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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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28/06/2024
Q-2001626460/2024

Certified that the document is submitted the
Registrar. The signature and the
counterpart sheets attached with the
document are the part of this document



DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this the 28th day of June,
Two Thousand and Twenty-Four (2024)

BETWEEN

 Advocate

24207

26 JUN 2021

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SL. No. Date

Rs.

Name

Address

26 JUN 2021

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kat-27



Identified by:

Sanjay Mishra
Advocate
High Court
Kolkata

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
28 JUN 2024
28 JUN 2024

SMT. KARUNA BHATTACHARYA, (PAN-AGVPB3137G), (Aadhaar No.4465 6876 5132), wife of Late Ajit Kumar Bhattacharya, by Faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at Block A, Flat No.215, Merujeen Housing Complex, Ramchandrapur, Banhugli, Narendrapur, Kolkata - 700 103, District-South 24ganas, hereinafter called and referred to as the **"OWNER/VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

AND

(1) SRI ATANU CHATTERJEE, (PAN-AHOPD6541L), (Aadhaar No.3291 1060 3686), son of Sri Dipankar Deogharia, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at Narayani Apartment 4th Floor, 809, Madurdah, P.O. EKTP, Police Station- Anandapur, Kolkata- 700 107, District-South 24 Parganas and **(2) SRI SUSANTA SARKAR, (PAN-ASWPS1348D), (Aadhaar No.6203 1313 9644)**, son of Late Basudeb Sarkar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 4/4, Kabi Sukanta Lane, P.O. Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata - 700 075, hereinafter jointly called and referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, successors administrators, legal representatives and assigns) of the **OTHER PART**.

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



District Sub-Registrar IV
Registrar US 7 (2) of
Registration 1908
Alur, South 24 Parganas

2081 JUN 2024

28 JUN 2024

Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza – Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of 24-Parganas now South 24-Parganas, free from all encumbrances.

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

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

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 5335 for the year 1979 '**THE SAID SOCIETY**' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.



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

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza – Nayabad, J.L. No. 25, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas now South 24-Parganas, free from all encumbrances.

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

AND WHEREAS '**THE SAID SOCIETY**' became the absolute owner of the total land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] by virtue of the aforesaid Deed of



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Conveyances so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispendens, attachments and is in khas possession thereon.

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

AND WHEREAS pursuant to an application for membership of **"THE SAID SOCIETY"** made by the Member i.e. the present OWNER namely one **SMT. KARUNA BHATTACHARYA**, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said **SOCIETY** for the demise thereof the Purchaser member i.e. the said **SMT. KARUNA BHATTACHARYA** was admitted as a member of **'THE SAID SOCIETY'**.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by **"THE SAID SOCIETY"** to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Member i.e. the said **SMT. KARUNA BHATTACHARYA**, was allotted the plot of land, being Plot No.195 (Phase-I) measuring land area 3 (Three) Cottahs 00 (Zero) Chittack 00 (Zero) Sq.ft. more or less, more particularly described in the **SCHEDULE - "B"** herein below and hereinafter referred to as **"THE SAID PLOT"** and the said **SMT. KARUNA BHATTACHARYA** accepted such lottery.

AND WHEREAS the present Owner namely **SMT. KARUNA BHATTACHARYA**, as the Purchaser therein paid a valuable consideration to **"THE**

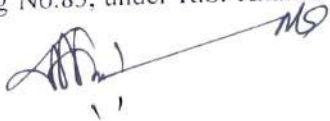


SAID SOCIETY” from time to time as required by “the said society” for allotment of the said plot in favour of her as the Member.

AND WHEREAS “THE SAID SOCIETY” appropriated the said sum in full payment of the consideration and allotted the said plot to the said **SMT. KARUNA BHATTACHARYA** being all that the Plot No.195 (Phase-I) measuring more or less 3 (Three) Cottahs 00 (Zero) Chittack 00 (Zero) Sq.ft. together with all easement rights over the 40’ Feet wide Road by a registered Indenture of Conveyance dated 27.06.1989 made between “ the said society” therein referred to as the Vendor Society of the one part and the said **SMT. KARUNA BHATTACHARYA**, referred to as the Purchaser member of the other part and registered with the office of District Sub-Registrar at Alipore South 24-Parganas and entered in Book No. 1, Volume No.225, at Pages 184 to 187, Being No. 8855 for the year 1989, the said society for the consideration therein mentioned transferred its all right title and interest in respect the said plot of land to the **SMT. KARUNA BHATTACHARYA**, the present **LAND OWNER** herein at or for the total consideration therein absolutely and forever.

