and outdoor games, sports competitions exercise and other types of amusements;
 - d) To organize and arrange tournament in the ground for the promotion and advancement of various games;
 - e) To establish and maintain charitable hospital with all modern facilities with the help of qualified doctors and without profit motive;
 - f) To cultivate the spirit of culture among the members of the society by holding drama, dance drama, cultural functions etc;
 - g) To publish or cause to be published useful literatures, magazines, books etc, without profit motive;
 - h) To keep and maintain peace in the area of the above society ;
 - i) To observe the birthday of the great men of the country, Red Letter Days, etc. in order to uplift the morality of the people of the locality ;

Secretary Signature

- j) To help the needy students of all communities for the prosecution of studies ;
- R
E k) To organize blood donation camp which are needful for the public with the advise of qualified doctors and without any profit motive;
- l) To promote and encourage advancement of literary, cultural, political and religious education ;
- m) To maintain, manage and carry on the above society for the purpose of education to the interested persons/ students on art, music, dance, drama, recitation etc ;
- b) n) To organize and set up primary school, library, without any profit making motive ;
- o) To maintain, manage and carry on the above society for the purpose of education to the interested persons/ students on art, music, dance, drama, recitation etc ;
- p) To organize cloth distribution programmes for the poor people ;
- q) To help organize self help groups for the educated youths and women of backward classes and to extent applicable under section 4(2) of the W.B.S.R. Act, 1961 ;
- r) To organize free Ambulance service for the needy patients ;
- s) To acquire, establish, start, aid, run, maintain or manage Gym, Multi Gym, for good health & building the body for the benefit of the public, students, & members;

The object shall always remain restricted within the scope of section 4(2) of the W.B.S.R. Act 1961 irrespective of any objects mentioned in the present documents in agreement or opposed to the said section.

The income and properties of the society whatsoever derived or obtained shall be applied solely towards the promotion of the object of the society and no portion thereof shall be paid to or divided amongst any of its members by way of profits .

Contd.....

3)

THE NAMES, ADDRESSES AND DESCRIPTIONS OF THE MEMBERS
OF THE GOVERNING BODY :

NAME	ADDRESS	DESIGNATION
1. PRADYUT ROY	5, Kedar Nath Das Lane, Kol-30	PRESIDENT
2. APURBA KAR,	1/A, Kedar Nath Das Lane, Kol-30	PRESIDENT
3. SISIR DAS,	118B, South Sinthee Road, Kol-30	VICE PRESIDENT
4. DIPAK KUMAR DAS,	118B, S.S. Road, Kol-30	SECRETARY
5. INDRANIL ROY CHOWDHURY,	65C, S.S. Road,	TREASURER
6. SANDIP BANERJEE,	2C, Centre Sinthee Road, Kol-50	MEMBER
7. KALYAN GHOSH,	15/2/3, Kali Charan Seth Lane, Kol-30	DO
8. PALLAB MUKHERJEE,	112, S.S. Road, Kol-30	DO
9. NABANIL ROY CHOWDHURY,	65C, S.S. Road, Kol-50	DO
10. SULAV DAS	118B, South Sinthee Road, Kol-30	DO

Witness to above Signature

Signature

Address

Occupation

Contd.....

We, the several persons whose names, addresses and occupation are hereunto subscribed are desirous of being formed into an association in pursuance of this memorandum of association.

SL. No	NAME	OCCUPATION	SIGNATURE
1.	PRADYUT ROY	BUSINESS	
2.	APURBA KAR,	ACTOR	
3.	SISIR DAS,	RETIRED GOVT:	
4.	DIPAK KUMAR DAS,	BUSINESS	
5.	INDRANIL ROY CHOWDHURY,	GOVT. EMPLOYEE	
6.	SANDIP BANERJEE,	SERVICE	
7.	KALYAN GHOSH,	ADVOCATE	
8.	PALLAB MUKHERJEE,	ACTOR	
9.	NABANIL ROY CHOWDHURY,	ACTOR	
10.	SULAV DAS	SERVICE	

Witness to above Signature

Signature

Address

Occupation

THE WEST BENGAL SOCIETIES REGISTRATION ACT, 1961.
REGULATIONS OF ASSOCIATION

MEMBERSHIP :

1 Admission :

The signature to the Memorandum of Association & the office bearers of the Governing Body of the society shall be first members of the society. The Governing Body may admit to membership any person of any caste, creed or sex who has attained the age of 18 years and agreed in writing to be bound by the society and who in the opinion of the Governing Body will be interested in advancement of the society.

Be it noted here that the power to admit members is the sole and absolute power of the Governing body and the Governing Body may refuse to admit any person as a member without assigning any reason therefore.

