

540/24

I-498/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 741733

certified that the document is admitted in registration. The signature sheets and the endroement sheets attached with the document are the part of this document

District Sub-Register-III
Alipore, South 24-pargana.

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made and executed on this 15th Day of January, 2024 Two Thousand and Twenty- Four.

15 JAN 2024

BETWEEN

- SHRI ARIN BISWAS**, son of Late Jagadish Chandra Biswas, having his Income Tax Permanent Account No. **(ALCPB 7879D)** and Aadhaar No. **(5692 3013 2509)** by Faith-Hindu, by Nationality Indian, residing at 266, Purbalok, Mukundapur, Post Office-Mukundapur, Police Station-Purba Jadavpur, Kolkata-700099, District-South 24 Parganas, In the State of West Bengal hereinafter referred and called as the "**VENDOR**" (which term or expression unless excluded by or repugnant to the context shall deem to mean and include his heirs, legal representative, successors and assigns), hereinafter referred as the **FIRST PART**.

04 JAN 2024

66586

DATE.....
SOLD TO..... RAJIB GHOSH
ADDRESS..... 6, Old Post Office Street
5th Floor, KOL-700004
RS..... 50

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700

04 JAN 2024



Subscribed by me

[Signature]

Sumon Sen
8/0 Lt Bisay Sen
93/11, B.K. Road
P.O. & P.S. - Ambherst Street
KOL - 9
Dec - Law Clerk

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AND

SMT TRIPTI ROY, wife of late Ajit Kumar Roy, having her Income Tax Permanent Account No. **(AFBPR 5530G)**, Aadhaar No **(680 4420 7539)**, by Faith Hindu, by occupation-Housewife, residing at UD-080807, UDITA Complex, 1050/1, Survey Park, Kolkata -700075, Post Office- Survey Park, Police Station- Jadavpur, District-South 24 Parganas, West Bengal hereinafter referred to as the **"PURCHASER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **SECOND PART**.

AND

SHRI BISWAJIT DAS, son of Nani Bhusan Das, having his Income Tax Permanent Account No. **(BWZPR 0331P)** and Aadhaar No. **(4724 2465 8578)** residing at 43E/1A, Jheel Road, Dhakuria, Post Office-Dhakuria, Police Station-Lake, Kolkata-700031, District-South 24 Parganas, In the State of West Bengal hereinafter referred to and called as the **"CONFIRMING PARTY as erstwhile Tenant"** (which term or expression unless excluded by or repugnant to the context shall deem to mean and include his heirs, legal representative, successors and assigns), hereinafter referred as the **THIRD PART**.

The **VENDOR** and the **PURCHASER** as well as the **CONFIRMING PARTY** are conjointly for the sake of brevity hereinafter referred to as the **"PARTY"** and they are individually hereinafter referred to as the **"PARTIES"**.

DEVOLUTION and/or BACKGROUND OF TITLE: The Title of ownership flows as follows from time to time: -

WHEREAS the vendor herein is the sole and absolute owner of All That piece and parcel of Bastu land measuring about more or less 3 (Seven) Cottahs 8



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(Eight) Chittaks more or less **ALONGWITH** a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal.

DEVOLUTION AND/OR BACKGROUND OF TITLE: The title of ownership flows as follows from time to time:

WHEREAS the Vendor herein is the sole and absolute owner of All That piece and parcel of Bastu land measuring about 7 (Seven) Cottahs more or less **ALONGWITH** a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee No. 311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal.

AND WHEREAS One Shri Sadhan Chandra Pramanik, was the recorded owner in respect of the entire plot of land, lying and situated under Dag No.



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356/406, Khatian No. 355, Mouza-Kalikapur, J. L. No. 20, Touzi No. 3, Revisional Settlement No. 2, Pargana-Khaspur, District - South 24 Parganas, In the State of West Bengal.

AND WHEREAS while enjoying the aforesaid property Sri Sadhan Chandra Pramanik, died intestate leaving behind his widow Smt. Molina Bala Pramanik, only son Sri Sarat Chandra Pramanik, and four daughters Smt. Arati Pramanik, Smt. Bharati Pramanik, Smt. Dulu, Pramanik and Smt. Rama Pramanik as his legal heirs and successors.

