

C/2022/22

I- 5889/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 779036

03/06/2022  
 Q-2001648343/2022



*(Signature)*  
 District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas  
 - 3 JUN 2022

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made this the *3<sup>rd</sup>* day of **June**, Two

Thousand Twenty-two (2022)

BETWEEN

*(Signature)*  
*(Signature)*

(1) **SM. NIYATI SAHA ALIAS NIOTY SAHA, (PAN – CBIPS1648R), (Aadhaar No. 8336 3744 3688)**, wife of Late Manoranjan Saha, by faith - Hindu, by Occupation – House-wife, by Nationality - Indian, residing at Premises No. 70, (Postal No. 18/A), Kali Kumar Majumdar Road, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700 075 and (2) **SMT. ANITA ROY, (PAN AMEPR7635L), (Aadhaar No. 6830 0765 5448)**, daughter of Late Manoranjan Saha, wife of Sri Saurav Kumar Roy, by faith – Hindu, by Occupation – House-wife, by Nationality – Indian, residing at Village – Nama Bongi, P.O. & P.S. Balurghat, District – Dakshin Dinajpur, Pin - 733101, hereinafter jointly called and referred to as the “**VENDORS**” (which expression shall unless excluded by or repugnant to the context be deemed to include their legal heir/heirs, administrators, legal representative/ representatives, successor/successors, executor/ executors and assign/ assigns) of the **ONE PART**

**AND**

**SRI SWAPAN KANTHA, (PAN : AGAPK0494N), (Aadhaar No.5547 7590 5058)**, son of Late Bhabatosh Kantha, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 29, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, hereinafter called and referred to as the **PURCHASER** (which terms or expression unless excluded by or repugnant to the subject or context shall deem to mean and include his legal heir/heirs, representative/ representatives, executor/ executors, administrator/ administrators and assigns) of the **OTHER PART**.

**WHEREAS** the **VENDORS** herein namely **SM. NIOTY SAHA** and **SMT. ANITA ROY**, are the absolute joint Owners of a demarcated Plot of ‘Bastu’ land measuring an area of **1 (One) Cottah 8 (Eight) Chittacks more or less** together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as **K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar




Majumdar Road, Post Office - Santoshpur, presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas, which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and more specifically shown and delineated in the sketch map or plan depicted in **RED** border line attached hereto, being the subject matter of the present Deed of Conveyance.

**AND WHEREAS** All That the more or less 15 (Fifteen) Cottahs of Bastu land with old dilapidated building structure recorded in C.S. Dag No.307, under C.S. Khatian No.52 of Mouza - Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, presently Police Station - Survey Park, (formerly P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur), the then District : 24-Parganas, now South 24-Parganas, under the then Jadavpur Santoshpur Anchal Panchayet, now under The Kolkata Municipal Corporation, Ward No. 103 originally belonged to one Bepin. Behari Ghosh and others who while had been in possession of the same as 16 annas owner thereof sold and transferred the same to one Ahibhusan Kundu and Jamini Sundari Kundu by virtue of registered Deed of Sale dated 04.04.1941 and delivered possession of the same. The said deed was duly registered at Joint Sub-Registry Office at Alipore Sadar and recorded in Book No.1, Volume No.20, at Pages 82 to 86, Being No.751 for the year 1941.

**AND WHEREAS** said Ahibhusan Kundu and Jamini Sundari Kundu while had been in possession of their aforesaid 15 (Fifteen) Cottahs Bastu land with building standing thereon made, amicable partition of the same.

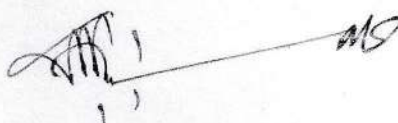
**AND WHEREAS** said Ahibhusan Kundu while had been in khas possession of his demarcated allotted portion of Bastu land with building out of the aforesaid property sold and transferred a well demarcated 3 (Three) Cottahs 5 (Five) Chittacks 36 (Thirty-six) Square feet land together with building standing thereon from the Eastern side of his allotted demarcated portion to said Jamini Sundari Kundu and thereafter said Ahibhusan Kundu while had been in possession of remaining allotted property on Western side sold and transferred his remaining well demarcated 3 (Three) Cottahs 13 (Thirteen) Chittacks 29 (Twenty-nine) Square feet of Bastu land with old dilapidated partly one storied and partly two storied building on the Western portion of his allotted property with tenant



being well demarcated portion of property in favour of one Smt. Bedeshini Saha, wife of Late Chinta Haran Saha, mother-in-law and grandmother of the present **OWNERS/VENDORS** herein respectively by virtue of a registered Deed of Sale dated 28.06.1968 which was duly registered at Sub-Registry Office at Alipore and recorded in Book No.1, Volume No. 93, at Pages 34 to 42, Being No. 4294 for the year 1968 and delivered khas possession of the same.