AND WHEREAS after purchase said **SMT. KARUNA BHATTACHARYA**, the present **LAND OWNER** herein, mutated her name and recorded the aforesaid land in the record of The Kolkata Municipal Corporation known and numbered as **K.M.C. Premises No.2712, Nayabad**, within the **Ward No.109**, being **Assessee No.31-109-08-2832-4**, under P.S. Panchasayar, Kolkata – 700099, District – South 24-Parganas and had been paying Municipal Taxes and outgoings to the Competent Authority regularly.

AND WHEREAS thereafter the present **OWNER/VENDOR** herein namely **SMT. KARUNA BHATTACHARYA**, mutated and recorded her name in the record of Ld. B.L. & L.R.O. vide Reference M/C. No.846/19 (Memo No.18/Mut/5361/BLLRO/ATM/19 dated 22.11.2019 and accordingly the Mutation Certificate has been issued in favour of the present **OWNER** herein from the end of Ld. B.L. & L.R.O. measuring land area 3 (Three) Cottahs 00 (Zero) Chittack 00 (Zero) Sq.ft. comprising in R.S. Dag No.83, under R.S. Khatian No. 101, of Mouza-Nayabad, J.L. No.25.

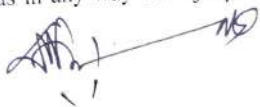


AND WHEREAS in the mean time L.R. Operation has been done in Nayabad area and the plot of land has been recorded and published in L.R. Record of Right in the name of the **VENDOR** herein as Rayat and the said L.R. Khatian No. of the **OWNER/VENDOR** is 2326 comprising in L.R. Dag No. 83 of Mouza - Nayabad, J.L. No.25, her share - 0.0495 Acre.

AND WHEREAS thus the present **OWNER/VENDOR** herein is now the absolute recorded Owner of the said Plot of land measuring land area of **3 (Three) Cottahs 00 (Zero) Chittack 00 (Zero) Sq.ft.** being **Scheme Plot No.195 (Phase-I)**, lying and situate in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. & L.R. Dag No. 83, under R.S. Khatian No. 101, L.R. Khatian No. **2326**, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No.2712, Nayabad**, within the **Ward No.109**, being **Assessee No.31-109-08-2832-4**, under P.S. Panchasayar, Kolkata - 700099, District - South 24-Parganas hereinafter referred to as the "**SAID LAND**" more fully described in the **SCHEDULE** hereunder written.

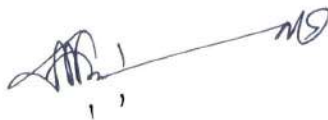
AND WHEREAS being in urgent need of money, the present **OWNER/VENDOR** herein, decided to sell her "**SAID LAND**" more fully described in the **SCHEDULE - B** hereunder written, to the **PURCHASERS** herein. While expressing the intention to sell the "**SAID LAND**", the **VENDOR** represented and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

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



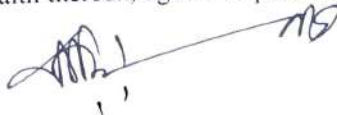
the **VENDOR** herein shall pay rent and taxes on or before the execution of this Deed of Conveyance in respect of the "said land" to the Land Revenue Department of the Government of West Bengal and shall handover up to date tax receipt to the **PURCHASERS** herein;

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

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- (x) That in case the **PURCHASERS** herein agree to purchase the "said land" then in that event simultaneously on completion of purchase and the execution of the conveyance/transfer deed, the **VENDOR** herein shall make over the vacant and peaceful possession of the "said land" in favour of the **PURCHASERS** herein and thereupon the **PURCHASERS** herein shall be entitled to hold, occupy, possess and enjoy the "said land" as owner thereof without any objection or obstruction by any person or party whatsoever.
- (xi) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDOR** or the **VENDOR'S** predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.
- (xii) That the specifications of the said land stipulated in the **SCHEDULE - B** hereto are true and correct and the **VENDOR** herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the **VENDOR** and/or in case if any defect is found in the title of the **VENDOR** herein, in respect of the said land and property, or any part and/or portion thereof and the **VENDOR** herein shall remain responsible for the same, for all times hereafter and further indemnifies and keeps the **PURCHASERS** indemnified against all suits, actions, claims, demands and proceedings arising therefrom;