AND WHEREAS while enjoying the aforesaid property Sri Sarat Chandra Pramanik & Others being the legal heirs of Sadhan Chandra Pramanik, since deceased, sold, conveyed and transferred 1 Acres land jointly to Sri Karttick Chandra Paik, son of Sri Haran Chandra Paik and Sri Nityananda Das, son of Late Jagannath Das, by virtue of registered Deed of Conveyance which was duly registered on February 21, 1975, in the office of the Sub Registrar, Alipore and was duly recorded in Book No. 1, Volume No. 39, Page Nos. 64 to 70, Being No. 985, for the year 1975.

AND WHEREAS after becoming the owner of the aforesaid property by virtue of the deed of conveyance dated 21st February 1975 said Sri Karttick Chandra Paik and Sri Nityananda Das jointly sold, conveyed, and transferred ALL THAT 16 Cottahs 10 Chittaks 17 Square Feet land to and in favour of Smt. Dipti Biswas, wife of Sri Jagadish Chandra Biswas by executing a registered Bengali Deed of Conveyance which was registered on June 21, 1975, in the office of the District Sub Registrar, Alipore, and was duly recorded in Book No. 1, Volume No. 150, Page Nos. 82 to 88, Being No. 5807, for the year 1975.

AND WHEREAS thus by virtue of the deed of conveyance dated June 21, 1975, said Smt. Dipti Biswas, wife of Sri Jagadish Chandra Biswas, became



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the sole and absolute owner in respect of the entire 16 Cottahs 10 Chittaks 17 Square Feet land comprised under Dag No. 356/406, Khatian No. 355, Mouza- Kalikapur, J. L. No. 20, Touzi No. 3, Revisional Settlement No. 2, Pargana-Khaspur, District- South 24 Parganas, In the State of West Bengal.

AND WHEREAS thereafter, being the sole and absolute owner Smt. Dipti Biswas recorded her name in the office of the B.L. & L.R.O. and started paying the Khajna regularly with the concerned Government Authority.

AND WHEREAS while enjoying the property out of natural love and affection Smt. Dipti Biswas gifted a demarcated plot of land measuring about 7 Cottahs more or less, being plot no. P-7A, to and in favour of her husband Sri Jagadish Chandra Biswas, son of Late Shris Chandra Biswas, by virtue of a registered Bengali Deed of Gift which was registered on February 27, 1990, in the office of the District Registrar, Alipore, and was duly recorded in Book No. I. Volume No. 63, Page Nos. 185 to 192, Being No. 2901, for the year 1990.

AND WHEREAS thus by virtue of the deed of Gift dated 27th February 1990 said Sri Jagadish Chandra Biswas became the sole and absolute owner in respect of 7 Cottahs land, being plot no. P-7A, comprised under Dag No. 356/406, Khatian No. 355, Mouza-Kalikapur, J.L. No. 20, Touzi No. 3, Revisional Settlement No. 2, Pargana-Khaspur, District - South 24 Parganas. In the State of West Bengal.

AND WHEREAS after execution of the Deed of Gift Dated 27th February 1990 said Smt. Dipti Biswas remain became the owner of **ALL THAT** 9 Cottahs 10 Chittaks 17 Square Feet land, being plot no. P 7C, comprised under Dag No. 356/406, Khatian No. 355, Mouza - Kalikapur, J. L. No. 20, Touzi No. 3, Revisional Settlement No. 2, Pargana-Khaspur, District-South 24 Parganas in the state of West Bengal.



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AND WHEREAS thereafter, on March 20, 1997, Sri Jagadish Chandra Biswas mutated his name in the assessment Roll of the then Calcutta Municipal Corporation against Assessee No. 31-109-06-0662-5, and started paying the rates and taxes regularly. However, the premises was numbered as municipal premises no. 662, Kalikapur, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata-700099, District - 24 Parganas (South), and mailing address 266, Purbalok, Mukundapur, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata-700 099, within the local limits of the Kolkata Municipal Corporation, Ward No. 109, District - 24 Parganas (South), West Bengal.

