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 C-21492716

Certified that the document is admitted to
 registration. The signature ~~stamps~~ and
 the ends ~~of the document~~ are ~~correctly~~ certified with the
 document. *[Signature]*

District Registrar-III
 Alipore, South 24-parganas

5 MAR 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the ¹⁵5 day of *March*, Two
 Thousand and Twenty one (2021)

BETWEEN

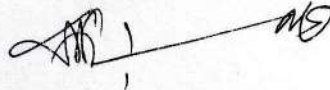
[Signature]
 11/1/2021
 A. S. S. S. S.

(1)MR. ROBIN MICHAEL CORNER(PAN : AAHPC4273A), Aadhar No.6946 2917 2129, son of Montague Arthur Joseph Corner, by Occupation – Retired, (2)MRS. PRISCILLA ANNE CORNER, (PAN-AAHPC4279L), Aadhar No.3375 0606 3872, wife of Mr. Robin Michael Corner, by Occupation – Business, both by Nationality - Indian, both by Faith-Christian, both residing at 4B, Chapel Road, Hastings, P.O. Hastings, P.S. Hastings, Kolkata - 700022, hereinafter called the “OWNERS/VENDORS” (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs administrators, legal representative successors, successors-in-interest and assigns) of the ONE PART.

AND

(1) SMT. ANJU ROY, (PAN-ALOPR1124P), Aadhar No.4762 6670 8706, wife of Sri Sanjeet Kumar Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 7, Rupanjali Park, Kalikapur, Post Office – Mukundapur, Police Station - Garfa, Kolkata – 700099, District – South 24-Parganas and (2) SMT. SAYANTANI GHOSH, (PAN-BOBPG3399Q), Aadhar No.7562 6878 6387, wife of Sri Debasish Mondal, and daughter of Sri Sudhir Kumar Ghosh, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 941, Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata – 700099, hereinafter called and referred to as the PURCHASERS (which terms or expression unless excluded by or repugnant to the subject or context shall deem to mean and include their respective heirs, successors, legal representative/representatives, executor/ executors, administrator/ administrators and assigns) of the OTHER PART.

WHEREAS one Tarak Nath Baidya, was the Owner and possessor of a big plot of land measuring 7 Acres consisting in different Dags including R.S. Dag No.17/43, under R.S. Khatian No.3 and also other property in Mouza –

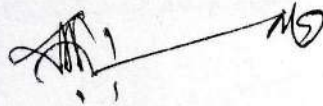


Chakganiagachi, J.L. No.24, Touzi No.151, the then District 24-Parganas, present District – South 24-Parganas and would pay the necessary annual taxes in the serastha of zamindar and after his death his five sons namely Debendra Nath Baidya, Jogendra Nath Baidya, Mohendra Nath Baidya alias Monindra Nath Baidya, Rajendra Nath Baidya and Satish Chandra Baidya, inherited their father's property and their names were published in separate Khanda Khatians during Revisional Settlement Operation and each having undivided 1/5th share of the total property.

AND WHEREAS out of the aforesaid five sons of deceased Tarak Nath Baidya, one of his said son namely Rajendra Nath Baidya died intestate leaving behind him, his surviving three sons namely Bijoy Krishna Baidya, Palan Chandra Baidya and Haran Chandra Baidya to inherit his share of the aforesaid property as such who became the joint owners of the undivided 1/5th share of the said property left by their father and their names also had been recorded in their respective share in the R.S. Record of Rights.

AND WHEREAS by a Deed of Partition dated 29.06.1949, registered in the office of S.R. Alipore and recorded in Book No.1, Volume No.61, Pages from 158 to 175, Deed No.3398 for the year 1949, said Mohendra Nath Baidya and aforesaid co-owners partitioned their said total property amongst themselves by meats and bounds and in terms of said registered Deed of Partition said Mohendra Nath Baidya absolutely obtained the entire property in R.S. Khatian No.3 and a few property under Khatian No.38 of same Mouza.


AND WHEREAS said Mohendra Nath Baidya died intestate leaving behind his only one son namely Biswanath Baidya as his only legal heirs and successors to inherit the said property left by him as per Hindu Succession Act, 1956.

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AND WHEREAS by virtue of a registered Deed of Sale dated 16.02.1981, registered in the District Sub-Registrar, Alipore and entered into Book No. 1, Volume No.24, at Pages 248 to 254, Deed No.1679 for the year 1981, said Sri Biswanath Baidya as the legal heir and successor of the said Mohendra Nath Baidya sold, conveyed, transferred, assigned and granted a big plot of land measuring an area of 04 (Four) Bighas comprising in R.S. Dag No.18, under Khatian No.3, measuring land area of 01 Cottah 04 Chittacks 35 Sq.ft. and in R.S. Dag No.17/43, under Khatian No.3, measuring land area of 03 (Three) Bighas 18 (Eighteen) Cottahs 07 Seven) Chittacks 10 (ten) Sq.ft. and in R.S. Dag No.40, under Khatian No.38, measuring land area of 04 (Four) Chittacks situated at Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8^{1/2}, in favour Sri Nantu Paul Roy, son of Late Hem Chandra Pal Roy, residing at 11/12, Bijoygarh, P.S. Jadavpur, Kolkata - 700032.

