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१-८७६/२०२४



27-05-2024
2-1193862-2024

WEST BENGAL
52AA 948637
24 MAY 2024

DEED OF SALE

THIS DEED OF SALE is made this the 24th day of May,, Two Thousand and Twenty Four (2024).

BETWEEN

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1) **MR. SANJOY BOSE** , son of Late Chitta Ranjan Bose, by Occupation- Service, PAN- ADYPB2923N, AADHAAR NO.- 8478 6405 0735, and 2) **MRS. RAMA BOSE** , wife of Mr. Sanjoy Bose and daughter of Late Ratish Chandra Nag Choudhury (known as R C N Choudhury) , by Occupation- Housewife, PAN- AHUPB5886E, AADHAAR NO.- 8321 3896 1728 , both by Faith-Hindu, both by Nationality-Indian, both are residing at Anuradha Apartment, Flat no.5, 3rd floor, 226/6/1, Netaji Subhas Chandra Bose Road, P.O.-Regent Estate, P.S.- Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700092, District South 24- Parganas, West Bengal- hereinafter referred to and called the **OWNERS/VENDORS** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, successors, executors, administrators, representatives, agents and assigns) the party of the **FIRST PART**;

AND

AKASH, a partnership firm, having PAN-AAWFA0164F, its office at 1/189A, Naktala, P.S.- Jadavpur now Netaji Nagar, P.O.-Naktala, Kolkata-700047, District South 24-Parganas, West Bengal, represented by its partners (1) **MRS. KAKOLI BHAUMICK**, wife of Mr. Raja Bhaumick and daughter of Mr. Arun Kumar Dutta, by Occupation - Business, PAN - AFTPB0196E, AADHAAR No.7501 6134 1321, by Faith - Hindu, by Nationality- Indian, residing at 1/189A, Naktala, P.S.- Jadavpur now Netaji Nagar, P.O.- Naktala, Kolkata - 700047, District South 24 - Parganas, West Bengal and (2) **MR. SANAT KUMAR DAS**, son of Late Satya Ranjan Das, by Occupation- Business, PAN - ADTPD1712E, AADHAAR No. 8485 6386 5303, by Faith- Hindu, by Nationality - Indian, residing at 1/29, Sree Colony, P.S.- Jadavpur now Netaji Nagar, P.O.- Regent Estate, Kolkata - 700092, District South 24- Parganas, West Bengal - hereinafter referred to as the **PURCHASERS** (which

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expression shall unless excluded by or repugnant to the context be deemed to include the heirs, executors, agents and representatives and/or assigns of partners) the party of the **SECOND PART**:

WHEREAS by a registered Deed of Sale ("Bikroy Kobala Dalil" in Bengali language) duly registered in the office of the Sub-Registrar at Alipore on 10/07/1957 and recorded in Book no. I, Volume no.104, pages 86 to 92 being no.5773, for the year 1957, Smt. Pratibha Debi, wife of Late Jatindra Nath Dey of 5/1, Sailendra Halder Street, P.S. Bhowanipur in the town of Calcutta (now Kolkata) as natural guardian of her minor sons namely Sri Sudhir Kumar Dey, Sri Sitangshu Kumar Dey and Sri Himangshu Kumar Dey, purchased in the name of her said minor sons, ALL THAT land measuring 3 Cottahs 8 Chiitaks 17 Sq.Ft. be the same a little more or less together with structures erected thereon lying and situate in portion of Dag No. 149 under Khatian No. 168 and 303, Mouza Raipur, J.L. No. 32, Revenue Survey No. 24, Tollygunge, District 24-Parganas being Plot No. 21, fully described in the Schedule therein from its the then Owner namely South Suburban Development Corporation (a Registered, firm having its office at 6, Naktala Road, P.S. Tollygunge, District 24-Parganas represented by its Managing Partner namely Sri Anil Kumar Chowdhury), for valuable consideration.

AND WHEREAS said Smt. Pratibha Debi as natural guardian of her sons, Sri Sudhir Kumar Dey, Sri Sitangshu Kumar Dey and Sri Himangshu Kumar Dey, constructed one storied building/house/structure on a part of the said land according to a building plan duly sanctioned by the Corporation of Calcutta sometimes in the year 1960 and the said dwelling building/ house/ structure measuring 1083 Sq.Ft. more or less, consisting of Ground floor, 3 (three) Bed Rooms, 1 (one) Kitchen, 1 (one) Toilet, 1 (one) Big Verandah, Staircases on the said land comprised in the said Premises No.- 23/3A, Naktala Road, P.O.- Naktala, P.S.- Jadavpur now Netaji Nagar, Kolkata-700047.