AND WHEREAS thereafter, Sri Jagadish Chandra Biswas constructed a brick-built residential pucca structure measuring more or less 500 square feet and started enjoying the property with his other family members.

AND WHEREAS while enjoying the property Sri Jagadish Chandra Biswas died intestate on March 09, 2015, living behind his wife Dipti Biswas (since deceased) only daughter Durba Biswas (since deceased) and Only Son Arin Biswas as his legal heirs and successors. Subsequently thereafter on 21.04.2016, said Durba Biswas died intestate as unmarried leaving behind her mother and the vendor as her legal heirs to inherit her share over the property.

AND WHEREAS subsequent thereto Smt. Dipti Biswas, died intestate on September 16, 2021 leaving behind her only son Sri Arin Biswas as her legal heir and successor.

AND WHEREAS thus by way of inheritance said Sri Arin Biswas became the sole and absolute owner in respect of All That piece and parcel of Bastu land measuring about 7 (Seven) Cottahs more or less being part of plot no. P-7A,



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comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal.

AND WHEREAS said Sri Arin Biswas executed a General Power of Attorney on August 30, 2022, Jointly appointed Sekh Anowar Ali, son of Sekh Sahadat Ali, and Anirban Dutta, Son of Sri Anup Dutta as his constituted Attorneys for taking care of the property and to sold out the entire aforesaid property in favour of any intending Purchaser against a valuable consideration. The said General Power of Attorney was registered in the office of the District Sub Registrar- IV, Alipore, and was duly recorded in Book No. I, Volume No. 1604-2022, Pages. 293541 to 293562, Being No. 160410076 for the year 2022.

AND WHEREAS for personal reasons and consideration the Vendor herein revokes and/or terminate the said Power of Attorney dated 30th August 2022 by executing a deed of Cancellation of Power of Attorney on 1st December 2022 which was duly registered at the Office of District Sub Registrar-III at Alipore and recorded in Book No.-IV, Volume No. 1603-2022 pages from 13148 to 13159, being No. 0636..... for the year 2022.

AND WHEREAS while said Vendor is occupying All That piece and parcel of Bastu land measuring about 7 (Seven) Cottahs more or less **ALONGWITH** a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag

Arin Biswas



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No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of the Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal executed a development agreement on 1st December 2022 which was duly registered at the office of District Sub Register-III at Alipore duly recorded in Book No -I, Volume No- 1603-2022, Pages from 594209 to 594235 Being no.18371 of 2022. The Vendor has also executed a development of power of attorney in favour of the confirming party of the fifth part herein which was duly registered at the office of District Sub Register-III at Alipore duly recorded in Book No-I, volume No- 1603-2022, Pages from 594284 to 594302 Being no.18385 of 2022.

AND WHEREAS the Developer also found that one Biswajit Das the confirming party of the Third Part herein was a tenant over the All That piece and parcel of Bastu land measuring about 7 (Seven) Cottahs more or less **ALONGWITH** a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah,



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in the District South 24 Parganas, in the State of West Bengal, who is also possession holder of the entire premises and have a tenanted right over the same.

AND WHEREAS It is therefore impossible for the developer herein to continue with the development work in respect of the aforesaid premises no. 662, Kalikapur, therefore as on the basis of discussion and deliberation held between the developer and the Vendor, The said Developer and the Vendor have duly canceled the Development Agreement dated 1st December 2022 by executing a Deed of Cancellation of Development Agreement on 20th December 2022 which was duly registered at the of District Sub-Registrar-III at Alipore which was duly recorded in Book no. I, Volume No. 1603-2022, pages from 637105 to 637121 being no. 19695 of 2022. The Development Power of Attorney executed between the Vendor and the Developer was also cancelled between the parties by executing a Cancellation of Power of Attorney on 20th December 2022 which was duly registered at the of District Sub-Registrar-III at Alipore which was duly recorded in Book no. I, Volume No. 1603-2022, pages from being no. 678 of 2022.