AND WHEREAS said Sri Nantu Pal Roy, divided and fragmented his entire purchased plot of land into several small plots of land and thereafter said Sri Nantu Paul Roy sold and transferred his maximum plot of land in favor of Third party save and except the land area of 12 Cottahs.

AND WHEREAS by virtue of a registered Deed of Sale dated 14.08.1985, registered in the office of District Sub-Registrar, Alipore and entered into Book No. 1, Volume No.191, at Pages 474 to 483, Deed No.11477 for the year 1985, said Sri Nantu Pal Roy, sold, conveyed, transferred, assigned and granted one plot of land measuring net land area of 05 (Five) Cottahs 03 (Three) Chittacks 24 (twenty four) Sq.ft. and road area measuring 12 (twelve) Chittacks 21 (Twenty one) Sq.ft. i.e. total gross land area of 06 (Six) Cottahs being Plot No.8 out of his remaining plot of land comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8^{1/2}, in



1)

favour Smt. Sabitri Sinha, wife of B.P. Sinha, residing at 3, Madan Street, P.S. Boubazar, Kolkata – 700072.

AND WHEREAS by virtue of a registered Deed of Sale dated 18.10.1985, registered in the office of District Sub-Registrar, Alipore and entered into Book No. 1, Deed No.14770 for the year 1985, said Sri Nantu Pal Roy, sold, conveyed, transferred, assigned and granted part of the land measuring an area of 14 (Fourteen) Cottahs 09 (Nine) Chittacks 22 (twenty two) Sq.ft. comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8¹/₂, in favour of Sri Mrinal Porel, son of Sri Monmatha Porel, residing at Das Para, Sonarpur, District South Parganas.

AND WHEREAS by virtue of a registered Deed of Sale dated 13.12.1985, registered in the office of Additional District Sub-Registrar, Alipore and entered into Book No. 1, Volume No.180, at Pages 129 to 137, Deed No.9957 for the year 1985, said Sri Mrinal Porel, sold, conveyed, transferred, assigned and granted one plot of land measuring net land area of 03 (Three) Cottahs 02 (Two) Chittacks 02 (two) Sq.ft. and road area of 07 (Seven) Chittacks 20 (twenty) Sq.ft. i.e. gross land area of 03 (Three) Cottahs 09 (Nine) Chittacks 22 (twenty two) Sq.ft. being Plot No.7 comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8¹/₂, in favour Smt. Sabitri Sinha, wife of B.P. Sinha, residing at 3, Madan Street, P.S. Boubazar, Kolkata – 700072.

AND WHEREAS by virtue of a registered Deed of Sale dated 10.12.1997, registered in the office of District Sub-Registrar-III, Alipore and entered into Book No. 1, Volume No.106, at Pages 91 to 100, Deed No.4061 for the year 2000, said Smt. Sabitri Sinha, sold, conveyed, transferred, assigned and granted her entire purchased plot of land measuring net land area of 03 (Three) Cottahs 02



(Two) Chittacks 02 (two) Sq.ft. being said Plot No.7 comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8¹/₂, in favour Sri Satyendra Narayan Sinha, son of Late Parameshwar Dayal Sinha, residing at 3/A, Madan Street, Kolkata – 700072.

AND WHEREAS by virtue of another registered Deed of Sale dated 10.12.1997, registered in the office of District Sub-Registrar-III, Alipore and entered into Book No. 1, Volume No.106, at Pages 101 to 110, Deed No.4062 for the year 2000, said Smt. Sabitri Sinha, again sold, conveyed, transferred, assigned and granted her entire purchased plot of land measuring net land area of 05 (Five) Cottahs 03 (Three) Chittacks 24 (twenty four) Sq.ft. being said Plot No.8 comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8¹/₂, in favour Sri Satyendra Narayan Sinha, son of Late Parameshwar Dayal Sinha, residing at 3/A, Madan Street, Kolkata – 700072.

AND WHEREAS by virtue of a registered Deed of Sale dated 14.12.2000, registered in the office of District Sub-Registrar-III, Alipore and entered into Book No. 1, Volume No.137, at Pages 273 to 291, Deed No.5328 for the year 2000, said Sri Satyendra Narayan Sinha, sold, conveyed, transferred, assigned and granted his said purchased plot of land measuring net land area of 05 (Five) Cottahs 03 (Three) Chittacks 24 (twenty four) Sq.ft. being Plot No.8 comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8¹/₂, in favour Mr. Harry Bose, son of Late Samiran Bose and Smt. Madhumita Bose, wife of Mr. Harry Bose, both are residing at 2nd Floor, Premises No.171B, Block G, New Alipore, P.S. New Alipore, Kolkata – 700053.

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AND WHEREAS by virtue of a registered Deed of Sale dated 14.12.2000, registered in the District Sub-Registrar-III, Alipore and entered into Book No. 1, Volume No.137, at Pages 292 to 309, Deed No.5329 for the year 2000, said Sri Satyendra Narayan Sinha, again sold, conveyed, transferred, assigned and granted his said remaining purchased plot of land measuring net land area of 03 (Three) Cottahs 02 (Two) Chittacks 02 (two) Sq.ft. being Plot No.7 comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8¹/₂, in favour the said Mr. Harry Bose, son of Late Samiran Bose, and Smt. Madhumita Bose, wife of Mr. Harry Bose, both are residing at 2nd Floor, Premises No.171B, Block G, New Alipore, P.S. New Alipore, Kolkata – 700053.