**AND WHEREAS** thus said Bedeshini Saha became the owner of old dilapidated two storied building with tenant standing on more or less well demarcated 3 (Three) Cottahs 13 (Thirteen) Chittacks 29 (Twenty-nine) Square feet of land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District: 24-Parganas now South 24-Parganas and she while had been in possession of the same as absolute owner thereof by realizing rent from tenant by residing thereon and by mutating her name in the record of the then Municipality as 16 annas owner thereof, gifted and transferred well demarcated 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land with demarcated building portion out of her aforesaid purchased property on the Southern side of her purchased portion by registered Deed of Gift dated 26.07.1988 specifically shown in the annexed Deed Plan to her son Satya Ranjan Saha and delivered possession of same and the said Deed was duly registered in Book No. 1, Volume No. 189, at Pages 64 to 70, Being No.8810 for the year 1988, registered in the office of Alipore District Registry Office.

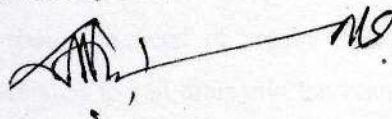
**AND WHEREAS** after the aforesaid gift said Smt. Bedeshini Saha while had been in possession her remaining Northern demarcated purchased property being more or less 1 (One) Cottahs 8 (Eight) Chittacks of land with dilapidated two-storied building consisting 4 rooms (three rooms in ground floor one room in upper floor) making common passage curving out of her purchased property being her remaining demarcated Northern portion of purchased property after gifted portion to her son Satya Ranjan Saha being well demarcated portion and property recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District: 24-Parganas now South 24-Parganas fully described in **SCHEDULE** below by residing and realizing rent from tenants by paying

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taxes to the K.M.C. as absolute 16 annas owner thereof, sold and transferred the same to her another son Manoranjan Saha predecessor-in-interest of the present **OWNERS/VENDORS** herein by virtue of registered Deed of Bengali Bikroy Kobala dated 17.01.1989 followed by delivery of possession which was duly registered at District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 12, at Pages 141 to 149, Being No. 481 for the year 1989.

**AND WHEREAS** thus said Manoranjan Saha since deceased predecessor-in-interest of the present **OWNERS/VENDORS** herein became the 16 annas owner of old dilapidated two-storied building with well demarcated 1 (One) Cottah 8 (Eight) Chittacks of Bastu land being well demarcated portion of land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District : South 24-Parganas fully described in **SCHEDULE** below and had been in khas possession partly and partly through tenant by realizing rent from monthly tenants by residing thereon by mutating his name in the record of Kolkata Municipality Jadavpur Unit as 16 annas owner thereof and after such mutation the aforesaid property of said Manoranjan Saha since deceased known and numbered as **K.M.C. Premises No.70, Kali Kumar Majumder Road, within Ward No. 103**, being **Assessee No. 31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas fully described in **SCHEDULE** below.

**AND WHEREAS** while enjoying the aforesaid property peacefully said Manoranjan Saha died intestate on 02.04.2003 leaving behind his widow wife namely **SM. NIATI SAHA ALIAS NIOTY SAHA**, the **VENDOR No. 1** herein, one son namely **SRI MONOJ KUMER SAHA** and only married daughter namely **SMT. ANITA ROY**, the **VENDOR No. 2** herein who jointly inherited the total property i.e. the total land and existing two storied building as mentioned in the **SCHEDULE** below as per the provision of Hindu Succession Act, 1956. It is noted that the mother of said Manoranjan Saha namely Bideshini Saha died previously on 19.12.2000.