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AND WHEREAS there after aforesaid Sri Sudhir Kumar Dey ,Sri Sitangshu Kumar Dey and Sri Himangshu Kumar Dey, duly mutated their names in the records of the Calcutta Municipal Corporation (known as C.M.C.) now the Kolkata Municipal Corporation (known as K.M.C.) and it was recorded as K.M.C. Premises No. 23/3A, Naktala Road, and they paid taxes regularly.

AND WHEREAS while said Sri Sudhir Kumar Dey , Sri Sitangshu Kumar Dey and Sri Himangshu Kumar Dey were seized and possessed of or otherwise sufficiently entitled to the said land and building/ house/ structure at K.M.C. Premises No. 23/3A, Naktala Road, P.S.-Jadavpur thereafter Patuli now Netaji Nagar, Calcutta now Kolkata - 700047, have attained age of majority and their mother namely Smt. Pratibha Debi died intestate at then Calcutta now Kolkata in the year 1992 and they by an Indenture of Sale dated 24/03/1993 duly registered in the Office of the A.D.S.R. at Alipore and recorded in Book No. I, Volume No. 23, Pages 1 to 14, Being No. 1382, for the year 1993 sold and conveyed their aforesaid land and building/ house/ structure at K.M.C. Premises No. 23/3A, Naktata Road, fully described in the Schedule therein , unto the Smt. Mridula Dhar , wife of Sri Sanjoy Kumar Dhar, of 42, Dilkhusa Street, P.O. Circus, P.S. Kareya, Calcutta -700017.

AND WHEREAS thus thereafter Smt. Mridula Dhar duly mutated her name in the records of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation and the said land and building/ house/ structure stands recorded as K.M.C. Premises No. 23/3A, Naktala Road, within the limits of Ward No. 100 of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation and paid taxes regularly under Assessee No. 21-100-06-0004-4.

AND WHEREAS thereafter said Smt. Mridula Dhar, being the Owner/ Vendor, sold, transferred and conveyed the said land measuring 3 Cottahs 8 Chittaks 17 Sq.Ft. more or less together with an old one storied building/ house/ structure measurement became as Ground floor measuring 1083 Sq.Ft. more or less, consisting of, 3(three) Bed Rooms, 1(one) Living- cum-Dining Room,

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1(one) Kitchen, 1(one) Toilet, Staircases, at K.M.C. Premises No.- 23/3A, Naktala Road, P.S. - Jadavpur thereafter Patuli now Netaji Nagar, Calcutta now Kolkata - 700047 to Mr. Sanjoy Bose and Mrs. Rama Bose as the Purchasers therein and the Owners/ Vendors herein for a consideration of Rs.17,82,000/-(Rupees Seventeen Lakhs Eighty Two Thousand) only free from all encumbrances, by a registered Deed of Conveyance dated 31/05/2006, which was registered in the office of the Additional Registrar of Assurance-I, Kolkata and recorded in Book no. I, Volume no. I, pages 1 to 39, Being no. 8887, for the year 2006 and they duly mutated their name in the records of the Kolkata Municipal Corporation and paying K.M.C. Taxes regularly under Assessee No.21-100-06-0004-4.

AND WHEREAS thus said Mr. Sanjoy Bose and Mrs. Rama Bose the Owners/Vendors herein become the absolute Joint Owner and in lawful & khas possession of the said land and building/ house/ structure and they have renovate and addition the said building /house, now which is one storied building and measurement became as Ground floor measuring 1155 Sq.Ft. more or less, consisting of, 3(three) Bed Rooms, 1(one) Living-cum-Dining Room, 1(one) Kitchen, 1(one) Toilet, 1(one) Balcony, Staircases, another 1(one) Toilet with Asbestos shaded measuring 25 Sq.Ft. more or less and 1(one) Store Room with Asbestos shaded measuring 40 Sq.Ft. more or less morefully described in the Schedule hereunder written and aforesaid land and building/ house/ structure hereinafter collectively referred to as the said landed property.