AND WHEREAS the **PURCHASER** herein as per the discussion and deliberation held between the parties herein being interested in acquiring and/or owning **ALL THAT** Schedule Mentioned property at the total agreed lawful consideration of Rs. 88,00,000/- (Rupees Eighty Eight Lakhs Only) entered into an agreement for sale with possession with the vendor as the confirming party in respect of the entire schedule mentioned property on 20th December 2022, which was duly registered at the office of District Sub Registrar-III, at Alipore which was duly recorded in Book No. I, Volume No. 1603-2022, pages from 637223 to 637254, being no. 19728 for the year 2022.

AND WHEREAS the **PURCHASER** herein now in order to complete the sale transaction between the parties in respect of **ALL THAT** piece and parcel of



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Bastu land measuring about 3 (Three) Cottahs 8 (Eight) Chittaks more or less **ALONGWITH** a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal at the total agreed lawful consideration of Rs.88,00,000/- (Rupees Eighty-Eight Lakhs Only) after taking inspection of the original conveyance in respect of the said premises and has also taken inspection of the abstract of Title Deeds relating to the said premises and have made herself fully conversant with the contents of the said conveyance and abstract of title deed and has fully satisfied herself as to the title of the Owner regarding the said land at the said premises. Now therefore the parties herein in respect of this indenture recorded their respective terms which are mentioned as follows.

THE VENDOR HEREBY DECLARES, CONFIRMS AND COVENANTS WITH THE PURCHASER AS UNDER:

1. That the Vendor is otherwise well and sufficiently entitled to the said property described in the Schedule hereunder written and its title to the said property is free and marketable.
2. That no other person except the Vendor has any right, claim, or demand in respect of the said property or any part thereof.
3. That the Vendor has not created any sale, gift, mortgage, charge, lien, lease, or any other adverse right or any other encumbrance



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whatsoever or howsoever in respect of the said property and the said property is not subject to any claim, demand, encumbrance, attachment or any process issued by any Court or Authority and the Vendor hereby declares that it shall not hereafter directly and/or indirectly create any third-party rights of whatsoever nature upon the said property.

4. That the Vendor has paid all the due taxes, rates, and all other outgoings in respect of the said property as per the existing bills raised by the competent authority, and if any amount is found to be in arrears or outstanding, the Vendor shall pay the same in full.

5. That the Vendor has not entered into any agreement or arrangement, oral or written with regard to the sale of the said property to any other party.

6. That there are no proceedings instituted by or against the Vendor in respect of the said property and/or any proceedings pending in any Court of Law or before any authority. No spenders' notices exist in respect of the said property.

7. That the Vendor has not directly and/or indirectly refrained, prevented, and/or prohibited by any Court of Law or authorities including taxation authorities or otherwise from entering into the present Conveyance of the said property with the Purchaser.

8. That no notices including any notice for acquisition, requisition, or set back by the Government (Central or State) or by the Municipal Corporation or any other local, or public body or authority in respect of the said property or received by the Vendor or its agent or any person on its behalf and that all previous notices and requisitions have been duly complied with by the Vendor.

9. The Vendor being the absolute owner of the said property is executing the present Indenture of Conveyance in accordance with the aforesaid Agreement with the Purchaser.



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10. The purchaser shall have after purchasing the said land to make the same in a habitable condition for her uses at her own discretion and will be borne all the expenses in respect of the same and the vendor has no responsibility in respect of the same.

THE CONFIRMING PARTY HEREBY DECLARES, CONFIRMS AND COVENANTS WITH THE PURCHASER AS UNDER:

1. The Confirming Party of the Third Part hereby declared that he was a tenant of the scheduled premises.
2. The confirming party of the Third Part has not created any right, title, or interest of the tenant in favor of any third parties save and except the transition as mentioned aforesaid.
3. The Confirming Party of the Third Part hereby declares that he has no claim from the vendor herein in respect of the schedule mentioned property, any claim from the confirming party upon all the parties will be declared as void ab initio and the same will reject its seriatim.
4. The confirming party hereby declares that all the rights that have vested in him due to the tenancy are hereby revoked and the same is transferred to the purchaser herein.