The **PURCHASERS** herein relying on the abovementioned various representations and assurances made by the **VENDOR** and also believing the same to be true and further placing full faith thereon, agreed to purchase the "said land" specifically



stated in the **SCHEDULE - B** hereunder written at or for a total consolidated sum of **Rs.71,50,000/- (Rupees Seventy one lac and fifty thousand) only.**

In the property aforesaid, the **VENDOR** herein agreed to sell and/or transfer and the **PURCHASERS** above named agreed to purchase **ALL THAT** piece and parcel of the said plot of land measuring an area of **3 (Three) Cottahs 00 (Zero) Chittack 00 (Zero) Sq.ft.** being **Scheme Plot No.195 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. & L.R. Dag No. 83**, under **R.S. Khatian No. 101, L.R. Khatian No. 2326**, lying within the jurisdiction of The Kolkata Municipal Corporation **Ward No.109**, known as **K.M.C. Premises No.2712, Nayabad**, within the **Ward No.109**, under **P.S. Panchasayar, Kolkata – 700099**, District – South 24-Parganas together with all easement rights, amenities and facilities thereto, more fully described in the **SCHEDULE - B** hereunder written, free from all encumbrances whatsoever, at or for the said agreed consideration price of **Rs.71,50,000/- (Rupees Seventy one lac and fifty thousand) only** and the **PURCHASERS** have paid to the **VENDOR** the total consideration sum of **Rs.71,50,000/- (Rupees Seventy one lac and fifty thousand) only** as full and final consideration money as described as per Memo herein below against aforesaid land and property.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs.71,50,000/- (Rupees Seventy one lac and fifty thousand) only** paid by the **PURCHASERS** to the **VENDOR** on or before the execution of these presents the receipt whereof the **VENDOR** doth hereby admit and acknowledge of and from the same and every part thereof doth hereby acquit release and forever discharge the **PURCHASERS**, their heirs, successors and/or permitted assigns and every one of them and also the said property the **VENDOR** as beneficial owner doth hereby by these presents indefeasibly grant sell convey transfer assure and assigns unto the **PURCHASERS**, their heirs, successors and/or assigns **ALL THAT** the piece and parcel of presently homestead land measuring an area of **3 (Three) Cottahs 00 (Zero) Chittack 00 (Zero) Sq.ft.** being **Scheme Plot No.195 (Phase-I)**, situate in **Mouza –**

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Nayabad, J.L. No.25, comprising in R.S. & L.R. Dag No. 83, under R.S. Khatian No. 101, L.R. Khatian No. 2326, lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.2712, Nayabad, within the Ward No.109, under P.S. Panchasayar, Kolkata – 700099, District – South 24-Parganas further together with the undivided share and interest in Road at the Western side of the said land for the purpose of ingress and egress to the said land and also to construct drain, lay down and bring water pipe line, electric line, telephone line, gas line etc. further together with the right to use the 40 Feet wide Road on the Western side abutting the said land for pass and repass, being **Scheme Plot No.195 (Phase-I)**, lying and situate in **Mouza – Nayabad, J.L. No.25**, comprising in R.S. & L.R. Dag No. 83, under R.S. Khatian No. 101, L.R. Khatian No.2326, Sub-Registration Office at Sealdah, lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No. 2712, Nayabad**, under P.S. Panchasayar, Kolkata – 700099, District – South 24-Parganas, described in the **SCHEDULE - B** hereunder written and in the map or plan annexed hereto and thereon bordered in **RED OR HOWSOEVER** otherwise the said property now or heretofore were or was situated butted and bounded called known numbered described and distinguished **TOGETHER** with benefit and advantages of ancient and other rights liberties easements privilege appendages and appurtenances whatsoever in respect of the said property or any part thereof belonging to or anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions remainder and remainders rents issues and profits thereof and of every part thereof **AND** all the estate right, title, inheritance use trust property claim demand whatsoever both at law and equity of the **VENDOR** into and upon the said property and every part thereof **AND ALL** deeds, pattahs, muniments, writings and evidences of title which in any wise related to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody power of possession of the **VENDOR** her heirs executors, administrators, legal representatives and assigns or any person from whom he/she or they can or may procure the same without any lawful action or suit at law or in equity **TO ENTER INTO AND HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted sold, conveyed,