AND WHEREAS the Owners/Vendors herein have proclaimed to sell their said landed property, as morefully described in the Schedule hereinafter and the Purchasers herein have agreed to purchase. The Owners/Vendors affirm that they have not created any charge, lien, mortgage, claim, interest or otherwise in any manner whatsoever encumbered the said landed property or

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any part thereof and that there is no valid existing or subsisting charge, attachment and/or lien levied or leviable in upon or against the said landed property or part thereof. The Owners/Vendors also declare that their occupation, ownership, title, right and claim in the said landed property are clear, marketable and free from any encumbrances whatsoever and the Owners/ Vendors have good right, full power and absolute authority to sell and transfer the said landed property to the Purchasers. The Owners/Vendors further declare that they have not entered into any Agreement with any other person/s in respect of the said landed property and no suit, proceedings and or litigations of Civil or Criminal are pending against the said landed property is a subject matter in any Court of Law. There are no Attachments or Prohibitory Order as against or affecting the said landed property and the said landed property is free from all encumbrances or charges. That the Owners/Vendors have not received any notice either from the Government, any Tax Authority, Semi-Government, K.M.C. regarding any of the proceedings in respect of the said landed property. That the Owners/Vendors herein also declare that their occupation, ownership, title, right and claim in the aforesaid landed property is clear, marketable and free from any encumbrances whatsoever and the Owners/Vendors herein have good right, full power and absolute authority to sell and transfer the said landed property to the Purchasers herein .The Owners/ Vendors herein further declare and undertake that the said landed property are not mortgaged to any Bank/ Financial Institution or to anybody.

AND WHEREAS the Owners/Vendors herein have agreed to sell and convey ALL THAT the piece and parcel of land measuring 3 Cottahs 8 Chittaks 17 Sq.Ft. more or less together with an old one storied house/building thereon lying and situated at Premises No. 23/3A, Naktala Road, P.S. Jadavpur thereafter Patuli now Netaji Nagar, Kolkata-700047 in portion of Dag No. 149, under Khatian No. 168 and 303, Mouza Roypur, J.L. No. 32, R.S. No. 24,

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District South 24-Parganas, within Ward No. 100 of the Kolkata Municipal Corporation as which has been morefully described in the Schedule hereunder written, to the Purchasers herein for the total consideration of Rs.1,10,00,000/-(Rupees One Crore Ten Lakh) only and the Purchasers herein have agreed to purchase the said landed property, as which has been morefully described in the Schedule hereunder written at a price and consideration of Rs.1,10,00,000/-(Rupees One Crore Ten Lakh) only, which confirmed by the Owners/Vendors herein.

AND WHEREAS the Purchasers hereinafter being satisfied regarding the title of the Owners/Vendors herein, have agreed to purchase the said landed property, as which has been morefully described in the Schedule hereunder written at a price and consideration of Rs. 1,10,00,000/-(Rupees One Crore Ten Lakh) only, which confirmed by the Owners/Vendors herein and between the parties herein entered into an Agreement for Sale on 26/04/2024, with terms and conditions therein mentioned.

AND WHEREAS now the Purchasers herein have already paid the full & final consideration as full and final settlement as described in memo of consideration mentioned hereunder of Rs.1,10,00,000/- (Rupees One Crore Ten Lakh) only to the Owners/Vendors herein and the above named Owners/Vendors herein have agreed to execute this Deed of Sale in favour of above named Purchasers herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said verbal offer and acceptance and Agreement for Sale on 26/04/2024 and in consideration of the said sum of Rs.1,10,00,000/-(Rupees One Crore Ten Lakh) only well and truly paid by the Purchasers to the Owners/Vendors at or before the execution of these presents (the receipt whereof the Owners/Vendors doth hereby admit and acknowledge as per Memo of Consideration hereunder written) and from the payment of the same and every part thereof

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the Owners/Vendors doth hereby acquit, release and forever discharge the Purchasers as well as the said land and building/ house/ structure or landed property, messuages, tenements and/ or premises hereby grant, transfer, convey, sell, assign and assure unto the Purchasers of land TOGETHER WITH old building/ house/ structure, along with all easement right thereto, morefully and specifically described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto and depicted by RED border lines attached hereto or HOWSOEVER OTHERWISE the said land and building/ house/ structure, messuages, tenements and/ or premises now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land and building/ house/ structure, messuages, tenements and/ or premises belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND ALL the estate, right, interest, claim and demand whatsoever both at law and in equity of the Owners/ Vendors into or upon the said land and building/ house/ structure, messuages, tenements and/or premises and every part thereof AND ALL the Deeds, pattahs, written statements and evidences of title whatsoever which exclusively related to the said land and building/ house/ structure and premises or every part, thereof which now are or hereafter may be in the custody, power, control or possession of the Owners/Vendors or any person or persons from whom the Owners/Vendors may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and building/ house/ structure, messuages, tenements and/ or premises so to be unto the said Purchasers absolutely forever free from all encumbrances AND the