**AND WHEREAS** thereafter said Sri Monoj Kumer Saha donated, gifted and transferred his undivided  $\frac{1}{3}^{\text{rd}}$  share in respect of the aforesaid land and property as mentioned in the **SCHEDULE** below in favour of his mother namely **SM. NIATI SAHA ALIAS NIOTY SAHA**, the **VENDOR No. 1** herein by virtue of registered Deed of Gift dated 18.05.2004, followed by delivery of possession and the said deed was duly registered at District Sub-Registrar – III at Alipore and recorded in Book No. I, Volume No. 1, at Pages 420 to 437, Being No. 26 for the year 2005. It is pertinent to mention herein that at the time of registration of said Deed of Gift dated 18.05.2004, inadvertently the name of the daughter i.e. Smt. Anita Roy has not been mentioned therein though she had full consent and accordingly said Sri Monoj Kumer Saha transferred the undivided half share in favour of her mother instead of undivided one third share and for the same and for the perfection of the present Sale Deed said **SM. NIATI SAHA ALIAS NIOTY SAHA**, the **VENDOR No. 1** herein hereby transfers her undivided  $\frac{2}{3}^{\text{rd}}$  share and said **SMT. ANITA ROY**, the **VENDOR No. 2** herein hereby transfers her undivided  $\frac{1}{3}^{\text{rd}}$  share in respect of the **SCHEDULE** mentioned property.

**AND WHEREAS** thus the present **OWNERS** herein are now the absolute joint Owners in the said land measuring an area of **1 (One) Cottah 8 (Eight) Chittacks more or less** together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as **K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103**, being **Assessee No. 31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas as described in the **SCHEDULE** below and the present **OWNERS/VENDORS** have been enjoying their said land and property without any interruption and hindrances by any body else by paying the taxes thereof to the K.M.C.


**AND WHEREAS** now being in need of urgent money the present **OWNERS/VENDORS** have decided and declared to sell their said land measuring an area of **1 (One)**



**Cottah 8 (Eight) Chittacks more or less** together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, known as **K.M.C. Premises No. 70, Kali Kumar Majumdar Road**, within **Ward No. 103**, being **Assessee No. 31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas, as morefully mentioned in the **SCHEDULE** below as free from all encumbrances, mortgages, charges, liens, lispendense, attachment, claims, demands, liabilities and trusts whatsoever and howsoever at or for the total consolidated consideration price of **Rs.49,00,000/- (Rupees Forty-nine Lac) only** to the **PURCHASER** herein who has agreed to purchase the same at or for the total consolidated consideration price as declared by the **VENDORS** and the **PURCHASER** has paid to the **VENDORS** the total consideration sum of **Rs.49,00,000/- (Rupees Forty-nine Lac) only** as full and final consideration money as described in the Memo herein below against the said land and property as mentioned and described in the **SCHEDULE** hereunder written.

**AND WHEREAS** that at or before the execution of this Deed of Sale the **VENDORS** have made representation, warranty and assured the **PURCHASER** as follows :-

- i) Since acquiring the right title interest in the said land and hereditament the **VENDORS** are in physical possession of the said land and hereiditament which is a freehold land and free from all encumbrances.
- 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 and 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 charged or affected or defected in title.

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iv) The **VENDORS** have now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and hereditament.

v) 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 **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 subject to any personal for securing any financial accommodation.

Relying on the aforesaid representations of the **VENDORS** to the satisfaction of the **PURCHASER** with regard to the said land with structure thereon, believing the same to be true and correct and acting on the faith thereof, the **PURCHASER** herein has agreed to purchase the said property from the **VENDORS** herein at or for the total consolidated consideration price of **Rs.49,00,000/- (Rupees Forty-nine Lac) only** with a clear and marketable title and free from all encumbrances, charges, liens, lispendens and attachments, and on the other terms, conditions, covenants, stipulations, rights and obligations as are appearing hereinafter and both the parties entered into a verbal Agreement for Sale.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said offer and acceptance and in consideration of the said total sum **Rs.49,00,000/- (Rupees Forty-nine Lac) only** to the **VENDORS** herein paid by the **PURCHASER** 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 of and from the same and every part thereof acquit, release and discharge the said **PURCHASER** his heirs, executors, administrators, representatives and assigns and every one of them and also the said property, the **VENDORS** herein as beneficiary owners do hereby these presents indefeasibly grant, sell, convey, and transfer assign and assure unto the above **PURCHASER** and his heirs, executors, administrators, representatives and gassings in free from all encumbrances, attachments and defects in title **ALL THAT** the said plot of