transferred assured and assigned or expressed and intended so to be with their right, members and appurtenances unto and to the use of the **PURCHASERS**, their heirs, successors and/or assigns forever freed and discharged from or otherwise by the **VENDOR** well and sufficiently indemnified of and against all encumbrances, claim, liens etc. whatsoever created or suffered by the **VENDOR** from to these presents **AND** doth hereby for himself and his heirs executors administrators legal representatives successors and assigns covenant with the **PURCHASERS** and their heirs, successors and/or legal representatives and/or assigns **THAT** notwithstanding any act Deed or thing whatsoever by the vendor or any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary the **VENDOR** had at all times heretofore and now have got good right full power and absolute authority and indefeasible title to grant sell convey transfer assure and assign or expressed or intended so to be unto and to the use of **PURCHASERS** their heirs, successors, legal representatives and assigns in the manner as aforesaid **AND THAT** the **PURCHASERS** their heirs, successors and/or legal representatives and/or assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents issues and profits thereof without any lawful eviction, hindrance, and interruption, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the **VENDOR** or from or under any of her predecessors or ancestors in title **AND THAT** free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the **VENDOR** well and sufficiently save indemnified of from and against all and all manner of claims charges liens debts attachments encumbrances whatsoever made or suffered by the **VENDOR** or any of his ancestors or predecessors in title or person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for the **VENDOR** or any of his ancestors and predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the **PURCHASERS** their heirs, successors and/or legal representatives and/or assigns do and execute or caused to be done or executed all

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such acts deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the **PURCHASERS** their heirs, successors and/or assigns and/or legal representatives according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the **VENDOR** and all her heirs executors administrators legal representatives successors and assigns shall at all times hereafter indemnify and keep indemnified the **PURCHASERS**, their heirs and/or legal representatives and/or assigns against all loss damages costs charges and expenses, if any, suffered by reason of any defect in the title of the vendor or any breach of the covenants hereinbefore contained.

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

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

It is noted that as per the Ownership of the property the **Purchaser No.1** herein namely **Mr. Atanu Chatterjee** has the ownership of undivided 66.67 % of the total property and the **Purchaser No.2** herein namely **Mr. Susanta Sarkar** has the ownership of undivided share 33.33% of the total property and according their ratio they have paid the consideration amount in favour of the **VENDOR** herein and the entire property as mentioned in the **SCHEDULE B** below.



THE FIRST SCHEDULE ABOVE REFERRED TO
SCHEDULE – “A”

ALL THAT the piece and parcel of land measuring more or less 45.52 (Forty five point Fifty two) acres approximately 137 (One hundred and Thirty seven) Bighas 5 (Five) Cotthas 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft. situated and lying at and being comprised of R.S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, 139, J.L. No. 25, Touzi No. 56, under Khatian Nos. 76, 90 & 101, in Mouza – Nayabad, within formerly P.S. Kasba, presently P.S. Purba Jadavpur, under K.M.C. Ward No. 109, in the District of South 24-Parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO
SCHEDULE – “B”

ALL THAT the piece and parcel of presently homestead land measuring an area of 3 (Three) Cottahs 00 (Zero) Chittack 00 (Zero) Sq.ft. further together with the undivided share and interest in Road at the Western side of the said land for the purpose of ingress and egress to the said land and also to construct drain, lay down and bring water pipe line, electric line, telephone line, gas line etc. further together with the right to use the 40 Feet wide Road on the Western side abutting the said land for pass and repass, being Scheme Plot No.195 (Phase-I), lying and situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. & L.R. Dag No.83, under R.S. Khatian No. 101, L.R. Khatian No.2326, out of the total land as mentioned in the SCHEDULE - A above, Sub-Registration Office at Sealdah, lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No.2712, Nayabad, within the Ward No.109, being Assessee No.31-109-08-2832-4, under P.S. Panchasayar, Kolkata – 700099, District – South 24-Parganas and the aforesaid plot of land is shown in the annexed plan by “RED” border line and the entire property is butted and bounded by :

<u>ON THE NORTH BY</u>	:	By Scheme Plot No.194;
<u>ON THE SOUTH BY</u>	:	By Scheme Plot No.199;
<u>ON THE EAST BY</u>	:	land of R.S. & L.R. Dag No.191;
<u>ON THE WEST BY</u>	:	40' Ft. wide K.M.C. Road.