NOW THIS INDENTURE WITNESSETH

A. That Rs. 88,00,000/- (Rupees Eighty Eight Lakhs) has been paid on execution hereof making by the Purchaser to the Vendor on or before execution of these presents being the full consideration money agreed to be paid as aforesaid (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser) the Vendor doth hereby grant, sell, convey, transfer and assure unto the Purchaser free from any encumbrances and reasonable doubts All That piece and parcel of Bastu land measuring about 3 (Three) Cottahs 8 (Eight) Chittaks more or less along



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with a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no. 311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal which is duly delineated and/or earmarked in the sketch plan and/or map annexed hereto and bordered in the SCHEDULE hereunder written.

B. ALL THE ESTATE right, title, interest, claim and demand whatsoever at law and in equity of the Vendor into, out of or upon the said land hereditaments and premises or any part thereof **TO HAVE AND TO HOLD** all and singular the said hereditaments and land hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with him and his every appurtenance (all which are hereinafter called "**the said premises**") **UNTO AND TO THE USE** and benefit of the Purchaser, her heirs, executors, administrators and assigns forever **SUBJECT TO** the payment of all future rates assessments taxes and dues now chargeable upon the same. **AND** the Vendor Doth hereby for herself and his successors and assigns covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for his made, done, committed, omitted, or knowingly or willingly suffered to the contrary.

C. For Title of the property the Vendor now has good right full power and absolute authority to grant, convey, transfer, and assure the said premises hereby granted conveyed transferred and assured or intended so to be unto



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and to the use of the purchaser in the manner aforesaid.

D. For peaceful possession and quiet enjoyment **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, use, occupy, possess and enjoy the said premises hereby granted conveyed transferred and assured with her appurtenances and to receive the rents issues and profits thereof and of every part thereof to and for her own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or his successors and Assigns by any person lawfully or equitably claiming or to claim by from under or in trust for.

E. AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estate title charge and encumbrance whatsoever either already or hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for him.

F. That the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted, conveyed, transferred, and assured or any part thereof by from under or in trust for the Vendor and her successors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser her heirs, executors, Administrators or assigns or her Counsel in law for assuring the said premises and every part thereof



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hereby granted conveyed transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

AND the Vendor hereby covenants with the Purchaser that the Vendor shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter, upon every reasonable request and at the cost of the Purchaser or any person or persons having or lawfully or equitably claiming through under or in trust for the Purchaser her heirs, executors, administrators or assigns produce or cause to be produced to her or her Advocate or Solicitor or agents or at any trial hearing commission or examination or otherwise as occasion shall require all or any of the deeds and writings comprised in the Second Schedule hereto (which relate as well to the said premises as to other land hereditaments and properties belonging to the Vendor and the possession of which documents is retained by the Vendor) for the purpose of showing his title to the said premises described in the Schedule hereunder written or any part thereof and will permit the same to be examined, inspected or given in evidence **AND** will also at the like request and cost of the Purchaser or any such other person or persons as aforesaid deliver or cause to be delivered to him such attested or other copies or abstracts of or extracts from the said deeds and writings or any of those as they may require. **AND** the Vendor doth hereby confirm and record that They have on execution hereof put the Purchaser in quiet, peaceful and vacant possession of the said property as owners thereof **AND** that the stamp duty, registration charges and all other applicable state taxes (if any) on the present instruments and the transaction shall be borne and paid by the Purchaser **AND** that the aforesaid recitals shall form an integral part of this Indenture. It is pertinent to mentioned herein that in the plan attached to the agreement for sale executed earlier was wrongly mentioned which is appropriately mentioned and marked in this present deed.



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**THE SCHEDULE ABOVE REFERRED TO:
(DESCRIPTION OF THE LAND)**

ALL THAT piece and parcel of Bastu land measuring about 3 (Three) Cottahs 8 (Eight) Chittaks more or less **ALONGWITH** a Tin Shaded Cemented Flooring Residential Structure, measuring about more or less 100 Sq. Ft. being part of plot no. P-7A, comprised under Dag No .356/406, Khatian No. 355, Mouza- Kalikapur, J.L No. 20, Touzi No.3, revisional Settlement No 2, Pargana- Khaspur, lying and situated at Municipal Premises no 662, Kalikapur, Road Zone -Balaji Paradise to Shanti Niwas, Post Office- Mukundapur, Police station- Purba Jadavpur, Kolkata-700099, within the local limits of the Kolkata Municipal Corporation, Ward No 109, being part of assessee no.311090606625. Mailing address 266, Purbalok, Mukundapur, Kolkata-700099, presently under the jurisdiction of Additional District Sub-Registrar office at Sealdah, in the District South 24 Parganas, in the State of West Bengal, which is duly delineated and/or earmarked in the sketch plan and/or map annexed hereto and bordered by **"RED"** ink.