2 Types of Members :

1) Honorary Members : Any person, whose connection with the society is deemed to be useful may with the consent of such person be elected as honorary member of the society. Such members shall not, however, be eligible to be members of the Governing Body nor shall be entitled to vote in any meeting.

2) Ordinary Members : Any person, qualified to be a member and paying prescribed ordinary membership fee be admitted as ordinary of the society.

3) Cessation of Membership : Any member shall cease to be a member

(a) on the acceptance of his/her resignation from membership, (b) on his/her becoming insane or insolvent, c) on his/her conviction of any offence in connection with the formation promotion, management or conduct of affairs of society or a body corporate or of any offence involving moral turpitude.

4) Register of Members : The society shall maintain a register of members containing the names, address and their occupation, the date of admission and of cessation of membership. The Register will be kept open for inspection of the members of the society on requisition. All entries required to be made therein shall be entered within a period of 15 days.

5) Rights and obligations of members :

Any ordinary member of the society has the right (a) to elect and to be elected in any election of the society. (b) to submit suggestion for discussion to the Governing Body and subcommittee on any matter relation to society on appointment with the Secretary, c) to pay his/her subscription within the prescribed time. Defaulting members shall be allowed to take part or vote in a meeting. Members shall have one vote each.

6) Expulsion & Removal : Frequent actions of any members, if found by the Govern-

ing Body detrimental to the interest and in violation of the regulations of the society, he/she may be after due enquiry, censured, suspended or expelled from the membership by the Governing Body.

In that case the Governing Body shall first serve the member concerned with a show cause showing therein the charges framed and ask his/her to submit his/her statement of defence within a month. On receipt of the explanation the Governing Body shall have the power to take a suitable action against the received within a month, the Governing Body may take as *exparte* decision.

For any act of expulsion or terminated no such members shall be entitled to prefer any claim for compensation or damage even if proved on subsequent date that such act of expulsion or termination was wrongful and / or unlawful.

GOVERNING BODY

1) Composition, election/apointment, resignation/removal terms of office :

There shall be a Governing Body consisting of not less than 7 members. The office bearers of Governing Body shall comprise of President, Vice Presidents, Secretary, Asst. Secretary, Treasurer and other committee members. *jun*

The office bearers & other committee members shall be elected at the A.G.M.

The resignation and removal of the Governing Body members shall be dealt with as has been prescribed as in the case of other members noted herein before.

TERMS OF ELECTION

The term of office of the Governing Body shall ordinarily be once in three year, unless it is dissolved /terminated early under unforeseen circumstances. After election, the old Governing body will continue to function till the new body takes over charge which shall under no circumstances be more than 30 days from the date of election.

2) Meeting : A meeting of Governing Body shall be held at least once in three months at such place, date and time, as the President or the Secretary may determine. Any six members of the Governing Body may requisition the president on the requisitions may do so provided no business other than specified in the notice shall be transacted at such meeting.

3) Notice and quorum : 7 days notice of the meeting specifying the place, time and the general nature or business to be transacted shall be every member of the Governing Body. Emergency meeting may be called on 24 hours notice. 1/3rd members personally present shall constitute a quorum for the meeting and if a quorum is not present within 30 minutes of the time, members present shall adjourn the meeting.

4) Procedure of the meeting : The President or in his absence Vice presidents shall preside over all meeting of the Governing Body and in their absence members present shall elect a chairman of the meeting. All questions before the meeting will be decided by a majority of votes, each member having one vote. The President shall have a second or casting vote in addition to his/ her own vote in case of equality of votes.

5) Power and Dutes of the Governing Body : The Governing Body shall have general power of supervision and conduct over all the affairs of the society and in particulars shall discharge the following duties (1) appoint sub-committee with such power and duties as may be considered necessary or expedient.

(ii) To accept donation, gift, subscription, movable or immovable property for the objects of the society. (iii) To sell lease, mortgage or otherwise dispose of and deal with all or any part of the property of the society. (iv) To co-opt not more than two members to the Governing Body.

vi) To appoint a person or persons on payment to assist the Secretary / Treasurer in the maintenance of account. Etc. (vii) To conduct any other business not specified herein for the attainment of the objects of the society provided such business is not repugnant to such object.

SAFE CUSTODY OF PROPERTIES :

The Governing Body shall be responsible for the safe custody of the funds, properties and assets of the society.

The funds of the society shall be kept in bank/post office/mutual funds and be invested in any securities specified under sec 20 of the Indian Trust Act, 1882.