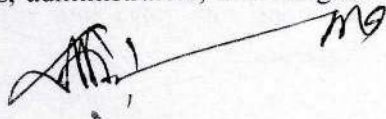




land measuring land area of **1 (One) Cottah 8 (Eight) Chittacks more or less** together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, under A.D.S.R. Sealdah, known as **K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103**, being Assessee No. **31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : 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 known as **K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103**, being Assessee No. **31-103-20-0070-1** presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas **AND** all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the said property or any part or 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 she 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. 70, Kali Kumar Majumdar Road**, hereby granted, sold, conveyed, transferred or expressed and intended

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so to be with their heirs, executors, members and appurtenances unto and to the use of the **PURCHASER** and his heirs, executors, administrators, legal representative and assigns 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, 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 **PURCHASER**, his heirs, executors, administrators, legal representatives, administrators, and assigns in the manner aforesaid **AND THAT** the **PURCHASER** and his heirs, executors, administrators, legal representatives, administrators, and assigns 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 them or from or and under any of her ancestors or predecessor in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and related released or otherwise by and at the costs and expenses of the **VENDORS** well and sufficiently save indemnified of from and against all encumbrances in manner of claims, charges, liens, debts whatsoever attachments and encumbrances whatsoever made or suffered by the **VENDORS** or any of their ancestors or predecessors in title or any person or persons lawfully or equitable claiming as aforesaid forever **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 her the **VENDORS** or from or under any of their predecessors or ancestors in title shall and costs and of the **PURCHASER** and his heirs, executors, administrators, legal representatives, administrators, and assigns do and execute or cause

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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 **PURCHASER**, his heirs, executors, administrators, legal representatives, administrators, and assigns 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 declare and confirm that they shall at all times hereafter indemnify and keep indemnified the **PURCHASER** and his heirs, executors, administrators, legal representatives, administrators, and assigns against any losses, damages, costs, charges, expenses, if the **PURCHASER** suffers in future any defect in the title of the property of the **VENDORS** or any breach of the covenants hereunder contained.

**THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER 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 owners 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 to the **PURCHASER** in the manner as aforesaid 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 **PURCHASER** herein.
2. The **PURCHASER** shall have the right to mutate his name in the Settlement record of right and in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the said land and hereditament hereby conveyed and transferred to him by necessary proceedings or otherwise without any objection from the **VENDORS**.
3. It shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and

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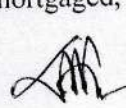
hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the **VENDORS** or any person claiming through under or in trust arising through or for him.

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 and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDORS** 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 **PURCHASER** makes do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land hereditament in favour of the **PURCHASER** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring his full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.
  
6. The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said Bastu land measuring land area of **1 (One) Cottah 8 (Eight) Chittacks more or less** together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No.

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52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as **K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103,** being Assessee No. 31-103-20-0070-1 and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas, 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**.

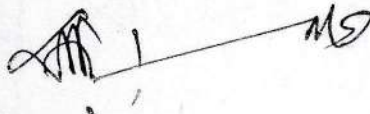
7. The **VENDORS** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments 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 building 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 **PURCHASER** 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 **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.
9. The **VENDORS** declare that the said land togetherwith building standing thereon known as **K.M.C. Premises No. 70, Kali Kumar Majumdar Road,** hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there

 MS

is no charge, lien or any attachments in connection with the said property. The **VENDORS** sold the entire plot of land togetherwith building 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 land with building while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASER**. The **VENDORS** declare that if any of the statement of this Deed is found false, the **VENDORS** shall refund the entire paid up consideration togetherwith the all other damages and compensation to the **PURCHASER** on demand.

10. The said **VENDORS** made a Plan or Map of the entire land with building 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 **PURCHASER**.
12. The **VENDORS** also declare herein that the **PURCHASER** 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 **PURCHASER** shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

**BE IT NOTED THAT** the **VENDORS** have delivered the Original Title Deed, Link Deeds, B.L. & L.R.O. Mutation Certificate, K.M.C. Mutation Certificate, up to date paid up K.M.C. Tax bill with N.O.C. and all necessary Original papers relating to the said land and

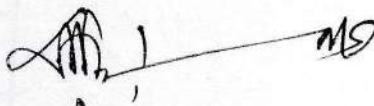
Handwritten signature and initials, possibly 'MS'.

building as mentioned in the **SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