AND WHEREAS in the above said manner by virtue of two separate registered Deed of Sale vide Deed No.5328 and 5329 for the year 2000 said Mr. Harry Bose and Smt. Madhumita Bose, jointly purchased the total land area measuring 08 (Eight) Cottahs 05 (Five) Chittacks 26 (twenty six) Sq.ft. more or less comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said Mouza – Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8¹/₂ and thereafter they jointly mutated their names in the record of the Ld. BL & LRO vide Mutation Case No.625 of 2001 and 624 of 2001.

AND WHEREAS by virtue of a registered Deed of Sale dated 27.04.2007, registered in the A.R.A. 1, Kolkata and entered into Book No. 1, Volume No.1, at Pages 1 to 21, Deed No.01335 for the year 2008, said Mr. Harry Bose and Smt. Madhumita Bose jointly sold, conveyed, transferred, assigned and granted their entire purchased plot of land measuring net land area of 08 (Eight) Cottahs 05 (Five) Chittacks 26 (twenty six) Sq.ft. more or less comprising in R.S. Dag No.17/43, under R.S. Khatian No.3 of said **Mouza – Chakganiagachi, J.L.**

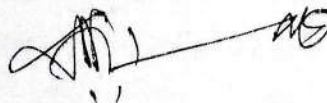
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No.24, Touzi No.151, R.S. No.8¹/₂ in favour the present **OWNERS/VENDORS** herein.

AND WHEREAS the present **VENDORS** herein as lawful owners seized and possessed of the said plot of land and mutated their names in the record of the K.M.C. known as **K.M.C. Premises No.2113, Mukundapur, Ward No.109, Assessee No.31-109-07-9176-3**, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700099 and has been paying the necessary taxes to the K.M.C. and has been enjoying the said plot of land morefully described in the **SCHEDULE** below.

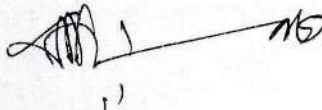
AND WHEREAS in the mean time L.R. Operation has been done in Chakganiagachi area and the plot of land has been recorded and published in L.R. Record of Right in the name of the said Mohendra Nath Baidya vide **L.R. Khatian No.23**, comprising in **L.R. Dag No.17/43** of said **Mouza – Chakganiagachi, J.L. No.24**.

AND WHEREAS now the present **OWNERS/VENDORS** herein are now the absolute joint owners of the entire plot of land measuring an area of **08 (Eight) Cottahs 05 (Five) Chittacks 26 (twenty six) Sq.ft. more or less** situated at **Mouza – Chakganiagachi, J.L. No.24**, Touzi No.151, R.S. No.8¹/₂, comprising in **R.S. Dag No.17/43, under R.S. Khatian No.3**, corresponding to **L.R. Dag No.17/43, under L.R. Khatian No.23**, known as **K.M.C. Premises No.2113, Mukundapur, Ward No.109, Assessee No.31-109-07-9176-3**, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700099. But as per present physical measurement the land area is found that **08 (Eight) Cottahs 05 (Five) Chittacks 25.069 (Twenty five point zero six nine) Sq.ft.** and rest land area of the property has been exjausted due to the extension of the adjacent road area of the property.



AND WHEREAS THE VENDORS doth hereby covenant :

- i) Since acquiring the right title interest in the said land and hereditament the **VENDORS** are in peaceful physical possession of the said land and hereditament without any adverse claim.
- ii) The **VENDORS** have not received any notice from any authority for acquisition or requisition and declare that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove, since acquiring the right title interest of the said land and hereditament the **VENDORS** have not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defective in title.
- iv) The **VENDORS** have now good right, full power, absolute authority and indefeasible title to grant, sell, demise convey, transfer, assign and assure all in respect of the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispensens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDORS** or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the **VENDORS** or the **VENDORS** predecessor in title. Further the said land and hereditament is not affected by or subjected to any personal security for securing any financial accommodation.

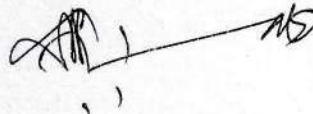


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AND WHEREAS the **PURCHASERS** are supplied true copies of documents of Title of the said plot of land and hereditaments by the **VENDORS** and upon search and after due diligence as per available records supplied by the **VENDORS** and also available records in the registration office being satisfied with the marketable right title and interest of the **VENDORS** herein, the **PURCHASERS** made herein offer to purchase the said plot of land.