BOOKS OF ACCOUNTS INSPECTION :

The books of account and other statutory books shall be kept at the registered office and shall be open to inspection of the members at such time and place as the Governing Body directs on within request made by any members.

ACCOUNTING YEAR :

The accounting year of the society shall be from 1st day of April of each year to 31st day of March of following year.

BANK OPERATION :

The Banking accounts of the society shall be operated by the Secretary, President, Treasurer or any two of them jointly.

GENERAL MEETING :

Annual General Meeting :

Notice : ✓ The Secretary shall annually call the Annual General meeting as per provisions of W.B.S.R. Act, 1961 giving at least 14 days's notice to all members. The notice shall contain the place date, day and time of the meeting.

Agenda : The business to be transacted at the A.G.M. shall be (a) to confirm the minutes of the last A.G.M. and of special general meeting if any, (b) to adopt with or without modification the report of the working of the previous year, C) to pass audited accounts of the society for the previous year ended, (d) to appoint qualified Auditor or Auditors (e) to transact such business as may be fixed by the governing body; (f) to transact such other business as may brought forwards by giving 14 days previous notice from any member, (g) to conduct general election.

Quorum of the meeting : 1/3rd members personally present at the commencement of the meeting shall constitute the quorum.

Manner and method of voting :

The Chairman of the meeting shall decide the manner and method of voting at the outset of the meeting .

Special General Meeting :

A special General Meeting may be convened by the governing body at any time in view of urgency of the matter. At least 7 days notice shall be given to every for special general meeting.

Members may request the Governing Body for special General Meeting by placing a requisition signed by 2/3rd of total members. In that case the Governing Body shall conveyance a special general meeting with a month from the receipt of such notice. In default by the Governing Body, the requisition shall behold such meeting provided no business other than those specified in the notice shall be transacted.

Extra-ordinary general meeting :

The Governing Body may direct to conveyance an Extra-ordinary general meeting for consideration of addition, alteration of amendment of the memorandum / regulations of the society 7 days notice along with the proposed draft of charge shall be sent to members before the meeting. The regulation for change, amendment etc. of the Memorandum and Regulations be carried out it accepted by the three fourths of the members present at the meeting.

DUTIES OF THE OFFICE BEARERS

President :

He/She shall (a) preside over all all meeting of the society, (b) take all disciplinary actions such as removals, dismissal etc. in consultation with the Governing Body, c) advice the Secretary in any matter required urgent attention . (d) call emergency meeting.

Vice President :

(a) He/She shall preside over the meeting in the absence of president, (b) Vice Presidents shall take charge of each programme of the society .

Secretary :

He / She shall (a) convene all meeting of the society, (b) maintain minute books of all meetings, c) issue general circular and notice, (d) receive all applications for membership which shall be placed before the Governing Body , (e) sign on behalf of the society all receipts for all sums received as subscription etc. (f) sign an d give pay order on all bills for payments, (g) get the accounts of the society audited by a Chartered Accountant; (h) ensure compliance with statutory requirements, (i) tranact all other business subject to the direction of the Governing Body.

Asst. Secretary : (a) He/She shall help general secretary in performing his duties, (b) in absence of general secretary they will perform the duties of general secretary.

Treasurer : He/she shall (a) collect and receive all sorts of subscription, donations and deposit of money and grant receipts thereof ; (b) maintain and keep cash book and such other accounts as are necessary, c) prepare the budget in circulation with the Secretary for consideration of the Governing Body.

MAINTENANCE AND AUDIT OF ACCOUNTS :

The society shall maintain books of accounts as required under Sec. 15(1), (a) (b) of the Act.

The accounts shall be audited by a duly qualified auditor as stated in Sec. 15(2) of the Act.

SUIT & LEGAL PROCEEDINGS :

All suits and legal proceedings by or against the society shall be in the name of the Secretary or such person as shall be appointed by the committee.

ALTERATION OF THE MEMORANDUM & REGULATIONS :

The Memorandum and regulations may be altered, modified, rescinded or added to be special resolutions passed by the 3/4th members in a general meeting called for the purpose.

The governing Body shall have powers to make, alter modify or rescind such Regulations as may be considered necessary in the interest of smooth functioning of the society.

DISSOLUTION OF SOCIETY :

Subject to the provisions of sections 24 & 27 of the West Bengal Societies Registration Act, 1961 or any statutory modifications thereof, the society may be dissolved by a resolution to that effect passed by 3/4th members of the society at a general meeting. The said meeting shall also decide the manner of disbursement of the funds and assets of the Association, if any after dissolution.

We, the undersigned members of the Governing Body of the society, do hereby certify that above is a true copy of the Regulations of society.