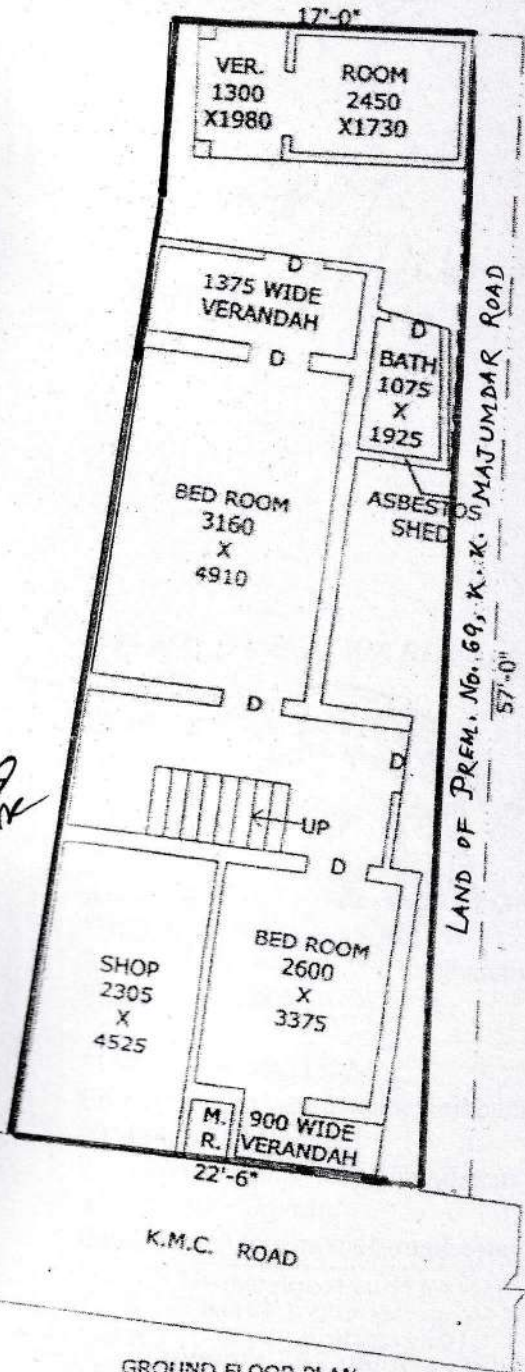
**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**  
**(DESCRIPTION OF THE SOLD PROPERTY)**

**ALL THAT** piece and parcel of a plot of 'Bastu' land measuring an area of **1 (One) Cottah 8 (Eight) Chittacks more or less** together with a two storied old residential building total measuring an area of **984 (Nine hundred and Eighty-four) Sq.ft.** more or less standing thereon out of which Ground Floor residential (Pucca) area **405 Sq.ft.**, one Shop Area of **125 Sq.ft.** and one residential Asbestos Shed area **113 Sq.ft.**, First Floor residential (Pucca) area **254 Sq.ft.** and an residential Asbestos Shed area **87 Sq.ft.** having cemented flooring, lying and situated in **Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151**, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, Additional District Sub-Registration Office Sealdah, District Sub-Registration Office at Alipore, known as **K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas and the said property has been shown in the annexed plan as the part of this indenture and demarcated by **RED** border line and is butted and bounded by :

- ON THE NORTH : 30'-0" wide K.M.C. Black Top Road;
- ON THE SOUTH : Demarcated portion of Satya Ranjan Saha being Premises No.69, Kali Kumar Majumdar Road out of C.S. Dag No. 307;
- ON THE EAST : Land of Sri Bidhubhushan Kundu out of C.S. Dag No. 307;
- ON THE WEST : Demarcated portion of Satya Ranjan Saha being Premises No.69, Kali Kumar Majumdar Road out of C.S. Dag No. 307.