AND WHEREAS due to valid legal reason the **VENDORS** herein have offered for absolute sale of the said piece and parcel of the said plot of land measuring net land area of **08 (Eight) Cottahs 05 (Five) Chittacks 25.069 (Twenty five point zero six nine) Sq.ft.** as per present physical measurement situated at **Mouza – Chakganiagachi, J.L. No.24, comprising in R.S. Dag No.17/43, under R.S. Khatian No.3, corresponding to L.R. Dag No.17/43, under L.R. Khatian No.23, known as K.M.C. Premises No.2113, Mukundapur, Ward No.109, Assessee No.31-109-07-9176-3, P.S. Panchasayar, Kolkata – 700099** which has been morefully mentioned, written and described in the **SCHEDULE** hereunder and also morefully shown, delineated and depicted with the coloured **RED** border lines with the map or plan annexed herewith, for the total consideration sum of **Rs.1,08,00,000/- (Rupees One crore and eight lac) only** and the **PURCHASERS** herein have hereby agreed to purchase the such **SCHEDULE** below landed property as per shown, delineated and depicted with the coloured **RED** border lines with the map or plan annexed herewith, from the above **VENDORS** for the such total consideration money, considering the said price be the highest market price for these presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said total sum of **Rs.1,08,00,000/- (Rupees One crore and eight lac) only** to the **VENDORS** herein paid by the



PURCHASERS on or before the execution of these present the receipt whereof as per memo of consideration hereunder written the **VENDORS** doth hereby admit and acknowledge and release and discharge the purchasers of and from the same and every part thereof and the said property, the **VENDORS** as beneficiary owner do hereby these presents indefeasibly grant, sell, convey, and transfer assign and assure unto the above Purchasers, is free from all encumbrances, attachments and defects in title **ALL THAT** the said plot of land measuring net land area of **08 (Eight) Cottahs 05 (Five) Chittacks 25.069 (Twenty five point zero six nine) Sq.ft.** as per present physical measurement situated at **Mouza – Chakganiagachi, J.L. No.24, comprising in R.S. Dag No.17/43, under R.S. Khatian No.3, corresponding to L.R. Dag No.17/43, under L.R. Khatian No.23, known as K.M.C. Premises No.2113, Mukundapur, Ward No.109, Assessee No.31-109-07-9176-3, P.S. Panchasayar, Kolkata – 700 099, District of South 24-Parganas, as morefully described in the SCHEDULE hereunder written.**

OR HOWSOEVER OTHERWISE the said property now or hereto before were or was situated, butted, called, known, numbered described and distinguished and benefit and advantages of ancient and other lights, liberties, easement, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise 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 or every part thereof together with further more all the estate, right, title, interest, inheritances, interest, use, trust, property claim, demands whatsoever both at law and in equity of the **VENDORS** into the said property or every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the said property or any part or

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parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **VENDORS**, their heirs, executors, administrators, representatives and assign and/or any person or persons from whom they can or may procure the same without any action or suit at law or in equity **TO ENTER INTO AND HAVE TO HOLD OWN POSSESS AND ENJOY** the said property and every part thereof known as **K.M.C. Premises No.2113, Mukundapur, Ward No.109, Assessee No.31-109-07-9176-3, P.S. Panchasayar, Kolkata - 700099** hereby granted, sold, conveyed, transferred or expressed and intended so to be with their heirs, executors, members and appurtenances unto and to the use of the **PURCHASERS** for ever freed and discharged from or against or otherwise by the **VENDORS** well and sufficiently entitled indefeasible of and against all encumbrances, claims, etc. whatsoever created or suffered by the **VENDORS** free from or these presents. **AND** the **VENDORS** do hereby for themselves and their heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the **VENDORS** or by any of their predecessors and ancestors in title done or executed or knowingly suffered to the contrary, they the **VENDORS** had at all material times here to before and now have good right, full power, absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property hereby granted, sold, conveyed, expressed or transferred or intended so to be unto and to the use of the **PURCHASERS** in the manner aforesaid **AND THAT** the **PURCHASERS** shall and may at all times hereafter peaceably and quietly hold, enter into possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder, interruption, disturbances, claims or demands whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for their or from or and under any of their ancestors or predecessor in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and related

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released or otherwise by and at the costs and expenses of the **VENDORS AND FURTHER THAT** the **VENDORS** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof under from or under in trust for their the **VENDORS** or from or under any of their predecessors or ancestors in title shall and costs and of the **PURCHASERS** do and execute or cause to be done and executed all 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**, according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the **VENDORS** and all their heirs, executors, administrators, legal representatives, administrators and assigns shall at all times hereafter indemnify and keep indemnified the **PURCHASERS** against the title, of the property.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

- 1) All right title and interest as sole **VENDORS** of the said land and hereditament as held or enjoyed by the **VENDORS** and conveyed herein subsists and the **VENDORS** have good right as lawful owner with full and absolute power and authority to convey transfer assure and assign the said land and hereditament hereby sold and transferred every part thereof unto and the **VENDORS** further declare that they have not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of their said land and hereditament save and except with the **PURCHASERS** herein.
- 2) The **PURCHASERS** shall have the right to mutate their names in the Settlement record of right and in the record of Kolkata Municipal Corporation and any other public bodies or offices as the joint Owners of the said land and



hereditament hereby conveyed and transferred to them by necessary proceedings or otherwise without any objection from the Vendors.

3) It shall be lawful for the **PURCHASERS** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASERS** and every part thereof and receive the rents issues and profits there from as to be fetched without any interruption claim or demand whatsoever by the **VENDORS** or any person claiming through under or in trust arising through or for them.