Signature of three members of the Governing Body :

2

3

Date : _____

From : TANMOY KAR,
(SECRETARY OF SINTHEE PEARA-
BAGAN CLUB)
107, SOUTH SINTHEE ROAD,
KOLKATA - 700 030.

To
Registered of Firms,
P-15, New India Exchange Place,
Kolkata - 700 073.

Dear Sir,

Sub : Delivery of Registration Certificate

I do hereby authorise Mr. Rajat Sen Sharma to collect the Registration Certificate on behalf
of me. Signature of Mr. Rajat Sen Sharma is attested by me below :

Please deliver the same to my authorized person.

Thanking you,

Yours faithfully,

(TANMOY KAR)

(Signature of Mr. Rajat Sen Sharma)

Attested

(TANMOY KAR)

FORM VI

Filling of Annual And Other Returns By A Society

The West Bengal Societies Registration Act. 1961

To
The Registrar of Firms, Societies and
Non - Trading Corporations West Bengal

I submit here with annual and other returns as required under the section of 17 of the
West Bengal Societies Registration Act. 1961

Name of the Society :- SINTHEE PEARABAGAN CLUB

Registration No. of the Society :- SO185577 of 2011-2012

Date of the Annual General Meeting :- 20.03.2021

Date of the previous Annual General Meeting :- 24.02.2020

Number of the members on the date
of the Annual General Meeting 8

Name and Address of the Auditor :-
PRANTICK ROY & CO.
[CHARTERED ACCOUNTANTS]
P - 15 NEW C.I.T. ROAD,
KOLKATA - 7000 73.

Enclosure

Date :-

SINTHEE PEARABAGAN CLUB

Signature of President/ Secretary

Prantik Roy *Apurba Kar* *Dipak Das*

President

Secretary

SINTHEE PEARABAGAN CLUB

OFFICE ADDRESS: 107, SOUTH SINTHEE ROAD, SINTHEE, KOLKATA- 700030, WEST BENGAL.
REGISTRATION NO. SO185577 OF 2011-12

Ref: SPBC/004/2021-22

Date: 08/03/2019

Extract of the Resolution passed at the meeting of the Club of Members of SINTHEE PEARABAGAN CLUB held at Registered office of the club at 107, South Sinthee Road P.O. Sinthee, Kolkata -700030 on Tuesday, 08th March, 2019 at 08:30 P.M.

"RESOLVED THAT A Land at 6K/1A/2 KEDAR NATH DAS LANE, owned by the above named club to be sold due to relinquish the financial liabilities which came to develop & renovation of the club main building & also to strengthen the financial stability in future. As there is no activity in that land or that property from last few years, the Members of the club have decided to sale the property & to clear all liabilities/creditors if any. Hence all the members are hereby authorised to sign or execute the Deed of conveyance to Sale the land/Property for the club and do all that is necessary in this respect on behalf of the club.

"RESOLVED FURTHER THAT any of the members of the club and is hereby authorised to give a certified true copy of the said resolution and a copy of Memorandum of Association and Articles of Association to the competent authority, if required.

Certified to be true Copy

For SINTHEE PEARABAGAN CLUB

Authorised Members Name :

01. APURBA KAR (PRESIDENT) -
02. DIPAK KUMAR DAS (SECRETARY) -

Authorised Signatory :

Apurba Kar

Dipak Kumar Das

Name of all Members :

01. PRADYUT ROY (PRESIDENT) -
02. SISIR DAS (VICE PRESIDENT) -
03. INDRANIL ROYCHOWDHURY (TREASURER) -
04. SANDIP BANERJEE (MEMBER) -
05. KALYAN GHOSH (MEMBER) -

Sign. of all Members :

Pradyut Roy
Sisir Das

Indranil Roy Chowdhury
Sandip Banerjee
Kalyan Ghosh

CONTACT NO. - 9433361152, 8777418150

SINTHEE PEARABAGAN CLUB

OFFICE ADDRESS: 107, SOUTH SINTHEE ROAD, SINTHEE, KOLKATA- 700030, WEST BENGAL.
REGISTRATION NO. SO185577 OF 2011-12

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Name of all Members :

- 06. PALLAB MUKHERJEE (MEMBER) -
- 07. NABANIL ROYCHAWDHURY (MEMBER) -
- 08. SULAV DAS (MEMBER) -

Sign. of all Members :

Pallab Mukherjee
Nabanil Roychowdhury
Sulav Das

CONTACT NO. - 9433361152, 8777418150

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I.
Volume number 1506-2022, Page from 274440 to 274456
being No 150606229 for the year 2022.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2022.05.13 11:52:25 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 2022/05/13 11:52:25 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)