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Owners/Vendors do hereby covenant with the Purchasers THAT NOTWITHSTANDING any act, thing, deed and matter whatsoever made done executed or knowingly suffered to the contrary the Owners/Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey the said land and building/ house/ structure, messuages, tenements and/ or premises hereby sold or expressed or intended so to be unto and to the use of the Purchasers indemnified from or against all charges, estates, encumbrances, created by the Owners/Vendors or any of their predecessors-in-title and that free from all encumbrances whatsoever made suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming as aforesaid. FURTHER the Owners/Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said land and building/ house/ structure, messuages, tenements and/or premises or any part thereof from under or in trust for the Owners/Vendors shall and will from time to time or at all times hereafter at the cost and request of the Purchasers do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for better and more perfectly assuring and conveying the said land and building/ house/ structure, messuages, tenements and/ or premises to and unto the said Purchasers as shall or may be reasonably required. THE Owners/Vendors also declare that the land and building/ house/ structure, and premises hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Owners/Vendors and there is no charge, liens, lispends, encumbrances and attachments whatsoever. The said land and building/ house/ structure, premises is not subject to any litigation nor any case, suit or proceeding is pending against the said land and building/ house/ structure, and/or premises before any Court of Law. The Owners/Vendors sold the said land and building/ house/ structure, and premises having good, clear and marketable title therein and free from all encumbrances. THE Owners/Vendors also declare that the

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land and building/ house/ structure, messuages, tenements and/ or premises hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Owners/Vendors and there is no charge, liens, lispens, encumbrances and attachments whatsoever. The Owners/Vendors sold the said land and building/ house/ structure, messuages, tenements and/ or premises having good, clear and marketable title therein and free from all encumbrances. IF any error or omission is detected in this Deed in future the Owners/Vendors at the costs and request of the Purchasers or their representatives, administrators and assigns shall do and execute any sort of Declaration/ Rectification or any Supplementary Deed in favour of the Purchasers, their representatives and assigns. AND the said Purchasers herein shall apply for and obtain mutation of said land and building/ house/ structure, and the said Purchasers herein shall be liable to pay K.M.C. taxes for their said land and building/ house/ structure, from the date of receiving possession. It is hereby provided that the said Purchasers herein will have the right to take water connection, electrical connection, cable connection, telephone connection. And that said Purchasers herein shall be entitled to sell, transfer, mortgage, let out etc. the said land and building/ house/ structure, morefully and particularly described in the Schedule written herein, to any person or persons as they may desire and the same in any manner whatsoever and shall have the full right to enjoy the same without any interference or disturbance from any other person. That the Purchasers herein is entitled to as well may erect and/or construction new building at the said plot of land, their own cost and expenses and nor any of the legal heirs of the Owners/Vendors or any one also can have any right, claim or interest over the said Land and/or construction made or to be made therein.

2. THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:

1. That the Owners/Vendors themselves in title of the Vendors have never made or done anything or execute any deed or committed or knowingly suffered to the contrary to the absolute title of the Owners/ Vendors and the Owners/ Vendors are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said landed property hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever, excepting the liabilities, if any, for the arrears land revenue and/or Municipal or Corporation (K.M.C.) Taxes as provided hereinafter under sub-clause (8) hereof, and that the Owners/ Vendors have full power and absolute and indefeasible right and authority to sell grant Owners/ Vendors convey and transfer the said landed property hereby granted unto the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.
2. That it shall be lawful for the Purchasers at all times herein after peacefully and quietly to enter into and upon and hold and enjoy the said landed property hereby granted in khas or through tenants and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Owners/ Vendors or any person or persons claiming any estate right title or interest from under through or in trust for the Owners/ Vendors and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the Owners/ Vendors well and sufficiently saved defended kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made done executed or occasioned by the Owners/ Vendors, save as provided in sub-clause (8) hereinafter.