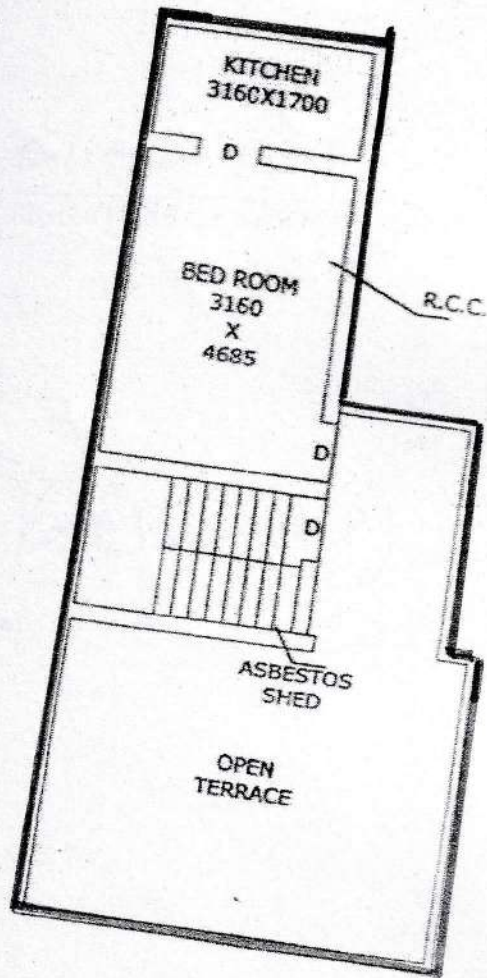
PLAN OF LAND WITH STRUCTURE AT PREMISES NO.-70, KALI KUMAR MAJUMDAR ROAD,  
 DISTRICT NO.-31-103-20-0070-1, MOUZA-SANTOSH PUR, J.L.-22, R.S. PLOT NO.- 329, R.S. KHATIAN  
 NO.-996, WARD NO.-103, DIST.-24 PRGS(S),  
 AREA OF LAND = 1 K.-8 CH.-0 SFT. (M/L)  
 GROUND FLOOR COVERED BY R.C.C. STRUCTURE = 405 SFT. & SHOP AREA = 125 SFT.  
 & ASBESTOS SHED AREA = 113 SFT.  
 FIRST FLOOR COVERED BY R.C.C. STRUCTURE = 254 SFT. & ASBESTOS SHED AREA = 87 SFT.  
 SHOWN IN RED BORDER



GROUND FLOOR PLAN

for the owner

Aruth Roy



FIRST FLOOR PLAN

Swapan Kaurish



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

**WITNESSES :**

1. Saurav Kumar Ray  
Narabangi, Bahurghat  
Ding, P.O. 733101

1. বিজয় সর্জ

2. Anita Roy

2. Uttam Ray  
Narabangi, Bahurghat  
Ding, P.O. 733101

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

Swapan Kumar.

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER

READ OVER EXPLAINED  
AND ALSO

PREPARED & DRAFTED BY :

Debes Kumar Misra (AM) (MS)

(DEBES KUMAR MISRA)  
ADVOCATE [Enrollment 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 **PURCHASER** for the within mentioned sum of **Rs.49,00,000/- (Rupees Forty-nine 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.	Date	Cheque/ RTGS No.	Name of the Bank & Branch	Paid in favour of	Amount (Rs.)
1.	03.06.2022	000119	Bandhan Bank, Santoshpur Branch.	Niyati Saha	Rs. 20,00,000.00
2.	03.06.2022	026901	Central Bank of India, Santoshpur Branch.	Anita Roy	Rs. 19,00,000.00
3.	03.06.2022	UTRCBINR 52022060 310001584	Central Bank of India, Santoshpur Branch to Bandhan Bank, Balurghat Branch.	Niyati Saha	Rs. 10,00,000.00
<b>TOTAL :</b>					<b>Rs. 49,00,000.00</b>

(Total Rupees Forty-nine Lac) only

WITNESSES :

1. Sankar Kumar Roy  
Namabangi, Balurghat  
D/Dinipur-733101

1. *[Signature]*

2. Anita Roy

2. *[Signature]*  
Namabangi, Balurghat  
D/Dinipur-733101

SIGNATURE OF THE VENDORS

*[Signature]*  
*[Signature]*

Anita Roy



ନିୟତି ସାହା

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

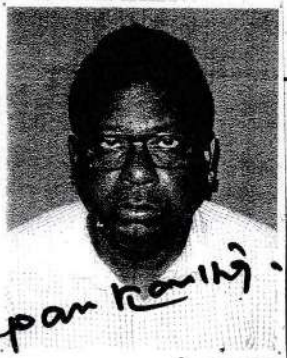
Name NIYATI SAHA ALIAS NIOTY SAHA  
 Signature ନିୟତି ସାହା



ଆନିତା ରாய

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

Name ANITA ROY  
 Signature Anita Roy



ସ୍ଵାପନ କାନ୍ଥା

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

Name SWAPAN KANTHA  
 Signature Swapan Kantha

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

Name .....