- | | |
|---------------------|--|
| ON THE NORTH | : By part of premises no. 662, Kalikapur and By the Land of Ranjit Roy. |
| ON THE SOUTH | : By part of premises no. 662, Kalikapur and By the Land of Ranjit Roy and Malabika Roy. |
| ON THE WEST | : By Ground Plus Three Storied residential building. |
| ON THE EAST | : By 30ft Kolkata Municipal Corporation Road. |

:



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JAN 2024

MEMO OF CONSIDERATION

Consideration money for Conveying the proportionate right title and interest of the **Vendor** in the said **SCHEDULE** Property is the sum of Rs.88,00,000/- (Rupees Eighty-Eight Lakhs Only) heretofore;

<u>Date</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount</u>
20.12.2022	000072	ICICI Bank Santoshpur Branch	Rs.5,00,000/-
15.01.2024	502215	ICICI Bank Santoshpur Branch	Rs. 50,00,000/-
15.01.2024	502216	ICICI Bank Santoshpur Branch	Rs. 32,12,000/-
TDS	TDS	TDS	Rs. 88,000/-
TOTAL: (Rupees Eighty Eight Lakhs Only)			Rs.88,00,000/-

Ain Biswas

WITNESSES:

1. Satyanarayan Mahapatra
292, R.B. Avenue,
K-01-19

2. Suma Sen
93/14. B.K. Road
W-9

Ain Biswas

SIGNATURE OF THE VENDOR



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JAN 2024

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEA ON THE DAY
AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNATURE OF THE VENDOR

Anin Biswas

SIGNED IN THE PRESENCE OF
THE WITNESSES:

1. *Saljaranjan Mahapatra*
292, R.B. Avenue,
Kolkata-19

2. *Sumer Sen*
93/16, B.K. Road
Kolkata

SIGNATURE OF THE PURCHASER

২৫৬ ৩২৭

SIGNATURE OF THE CONFIRMING PARTY

Rajib Ghosh

DRAFTED BY ME AS PER INSTRUCTION
AND DOCUMENTS PROVIDED BY THE
CLIENT *also sent over & explain to the*

Rajib Ghosh

parties.

RAJIB GHOSH

Advocate

High Court Calcutta

6, Old Post Office Street, Basement, Room

No. 1, Kolkata-700001.F/2190/2005/2019



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JAN 2024

ALL THAT BASTU LAND MEASURING ABOUT 3 COTTAHS 8 CHITTAKS MORE OR LESS ALONGWITH A TIN SHADED CEMENTED FLOORING RESIDENTIAL STRUCTURE, MEASURING ABOUT MORE OR LESS 100 SQ. FT. BEING PART OF PLOT NO. P-7A, COMPRISED UNDER DAG NO. 356/406, KHATIAN NO. 355, MOUZA- KALIKAPUR, J.L NO. 20, TOUZI NO.3, REVISIONAL SETTLEMENT NO 2, PARGANA- KHASPUR, LYING AND SITUATED AT MUNICIPAL PREMISES NO. 662, KALIKAPUR, ROAD ZONE - BALAJI PARADISE TO SHANTI NIWAS, POST OFFICE- MUKUNDAPUR, POLICE STATION- PURBA JADAVPUR, KOLKATA-700099, KOLKATA MUNICIPAL CORPORATION, WARD NO 109. MAILING ADDRESS 266, PURBALOK, MUKUNDAPUR, KOLKATA-700099, PRESENTLY UNDER THE JURISDICTION OF ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE AT SEALDAH, IN THE DISTRICT SOUTH 24 PARGANAS, IN THE STATE OF WEST BENGAL.