3. That the Owners/Vendors and all persons claiming any right title or interest in the said landed property hereby granted through from under or in trust for the Owners/ Vendors shall and will from time to time and at all times hereinafter at the costs of the Purchasers do or execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further and more perfectly conveying and assuring the said landed property and every part thereof hereby granted unto the Purchasers as may be reasonably required according to the true intent and meaning of this Deed.
4. That the Owners/Vendors have put the Purchasers in actual possession of the said landed property hereby sold and transferred.
5. That the said landed property is not affected by any attachment including attachment under any certificate case or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the Owners/Vendors for realisations of arrears of Income-Tax, or Estate Duty or other taxes or dues or otherwise under the Public Demand & Recovery Act and/or any other Acts for the time being in force and that the said landed property is not otherwise charged, mortgaged or encumbered except for the liabilities, if any, for the arrear land revenue and/or Municipal or Corporation taxes as provided in sub-clause (8) hereinafter.
6. That the said land landed property is not affected by any notice or scheme of the Kolkata Improvement Trust or the Kolkata Municipal Corporation or the Kolkata Metropolitan Development Authority and that no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act, 1894 or any other Acts or Enactments in force.

7. That there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Owners/Vendors to grant, transfer, convey, sell assign and assure the said landed property unto the Purchasers in the manner aforesaid.
8. That the Owners/Vendors shall be liable for payment of the arrear of land revenue and/or Municipal or Corporation(K.M.C.) taxes outstanding, if any, in respect of the said landed property and the same shall be borne, paid and discharged by the Purchasers.

PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- i. THAT the Owners/Vendors herein shall extend full support and assistance in future, if there are any disputes/ claims/ proceedings on the said land and building/ house/ structure, in relation to the statutory/legal matters on title/ occupancy from government or statutory authorities up to the date of handing over the possession of the said land and building/ house/ structure to the Purchasers herein.
- ii. THAT the Owners/Vendors hereby further agree and undertake to sign and execute all such other and further applications, documents, instruments and/or any other writing or writings or declaration as and when necessary at the instance of the Purchasers to give full effect to this Deed and perfect the title of the Purchasers to the said land and building/ house/ structure.
- iii. THAT the Owners/Vendors hereby state, declare and confirm that, the Purchasers herein shall be entitled to get transferred the Electricity Meter installed in the said land and building/ house/ structure to their name and the Owners/ Vendors herein shall give their fullest co-operation in that regard.

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THAT the Owners/Vendors hereby will hand over the original registered Deed, original receipts, if any, of applicable charges, dues, various deposits and any other payments paid and/ or the competent government authority in respect of the said land and building/ house/ structure to the Purchasers herein on handing over the possession of the said land and building/ house/ structure. That the Purchasers herein shall not be held responsible for any of the same.

- v. That the Purchasers herein shall also within a reasonable time from the date of execution of these presents apply for and obtain mutation of the said land and building/ house/ structure from the Kolkata Municipal Corporation.

:THE SCHEDULE ABOVE REFERRED TO:
(Description of the total property of Premises)

ALL THAT the piece and parcel of land measuring 3 Cottahs 8 Chittaks 17 Sq.Ft. more or less together with an old one storied building, as Ground floor measuring 1155 Sq.Ft. more or less, consisting of 3(three) Bed Rooms, 1(one) Living-cum-Dining Room, (one) Kitchen, 1(one) Toilet, 1(one) Balcony, staircases, another 1(one) Toilet with Asbestos shaded measuring 25 Sq.Ft. more or less and 1(one) Store Room with Asbestos shaded measuring 40 Sq.Ft. more or less, i.e. totally measuring 1220 Sq.Ft. more or less, lying and situated at K.M.C. Premises No. 23/3A, Naktala Road, P.S. Jadavpur now Netaji Nagar, P.O. Naktala, Kolkata 700047 in portion of Dag No. 149, under Khatian No. 168 and 303, Mouza Roypur, J.L. No. 32, R.S. No. 24, District South 24 Parganas within Ward No. 100 of the Kolkata Municipal Corporation and it is butted and bounded in the following manner:

ON THE NORTH : By Premises no. 23/M/15, Naktala Road;
ON THE EAST : By Premises no. 23/12, 23/12A and
23/M/21/1, Naktala Road;
ON THE SOUTH : By Premises no. 23/17, Naktala Road;
ON THE WEST : By 20 Feet Wide K.M.C. ROAD(Black Top).