4) The said land and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispences, debts liabilities and the **VENDORS** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless or any of their predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the **VENDORS** or any of their predecessor in title.

5) That the **VENDORS** and every person or persons claiming any estate right title or interest through the **VENDORS** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASERS** make do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land hereditament in favour of the **PURCHASERS** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring their full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASERS**.

6. The **PURCHASERS** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said homestead land measuring net land area of



08 (Eight) Cottahs 05 (Five) Chittacks 25.069 (Twenty five point zero six nine) Sq.ft. as per present physical measurement situated at Mouza – Chakganiagachi, J.L. No.24, comprising in R.S. Dag No.17/43, under R.S. Khatian No.3, corresponding to L.R. Dag No.17/43, under L.R. Khatian No.23, known as K.M.C. Premises No.2113, Mukundapur, Ward No.109, Assessee No.31-109-07-9176-3, P.S. Panchasayar, Kolkata – 700 099, as morefully described in the SCHEDULE hereunder written and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS**.

7. The **VENDORS** shall keep the **PURCHASERS** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASERS** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDORS** or any person lawfully or equitably claiming from under or in trust for the **VENDORS**.

8. The **VENDORS** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDORS** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASERS** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.

Handwritten signature and initials, possibly 'AB' and 'ND', with a long horizontal line extending to the right.

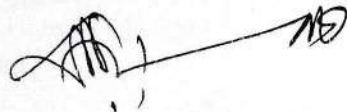
9. The **VENDORS** declare that the **SCHEDULE** mentioned property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDORS** sold the **SCHEDULE** mentioned property which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDORS** sold the said **SCHEDULE** mentioned property while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASERS**.

10. The said **VENDORS** made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

11. The **VENDORS** also declare that they shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASERS**.

12. The **VENDORS** also declare herein that the **PURCHASERS** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances.

13. The **PURCHASERS** shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASERS** shall have right to bring electric, telephone, drainage and sewerage connection through it.

A handwritten signature in black ink, appearing to be 'M. S.', followed by a long horizontal line and a scribble.

BE IT NOTED THAT the **VENDORS** shall deliver the Original Title Deed, all other Link Deeds and all necessary Original papers of Mutation Certificate, xerox copies of paid up land-tax bill, Record of Right relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASERS** herein at the time of execution of these presents and the **VENDORS** shall be liable to pay all outstanding/dues, payable to any authority including Municipal Taxes relating to the Schedule below mentioned property, due up to the date of handing over the possession thereof upon registration in favour of the **PURCHASERS**.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of homestead land measuring net land area of **08 (Eight) Cottahs 05 (Five) Chittacks 25.069 (Twenty five point zero six nine) Sq.ft.** as per present physical measurement together with one asbestos shed having cemented flooring measuring an area of **120 (One hundred and twenty) Sq.ft.** more or less situated in Mouza - **Chakganiagachi, J.L. No.24, Touzi No.151, R.S. No.8¹/₂**, comprising in **R.S. Dag No.17/43, under R.S. Khatian No.3, corresponding to L.R. Dag No.17/43, under L.R. Khatian No.23, known as K.M.C. Premises No.2113, Mukundapur, Ward No.109, Assessee No. No.31-109-07-9176-3, P.S. Panchasayar, Kolkata - 700099, within the District - South 24-Parganas** including all easement rights upon the land and adjacent common passage, which is morefully and particularly delineated and depicted, shown with the coloured **RED** border lines in the site plan annexed herewith as the part and parcel of this indenture and the property zone is **Mukundapur More - Daspara/Chakgaria** and the said landed property is butted and bounded by :

<u>ON THE NORTH</u>	: Vacant Land;
<u>ON THE SOUTH</u>	: Partly KMC Premises No.1842, Mukundapur and Partly Vacant Land of others;
<u>ON THE EAST</u>	: 6050 wide Black TOP Road;
<u>ON THE WEST</u>	: Vacant Land.

(Handwritten signature and initials)

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

WITNESSES :

1. Nukul Chandra Rayumkar,
3/42 Mukundra pur,
Kd. 700099

1. Robin Corn
(ROBIN MICHAEL CORNER)

2. Priscilla Corner

(PRISCILLA ANNE CORNER)
SIGNATURE OF THE VENDORS

~~2. Omesh Mishra~~
~~Hira~~
~~Suresh~~

1. Anju Roy

2. Sayantani Arsh

SIGNATURE OF THE PURCHASERS

PREPARED & DRAFTED BY :

Debes Kumar Misra (DKM) (MS)

(DEBES KUMAR MISRA)

ADVOCATE [Enrolment No. F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-86

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.1,08,00,000/- (Rupees One crore and eight lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land as described in the SCHEDULE above in the manner followings :

Sl. No.	Online Transfer/By Cash	Date	Name of the Bank and Branch	Paid in favour of	Amount(Rs.)
1.	RTGS	05.03.2021	HDFC Bank, Kasba Branch	Vendor No.1	Rs.26,75,000.00
2.	RTGS	05.03.2021	-Do-	Vendor No.2	Rs.26,75,000.00
3.	RTGS	05.03.2021	Axis Bank, Sahid Nagar Branch	Vendor No.1	Rs.26,75,000.00
4.	RTGS	05.03.2021	-Do-	Vendor No.2	Rs.26,75,000.00
5.	By Cash	On several dates	-----	Vendor No.1	Rs. 50,000.00
6.	By Cash	On several dates	-----	Vendor No.2	Rs. 50,000.00
Total :					<u>Rs.1,08,00,000.00</u>