Ann Biswas

SIGNATURE OF THE VENDOR

ব্রজ কান্ত

SIGNATURE OF THE PURCHASER

TRACED BY
M. Mukherjee
12.01.24



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 JAN 2024

SPECIMEN FROM FOR TEN FINGERPRINTS



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

Signature Arin Biswas



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

Signature त्रिप्ति राय



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

Signature Biswajit Das



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS.. ALIPORE

15 JAN 2024

Major Information of the Deed

Deed No :	I-1603-00498/2024	Date of Registration	15/01/2024
Query No / Year	1603-8000070449/2024	Office where deed is registered	
Query Date	08/01/2024 5:01:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sumon Sen Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003213528, Status :Advocate		
Transaction		Additional Transaction	
[0103] Sale, Sale after registered sale agreement with possession		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 88,00,000/-		Rs. 94,80,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:23)		Rs. 53/- (Article:A(1), E, M)	
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 160319728/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



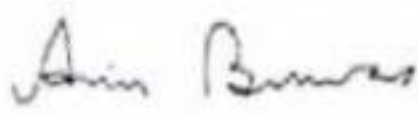


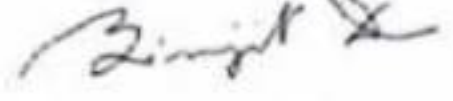
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalikapur, Road Zone : (Balaji Paradise -- Shanti Niwas) , , Premises No: 662, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 8 Chatak	87,70,000/-	94,50,001/-	Property is on Road Adjacent to Metal Road,
Grand Total :				5.775Dec	87,70,000 /-	94,50,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arin Biswas (Presentant) Son of Late Jagadish Chandra Biswas Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office		 Captured	
	15/01/2024	15/01/2024	LT1	15/01/2024
	266, PURBALOK, Purbalok, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ALxxxxxx9D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Biswajit Das Son of Mr Nani Bhusan Das Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office		 Captured	
	15/01/2024	15/01/2024	LT1	15/01/2024
	43E/1A, Jheel Road,, City:- , P.O:- Dhakuria, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Ahxxxxxx1b,Aadhaar No Not Provided, Status :Confirming Party, Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Tripti Roy Wife of Late Ajit Kumar Roy Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office		 Captured	
	15/01/2024	15/01/2024	LT1	15/01/2024
	Wife of Late Ajit Kumar Roy UD--080807, UDITA COMPLEX, City:- , P.O:- SURVEY PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BWxxxxxx1P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/01/2024 , Admitted by: Self, Date of Admission: 15/01/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumon Sen Son of Late BIJAY SEN 93/1L, Balihak Khana Road, City:- Kolkata, P.O:- AMHERST STREET, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009		 Captured	
	15/01/2024	15/01/2024	15/01/2024
Identifier Of Mr Arin Biswas, Mrs Tripti Roy, Mr Biswajit Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Arin Biswas	Mrs Tripti Roy-5.775 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Arin Biswas	Mrs Tripti Roy-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160300498 / 2024

On 15-01-2024

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

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

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

Presented for registration at 13:52 hrs on 15-01-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Arin Biswas , one of the Executants.

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 94,80,001/-

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

Execution is admitted on 15/01/2024 by 1. Mr Arin Biswas, Son of Late Jagadish Chandra Biswas, 266, PURBALOK, Road: Purbalok, , P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Others, 2. Mrs Tripti Roy, Wife of Late Ajit Kumar Roy, UD--080807, UDITA COMPLEX, P.O: SURVEY PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Mr Biswajit Das, Son of Mr Nani Bhusan Das, 43E/1A, Jheel Road,, P.O: Dhakuria, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Indetified by Mr Sumon Sen, , Son of Late BIJAY SEN, 93/1L, Road: Baithak Khana Road, , P.O: AMHERST STREET, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (A(1) = Rs 7.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 66586, Amount: Rs.50.00/-, Date of Purchase: 04/01/2024, Vendor name: A Banerjee



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 20166 to 20191

being No 160300498 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.01.18 17:21:46 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 18/01/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.