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IN WITNESS WHEREOF the Parties has hereunto set and subscribed their
hand on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of

WITNESSES :-

1. *Kajal Bhaumick*
1/189 A Naktole.
KOL-47
PO - Naktole
PS - Netaji nagar
KOL-47

Sanjay Bose
Rama Bose

**SIGNATURE OF THE
OWNERS/VENDORS**

For AKASH
Kakoli Bhaumick
Proprietor

For AKASH
Santosh Kumar
Proprietor

**SIGNATURE OF THE
PURCHASERS**

Drafted by me as per directions of

The parties hereto and read over, explained

Asim Kumar Jana
(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No.- WB/663/2000)

COMPUTER PRINTED BY:

Gopal Gopal Mishra

MEMO OF CONSIDERATION

Received from the above named Purchasers a sum of Rs.1,10,00,000/- (Rupees One Crore Ten Lakh) only as full and final payment for the above purpose.

Sl. No.	Date	Cheque No.	Bank/Branch	Amount (Rs.)
1)	26-04-2024	000158	Punjab & Sind Bank, Bansdrone, Kolkata.	5,00,000/-
2)	26-04-2024	000159	Punjab & Sind Bank, Bansdrone, Kolkata.	5,00,000/-
3)	22-05-2024	UTR No. PSIBR24143473312	Punjab & Sind Bank, Bansdrone, Kolkata To Punjab National Bank, Tollygunge, Kolkata.	50,00,000/-
4)	22-05-2024	UTR No. PSIBR24143495207	Punjab & Sind Bank, Bansdrone, Kolkata To Punjab National Bank, Tollygunge, Kolkata.	50,00,000/-
			TOTAL RS.	1,10,00,000/-