(Rupees One crore and eight lac) only
WITNESS :

1. Nukul chandea Rajumder.
3/42 Mukundia pur.
KOL-700099

1. Rishi Kumar
(ROBIN KUMAR CORNER)

2. Priscilla Corner

(PRISCILLA ANNE CORNER)
SIGNATURE OF THE VENDORS

~~2. Somant Mishra
Advocate~~

~~H. N. S. S. S.
Advocate~~

~~Signature~~

SITE PLAN AT PREMISES NO. 2113, MUKUNDAPUR, KOLKATA:- 700 099,
 K.M.C. WARD NO. 109, BOROUGH NO. XII, ASSESSEE NO. 31-109-07-9176-3,
 MOUZA:- CHAKGANIAGACHI, J.L. - 24, OF R.S. DAG NO. 17/43,
 R. S. KHATIAN NO. - 3, P. S. - PANCHASAYAR.

AREA OF LAND = 558.349 Sqm. (08 K. - 05 Ch. - 25.069 Sft.)

SHOWN IN RED BORDER



AREA OF ASB. SHED = 120 Sft.

SHOWN IN YELLOW BORDER

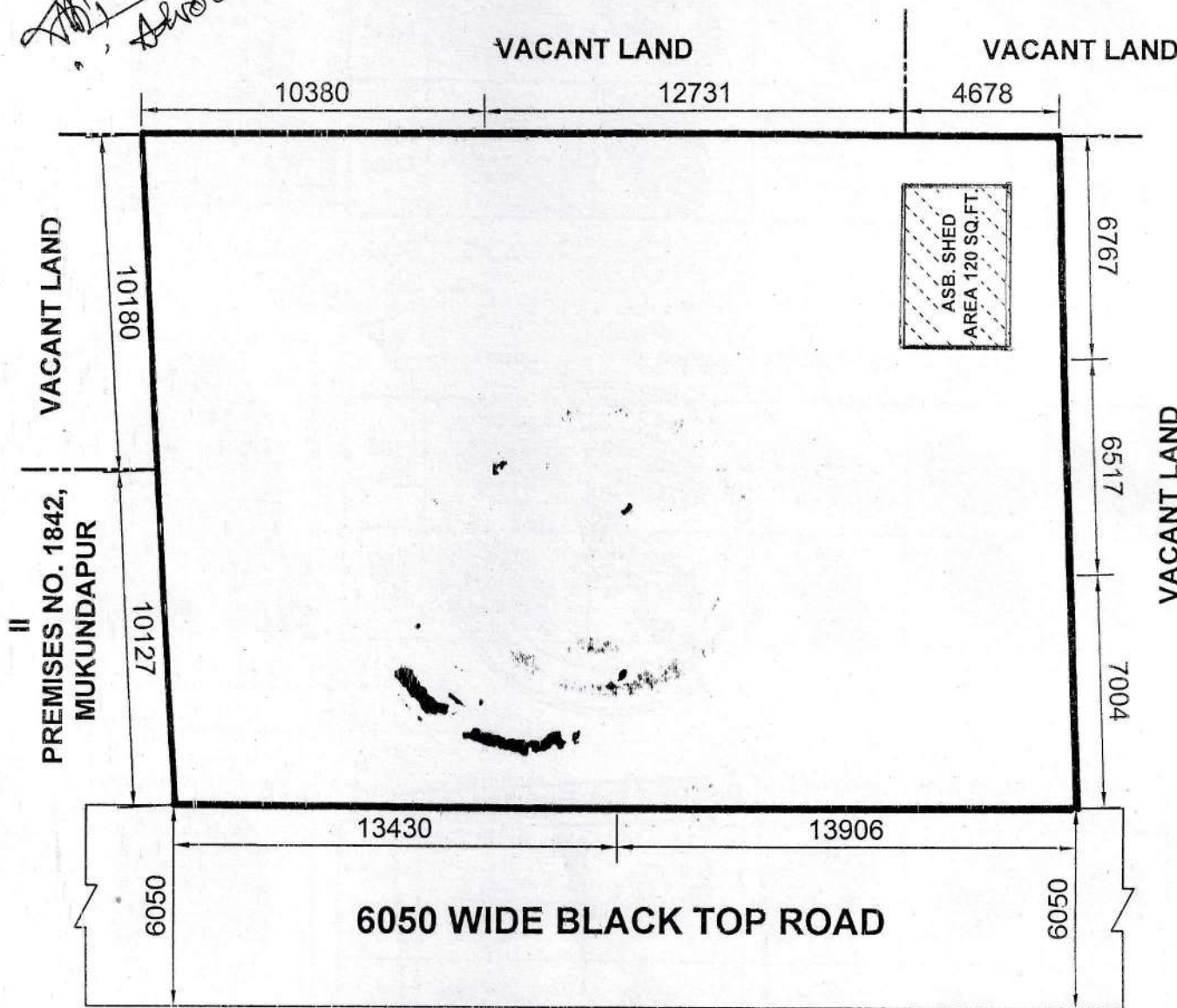


ALL DIMENSIONS ARE IN MM.