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

WITNESSES :

1. Abhijit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

Karuna Bhattacharya
SIGNATURE OF THE VENDOR

Somesh Mishra

High Court
Calcutta

3. Sangatan Chattopadhyay
215 MERUJEEN
NARENDRA PUR 24 PGS
PIN - 700103

1. Atanu Chatterjee

2. Susanta Sanyal

SIGNATURE OF THE PURCHASERS

Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared by me in my chamber as per the documents supplied by the Parties herein.

Debes Kumar Misra

(Affirmation)

(MR. DEBES KUMAR MISRA)
ADVOCATE | Enrollment No.F/364/329/1989 |
HIGH COURT, CALCUTTA
Resi-cum-Chamber :
69/1, Baghajatin Place, Kolkata-700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASERS** for the within mentioned sum of **Rs.71,50,000/- (Rupees Seventy one lac and fifty thousand)** only as full and final settlement of entire consideration sum in respect of the **SCHEDULE - B** mentioned land and property known as **K.M.C. Premises No.2712, Nayabad, Kolkata - 700 099** in the manner followings :

Sl. No.	Cheque No./	Date	Name of the Bank & Branch	Amount (Rs.)
	RTGS			
1.	711952	28.06.2024	Indiabank	Rs. 22,91,000.00
2.	RTGS	28.06.2024	HDFC Bank	Rs. 24,75,666.00
3.	RTGS	28.06.2024	UCO Bank	Rs. 12,00,000.00
4.	RTGS	28.06.2024	UCO Bank	Rs. 11,83,334.00

TOTAL : Rs.71,50,000.00

(Total Rupees Seventy one Lac and fifty thousand only).

WITNESSES :