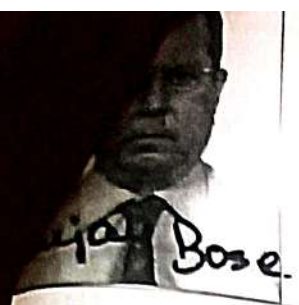
WITNESSES :-

1. Raja Bhattacharya

Sanjay Bose
Rama Bose

SIGNATURE OF THE OWNERS/VENDORS

2. Gosta Gopon Manna



name SANTAN BOSE
 signature Santan Bose

	1 st finger	middle finger	ring finger	small finger
hand				
right hand				



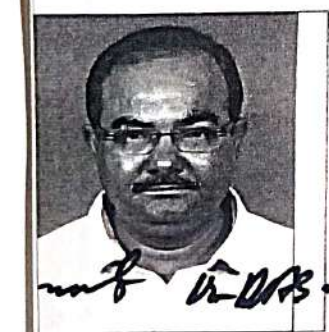
name RAMA BOSE
 signature Rama Bose

	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					



name KAKOLI BHATTACHARYA
 signature Kakoli Bhattacharya

	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

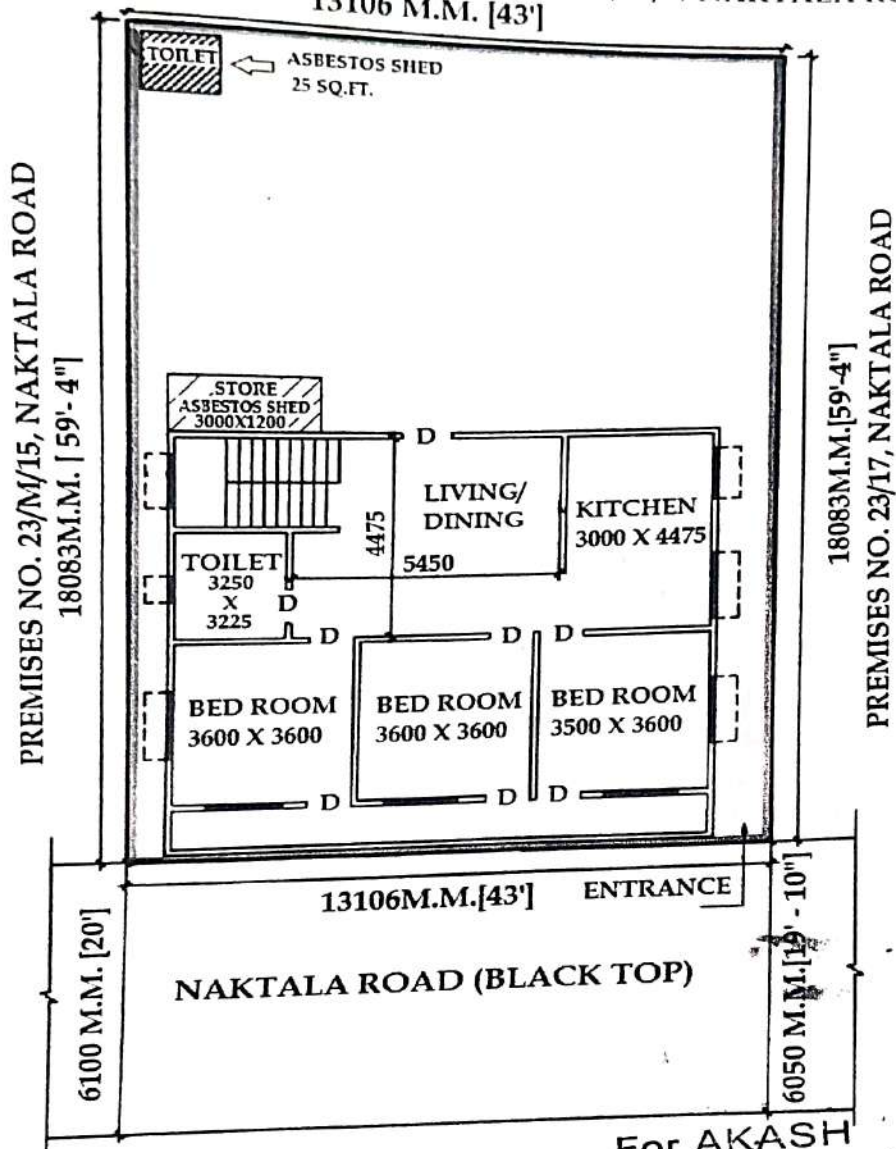


name SANAT KR DAS
 signature Sanat Kr Das

	Thumb	1 st finger	middle finger	ring finger	small finger
left hand					
right hand					

THE PLAN OF LAND WITH STRUCTURE AT THE K.M.C. PREMISES NO.- 23/3A,
 NAKTALA ROAD, UNDER K.M.C. WARD NO.- 100, BOROUGH NO.- X, P.S.- NETAJI NAGAR,
 NAKTALA, KOLKATA - 700047, DISTRICT SOUTH 24-PARGANAS, WEST BENGAL.
 AREA OF LAND :- 03K. - 08CH. - 17 SQ.FT. MORE OR LESS (235.693 SQ.M. MORE OR LESS).
 AREA OF STRUCTURE :- GROUND FLOOR 1155 SQ.FT. MORE OR LESS AND GROUND
 FLOOR ASBESTOS SHED (25 SQ.FT. + 40 SQ.FT.) = 65 SQ.FT. MORE OR LESS.

PREMISES NO. 23/12 and 23/12A and 23/M/21/1, NAKTALA ROAD
 13106 M.M. [43']



Soumya Bose
 Rame Bose

SIGNATURE OF OWNERS

For AKASH
 Kakoli Bhattacharya
 Proprietor

SIGNATURE OF PURCHASERS

For AKASH
 Sunita K. BMS
 Proprietor

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



192024250050347912

GRN Details

GRN: 192024250050347912 Payment Mode: Counter Payment
GRN Date: 17/05/2024 11:02:36 Bank/Gateway: State Bank of India
BRN: 90010326 BRN Date: 17/05/2024 00:00:00
GRIPS Payment ID: 170520242005034790 Payment Init. Date: 17/05/2024 11:02:36
Payment Status: Successful Payment Ref. No: 2001193862/3/2024
[Query No./Query Year]

Depositor Details

Depositor's Name: Mrs KAKOLI BHAUMICK
Address: 1/189A, NAKTALA, KOLKATA-700047
Mobile: 8697175230
Period From (dd/mm/yyyy): 17/05/2024
Period To (dd/mm/yyyy): 17/05/2024
Payment Ref ID: 2001193862/3/2024
Dept Ref ID/DRN: 2001193862/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001193862/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	550020
2	2001193862/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	110014
Total				660034

IN WORDS: SIX LAKH SIXTY THOUSAND THIRTY FOUR ONLY.