SCALE :- 1:200,



Handwritten signature: Anju Roy



Handwritten signature: Parker.

PINTU SARKER
 CLASS-I, LBS
 NO:1194, K.M.C
 B/35, RABINDRA PALLY
 KOLKATA-700086

SIGN. OF L.B.S.

Handwritten signature: Anju Roy
Handwritten signature: Gayatri Chakrabarti

SIGN. OF PURCHASER'S

Handwritten signature: Tussilla Kumar

SIGN. OF VENDOR'S



Robin

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

Name ROBIN MICHAEL CORNER

Signature *Robin Corner*



Priscilla

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

Name PRISCILLA ANNE CORNER

Signature *Priscilla Corner*



Anju

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

Name ANJU ROY

Signature *Anju Roy*



Sayantani

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

Name SAYANTANI GHOSH

Signature *Sayantani Ghosh*

STATEMENT ACCOUNT NUMBER

AAHPC4273A



नाम / NAME

ROBIN MICHAEL CORNER

पिता का नाम / FATHER'S NAME

MONTAGUE ARTHURJOSEPH
CORNER

जन्म तिथि / DATE OF BIRTH

21-02-1955

हस्ताक्षर / SIGNATURE



मुख्य आयकर आयुक्त, कर्नाटक एवं गोवा

Chief Commissioner of Income-tax, Karnataka & Goa

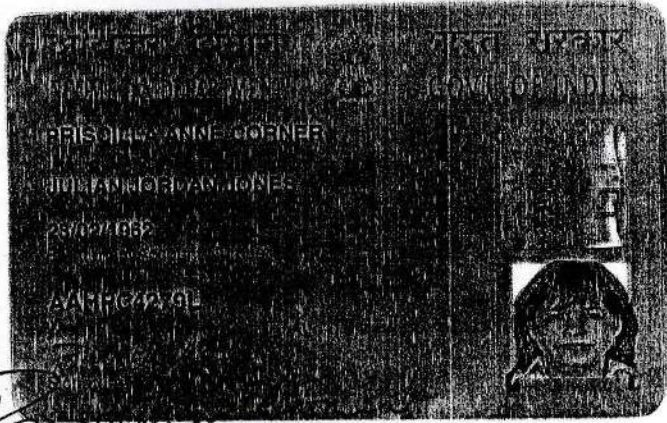
Robin Corner

Robin Corner

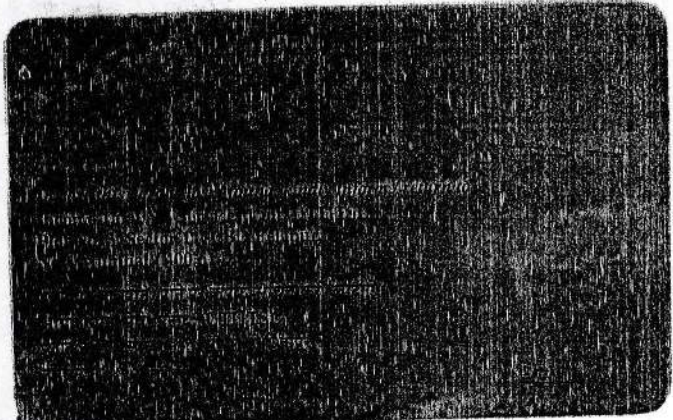
इस कार्ड के खो / भ्रष्ट होने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / अपस कर दें
मुख्य आयकर आयुक्त,
कर्नाटक एवं गोवा,
सी. आर. बिल्डिंग, क्वीन्स रोड,
बैंगलूर - 560 001.

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

Chief Commissioner of Income-tax,
Karnataka and Goa,
C. R. Building, Queen's Road,
Bangalore - 560 001.



Forsman



Forsman

आयकर विभाग

INCOME TAX DEPARTMENT

SAYANTANI GHOSH

SUDHIR KUMAR GHOSH

09/09/1987

Permanent Account Number

BOBPG3399Q

Sayantani Ghosh

Signature



भारत सरकार

GOVT. OF INDIA



15072014

Sayantani Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANJU ROY
MUNAKKA SINGH
15/05/1978
Permanent Account Number
ALOPR1124P

Anju Roy
Signature



12052007

Anju Roy



ভাষা পরিচয়
ভাষা পরিচয়



সোমেশ মিশ্র
Somesh Mishra
জন্মতারিখ/DOB: 02/02/1983
পুরুষ/ MALE



4232 6452 4800

VID: 9172 7194 6616 9268

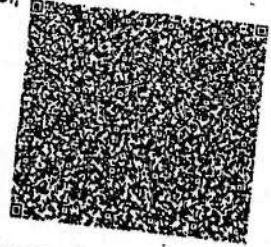
আনার আধার, আনার পরিচয়



ভাষা পরিচয়
ভাষা পরিচয়

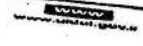
ঠিকানা:
69/1, বাঘাযতীন প্লেস, বাঘাযতীন, কোলকাতা,
কোলকাতা,
পশ্চিমবঙ্গ - 700086