1. Abhejit Kumar Mishra
69/1 Baghajatin Place
Kolkata - 70086

Karuna Bhattacharya
SIGNATURE OF THE VENDOR

2. Anand Mishra
Advocate

Advocate

3. Sangati Khatun
215 MERUJEN, Narayanganj.
24 PGS Pm 700103



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

Name KARUNA BHATTACHARYA

Signature Karuna Bhattacharya



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

Name ATANU CHATTERJEE

Signature Atanu Chatterjee



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

Name SUSANTA SARKAR

Signature Susanta Sarkar



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

Name

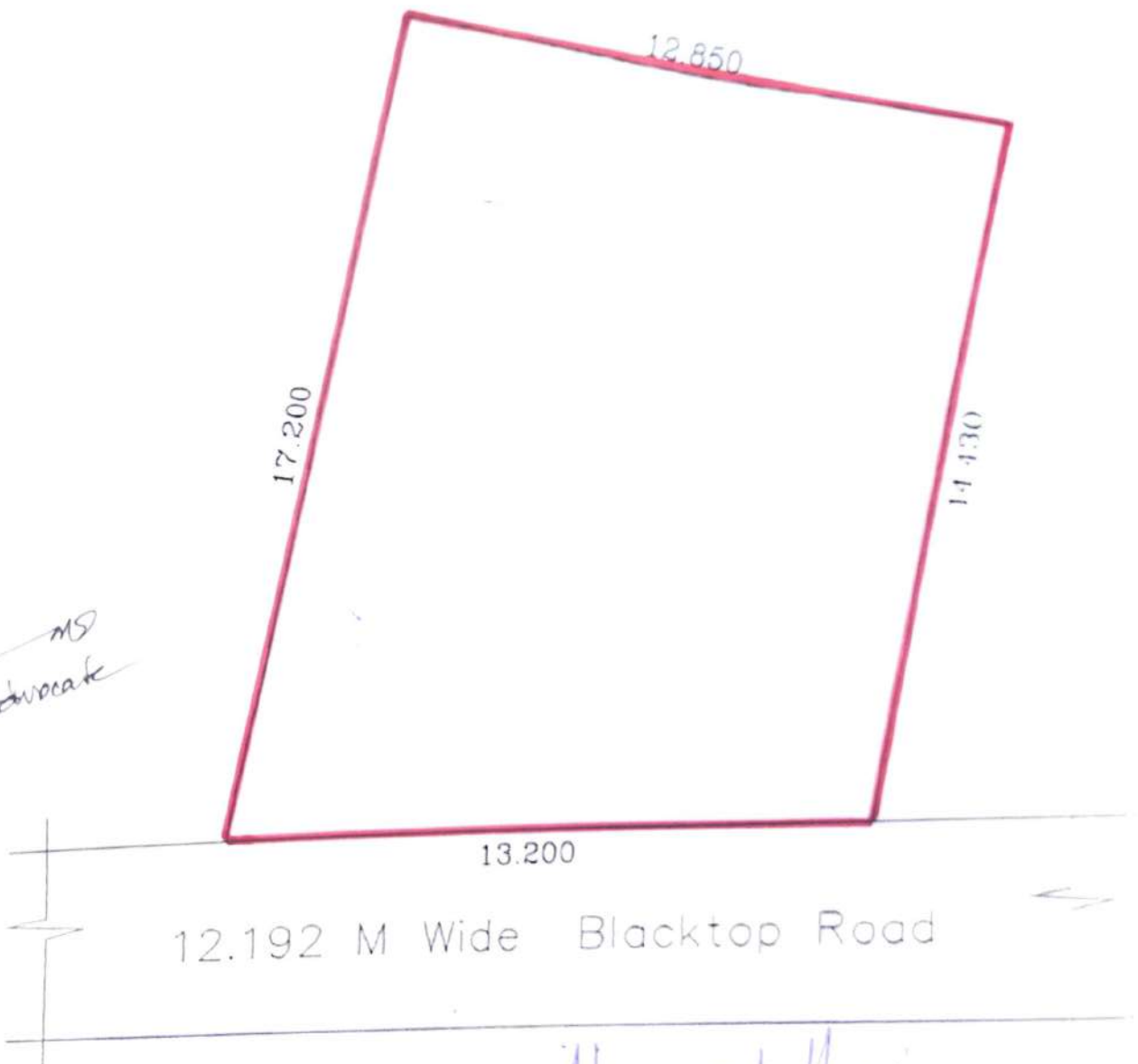
Signature

SITE PLAN OF A PLOT OF LAND BEING SCHEME PLOT NO.195 (PHASE-I),
SITUATED IN MOUZA - NAYABAD, J.L. NO.25, IN R.S. & L.R. DAG NO.83,
UNDER R.S. KHATIAN NO. 101, L.R. KHATIAN NO.2326, KNOWN AS K.M.C.
PREMISES NO.2712, NAYABAD, WITHIN THE WARD NO.109, P.S.
PANCHASAYAR, KOLKATA - 700099.

SOLD LAND AREA : 3 KH. 00 CH. 00 SQ.FT. SHOWN IN RED BORDER LINE



MS
Advocate



Karim Chatterjee

Atanu Chatterjee
Suresh Kumar

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



192024250095997718

GRN Details

GRN:	192024250095997718	Payment Mode:	SBI Epay
GRN Date:	27/06/2024 15:48:55	Bank/Gateway:	SBIePay Payment Gateway
BRN:	0182326920428	BRN Date:	27/06/2024 15:49:25
Gateway Ref ID:	2417954394869	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	270620242009599770	Payment Init. Date:	27/06/2024 15:48:55
Payment Status:	Successful	Payment Ref. No:	2001626460/3/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Atanu Chatterjee
Address:	ARYAN Technocon Pvt Ltd. C/47 Eastern Metropolitan Bypass Survey Park Santoshpur
Mobile:	9748003669
E-Mail:	atanu22sept@gmail.com
Period From (dd/mm/yyyy):	27/06/2024
Period To (dd/mm/yyyy):	27/06/2024
Payment Ref ID:	2001626460/3/2024
Dept Ref ID/DRN:	2001626460/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001626460/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	285920
2	2001626460/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	71514
Total				357434