Saijay Bose
Ramu Bose

For AKASH
Kakoli Bhaurmick
Proprietor

For AKASH
Sanku HS NRS
Proprietor

Major Information of the Deed

Deed No.:	I-1605-00876/2024	Date of Registration	24/05/2024
Query No / Year	1605-2001193862/2024	Office where deed is registered	
Query Date	13/05/2024 4:28:32 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASIM KUMAR JANA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9874079338, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,10,00,000/-	Rs. 1,10,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,50,040/- (Article:23)	Rs. 1,10,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






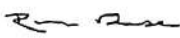
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 23/3A, , Ward No: 100 Pin Code : 700092

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 17 Sq Ft	1,00,00,000/-	1,00,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.814Dec	100,00,000 /-	100,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1220 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1220 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1220 sq ft	10,00,000 /-	10,00,000 /-	



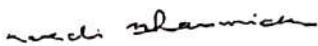


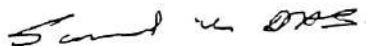
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANJOY BOSE Son of Late CHITTA RANJAN BOSE Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024
	226/6/1, N.S.C. BOSE ROAD, NOW NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx3N, Aadhaar No: 84xxxxxxxx0735, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office			
	Name	Photo	Finger Print	Signature
2	Mrs RAMA BOSE Wife of Mr SANJOY BOSE Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	 24/05/2024	 Captured LTI 24/05/2024	 24/05/2024
	226/6/1, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: AHxxxxxx6E, Aadhaar No: 83xxxxxxxx1728, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office			




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AKASH 1/189, NAKTALA, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs KAKOLI BHAUMICK (Presentant) Wife of Mr RAJA BHAUMICK Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	 May 24 2024 11:54AM	 Captured LTI 24/05/2024	 24/05/2024
	1/189A, NAKTALA, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AFxxxxxx6E, Aadhaar No: 75xxxxxxxx1321 Status : Representative, Representative of : AKASH (as PARTNERS)			
2	Mr SANAT KUMAR DAS Son of Late SATYA RANJAN DAS Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	 May 24 2024 11:55AM	 Captured LTI 24/05/2024	 24/05/2024
	1/29, SREE COLONY, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ADxxxxxx2E, Aadhaar No: 84xxxxxxxx5303 Status : Representative, Representative of : AKASH (as PARTNERS)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Late RADHA NATH MANNA 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	 24/05/2024	 Captured 24/05/2024	 24/05/2024
Identifier Of Mr SANJOY BOSE, Mrs RAMA BOSE, Mrs KAKOLI BHAUMICK, Mr SANAT KUMAR DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY BOSE	AKASH-2.90698 Dec
2	Mrs RAMA BOSE	AKASH-2.90698 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY BOSE	AKASH-610.00000000 Sq Ft
2	Mrs RAMA BOSE	AKASH-610.00000000 Sq Ft

Endorsement For Deed Number : I - 160500876 / 2024

On 24-05-2024

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 11:46 hrs on 24-05-2024, at the Office of the A.D.S.R. ALIPORE by Mrs KAKOLI BHAUMICK,.

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 1,10,00,000/-

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

Execution is admitted on 24/05/2024 by 1. Mr SANJOY BOSE, Son of Late CHITTA RANJAN BOSE, 226/6/1, N.S.C. BOSE ROAD, NOW NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 2. Mrs RAMA BOSE, Wife of Mr SANJOY BOSE, 226/6/1, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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

Execution is admitted on 24-05-2024 by Mrs KAKOLI BHAUMICK, PARTNERS, AKASH (Partnership Firm), 1/189, NAKTALA, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, .by caste Hindu, by profession Service

Execution is admitted on 24-05-2024 by Mr SANAT KUMAR DAS, PARTNERS, AKASH (Partnership Firm), 1/189, NAKTALA, P.S.-NOW NETAJI NAGAR, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224A, N.S.C. BOSE ROAD, P.S.-NOW NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,10,014.00/- (A(1) = Rs 1,10,000.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2024 12:00AM with Govt. Ref. No: 192024250050347912 on 17-05-2024, Amount Rs: 1,10,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90010326 on 17-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,50,020/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 5,50,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23830, Amount: Rs.20.00/-, Date of Purchase: 18/01/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/05/2024 12:00AM with Govt. Ref. No: 192024250050347912 on 17-05-2024, Amount Rs: 5,50,020/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90010326 on 17-05-2024, Head of Account 0030-02-103-003-02



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2024, Page from 34679 to 34706
being No 160500876 for the year 2024.



(Signature)

Digitally signed by MANIMALA CHAKRABORTY
Date: 2024.05.30 11:44:31 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 30/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.