Address:
69/1, BAGHA JATIN PLACE, BAGHA
JATIN, KOLKATA, Kolkata,
West Bengal - 700086



4232 6452 4800

VID: 9172 7194 6616 9268



Major Information of the Deed

9

Deed No :	I-1603-01599/2021	Date of Registration	05/03/2021
Query No / Year	1603-2000492716/2021	Office where deed is registered	
Query Date	03/03/2021 7:35:48 PM	1603-2000492716/2021	
Applicant Name, Address & Other Details	Somesh MISHRA HC,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, 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. 1,08,00,000/-	Rs. 1,28,76,818/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,01,397/- (Article:23)	Rs. 1,28,814/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



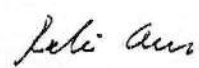



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 2113, , Ward No: 109 Pin Code : 700099

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	8 Katha 5 Chatak 25.069 Sq Ft	1,07,64,000/-	1,28,40,818/-	Width of Approach Road: 20 Ft.,
Grand Total :				13.7731Dec	107,64,000 /-	128,40,818 /-	



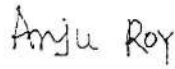
Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	36,000/-	36,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	36,000 /-	36,000 /-	

Seller Details :



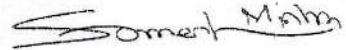
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Robin Michael Corner Son of Mr Montague Arthur Joseph Corner Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office			
	05/03/2021	LTI 05/03/2021	05/03/2021	
4B, Chapel Road, Hastings, P.O:- Hastings, P.S:- Hastings, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700022 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx3A, Aadhaar No: 69xxxxxxxx2129, Status :Individual, Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Priscilla Anne Corner Wife of Mr Robin Michael Corner Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office			
	05/03/2021	LTI 05/03/2021	05/03/2021	
4B, Chapel Road, Hastings, P.O:- Hastings, P.S:- Hastings, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700022 Sex: Female, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx9L, Aadhaar No: 33xxxxxxxx3872, Status :Individual, Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Anju Roy (Presentant) Wife of Mr Sanjeet Kumar Roy Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office			
	05/03/2021	LTI 05/03/2021	05/03/2021	
Wife of Mr Sanjeet Kumar Roy Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4P, Aadhaar No: 47xxxxxxxx8706, Status :Individual, Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Sayantani Ghosh Wife of Shri Debasish Mondal Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office			
05/03/2021	05/03/2021	05/03/2021	05/03/2021
Wife of Shri Debasish Mondal Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BOxxxxxx9Q, Aadhaar No: 75xxxxxxxx6387, Status :Individual, Executed by: Self, Date of Execution: 05/03/2021 , Admitted by: Self, Date of Admission: 05/03/2021 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
05/03/2021	05/03/2021	05/03/2021	05/03/2021
Identifier Of Mr Robin Michael Corner, Mrs Priscilla Anne Corner, Smt Anju Roy, Smt Sayantani Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Robin Michael Corner	Smt Anju Roy-3.44327 Dec,Smt Sayantani Ghosh-3.44327 Dec
2	Mrs Priscilla Anne Corner	Smt Anju Roy-3.44327 Dec,Smt Sayantani Ghosh-3.44327 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Robin Michael Corner	Smt Anju Roy-30.00000000 Sq Ft,Smt Sayantani Ghosh-30.00000000 Sq Ft
2	Mrs Priscilla Anne Corner	Smt Anju Roy-30.00000000 Sq Ft,Smt Sayantani Ghosh-30.00000000 Sq Ft

05-03-2021

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 12:13 hrs on 05-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt Anju Roy , 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 1,28,76,318/-

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

Execution is admitted on 05/03/2021 by 1. Mr Robin Michael Corner, Son of Mr Montague Arthur Joseph Corner, 4B, Chapel Road, Hastings, P.O: Hastings, Thana: Hastings, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700022, by caste Christian, by Profession Retired Person, 2. Mrs Priscilla Anne Corner, Wife of Mr Robin Michael Corner, 4B, Chapel Road, Hastings, P.O: Hastings, Thana: Hastings, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700022, by caste Christian, by Profession Business, 3. Smt Anju Roy, Wife of Mr Sanjeet Kumar Roy, 7, Rupanjali Park, Kalikapur, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 4. Smt Sayantani Ghosh, Wife of Shri Debasish Mondal, 941, Kalikapur Road, P.O: Mukundapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified 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 1,28,814/- (A(1) = Rs 1,28,768/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,28,782/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2021 5:59PM with Govt. Ref. No: 192020210239779211 on 04-03-2021, Amount Rs: 1,28,782/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1385378306 on 04-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,01,397/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,01,297/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG0935, Amount: Rs.100/-, Date of Purchase: 19/02/2021, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/03/2021 5:59PM with Govt. Ref. No: 192020210239779211 on 04-03-2021, Amount Rs: 9,01,297/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1385378306 on 04-03-2021, Head of Account 0030-02-103-003-02

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 1603-2021, Page from 44968 to 44999

being No 160301599 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.03.10 12:55:00 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/10 12:55:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)