IN WORDS: THREE LAKH FIFTY SEVEN THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

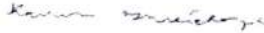
Deed No :	I-1604-07341/2024	Date of Registration	01/07/2024
Query No / Year	1604-2001626460/2024	Office where deed is registered	
Query Date	27/06/2024 2:12:34 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 71,50,000/-	Rs. 71,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,86,020/- (Article:23)	Rs. 71,546/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2712, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	71,50,000/-	71,50,000/-	Width of Approach Road: 40 Ft.,
Grand Total :				4.95Dec	71,50,000 /-	71,50,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Karuna Bhattacharya Wife of Late Ajit Kumar Bhattacharya Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	 01/07/2024	 Captured LTI 01/07/2024	 01/07/2024
215, Merujeen Housing Complex, Ramchandrapur, Narendrapur, City:- , P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.:: aaxxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Atanu Chatterjee (Presentant) Son of Shri Dipankar Deghoria Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	Photo  28/06/2024	Finger Print  Captured LTI 28/06/2024	Signature  28/06/2024
Son of Shri Dipankar Deghoria Narayani Apartment 4th Floor, 809, Madurdaha, City:- , P.O:- EKTP, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.: ahxxxxxx1l, Aadhaar No: 32xxxxxxxx3686, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				
2	Name Shri Sushanta Sarkar Son of Late Basudeb Sarkar Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	Photo  28/06/2024	Finger Print  Captured LTI 28/06/2024	Signature  28/06/2024
Son of Late Basudeb Sarkar 4/4, Kabi Sukanta Lane, City:- , P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-2XX4 , PAN No.: asxxxxxx8d, Aadhaar No: 62xxxxxxxx9644, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 28/06/2024	 Captured 28/06/2024	 28/06/2024
Identifier Of Smt Karuna Bhattacharya, Shri Atanu Chatterjee, Shri Sushanta Sarkar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Karuna Bhattacharya	Shri Atanu Chatterjee-2.475 Dec,Shri Sushanta Sarkar-2.475 Dec

Endorsement For Deed Number : I - 160407341 / 2024

On 28-06-2024

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

Presented for registration at 12:30 hrs on 28-06-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Atanu Chatterjee, one of the Claimants.

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 71,50,000/-

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

Execution is admitted on 28/06/2024 by 1. Smt Karuna Bhattacharya, Wife of Late Ajit Kumar Bhattacharya, 215, Merujeen Housing Complex, Ramchandrapur, Narendrapur, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Service, 2. Shri Atanu Chatterjee, Son of Shri Dipankar Deghoria, Narayani Apartment 4th Floor, 809, Madurdaha, P.O: EKTP, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 3. Shri Sushanta Sarkar, Son of Late Basudeb Sarkar, 4/4, Kabi Sukanta Lane, P.O: Survey Park, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71,546.00/- (A(1) = Rs 71,500.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 71,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2024 3:49PM with Govt. Ref. No: 192024250095997718 on 27-06-2024, Amount Rs: 71,514/-, Bank: SBI EPay (SBlePay), Ref. No. 0182326920428 on 27-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,86,020/- and Stamp Duty paid by by online = Rs 2,85,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/06/2024 3:49PM with Govt. Ref. No: 192024250095997718 on 27-06-2024, Amount Rs: 2,85,920/-, Bank: SBI EPay (SBlePay), Ref. No. 0182326920428 on 27-06-2024, Head of Account 0030-02-103-003-02



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

On 01-07-2024

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71,546.00/- (A(1) = Rs 71,500.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,86,020/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1 Stamp. Type: Impressed, Serial no 24207, Amount: Rs.100.00/-, Date of Purchase: 26/06/2024, Vendor name: Smriti Bikash Das

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 219209 to 219238
being No 160407341 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.07.08 10:59:28 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 08/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

DATED THIS 28th DAY OF JUNE 2024

BETWEEN

SMT. KARUNA BHATTACHARYA

VENDOR

AND

1. SRI ATANU CHATTERJEE
2. SRI SUSANTA SARKAR

PURCHASERS

DEED OF CONVEYANCE

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES
HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)
KOLKATA-700086.
MOBILE : 9830236148
9051446430, 9836115120.