Signature .....



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

**GRN Details**

<b>GRN:</b>	192022230041930388	<b>Payment Mode:</b>	Online Payment (SBI Epay)
<b>GRN Date:</b>	03/06/2022 10:24:30	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN :</b>	7481554110113	<b>BRN Date:</b>	03/06/2022 10:26:11
<b>Gateway Ref ID:</b>	221541398807	<b>Method:</b>	HDFC Retail Bank NB
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001648343/2/2022

[Query No\*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	TAPESH MISHRA
<b>Address:</b>	H C CALCUTTA
<b>Mobile:</b>	9836115120
<b>Contact No:</b>	09836115120
<b>Depositor Status:</b>	Advocate
<b>Query No:</b>	2001648343
<b>Applicant's Name:</b>	Mr Tapesh Mishra
<b>Identification No:</b>	2001648343/2/2022
<b>Remarks:</b>	Sale, Sale Document

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001648343/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	196020
2	2001648343/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	49039
			<b>Total</b>	<b>245059</b>

**IN WORDS: TWO LAKH FORTY FIVE THOUSAND FIFTY NINE ONLY.**



सत्यमेव जयते

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001648343/2022	Office where deed will be registered
Query Date	02/06/2022 11:06:05 AM	Deed can be registered in any of the offices mentioned on Note: 11
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] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 49,00,000/-	Rs. 49,02,500/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,96,120/- (Article:23)	Rs. 49,039/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. K. Majumder Road, , Premises No: 70, , Ward No: 103, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	1 Katha 8 Chatak	42,50,000/-	42,52,500/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.475Dec	42,50,000 /-	42,52,500 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	984 Sq Ft.	6,50,000/-	6,50,000/-	Structure Type: Structure, CS: 1
Gr. Floor, Area of floor : 492 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 492 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		984 sq ft	6,50,000 /-	6,50,000 /-	



Query No: 2001648343 of 2022, Printed On : Jun 2 2022 11:37AM, Generated from wbregistration.gov.in

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Ms Niyati Saha, (Alias: Nioty Saha) Wife of Late Manoranjan Saha, Premises No. 70, (postal No. 18/A), Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. cbxxxxxx8r, Aadhaar No.: 83xxxxxxxx3688, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt Anita Roy Daughter of Late Manoranjan Saha, Nama Bongi, City:- , P.O:- Belurghat, P.S:-Balurghat, District:-Dakshin Dinajpur, West Bengal, India, PIN:- 733101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. amxxxxxx5l, Aadhaar No.: 68xxxxxxxx5448, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Shri Swapan Kantha Son of Late Bhabatosh Kantha, 29, Lake East 4th Road,, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. agxxxxxx4n, Aadhaar No.: 55xxxxxxxx5058, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr Tapesh 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, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Ms Niyati Saha, Smt Anita Roy, Shri Swapan Kantha

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Ms Niyati Saha	Shri Swapan Kantha-1.2375 Dec
2	Smt Anita Roy	Shri Swapan Kantha-1.2375 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Ms Niyati Saha	Shri Swapan Kantha-492 Sq Ft
2	Smt Anita Roy	Shri Swapan Kantha-492 Sq Ft



Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311032000701 Premises No. : 70 Ward No. : 103 Street Name : KALIKUMAR MAJUMDAR ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : MANORANJAN SAHA Owner Address : 18A, K K MAJUMDER ROAD , CALCUTTA 700075 Pin No. :	Character of Premises: Total Area of Land:

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-07-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 02-07-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NIYATI SAHA  
UMA KANTA SAHA  
02/05/1951

Permanent Account Number

CBIPS1648R

निषिती साहा  
Signature



निषिती साहा





सत्यमेव जयते  
আধার সরকার



আধার



ভারত সরকার  
Unique Identification Authority of India



তালিকাভুক্তির আই ডি / Enrollment No 1062/05066/31718

To.  
নিয়তী সাহা  
Niyati Saha  
NEAR NAMABANGI SCHOOL NAMABANGI  
Balurghat  
Balurghat Balurghat Dakshin Dina,pur  
West Bengal 733101  
9800016010

Ref: 29825 / 11G / 4080949 / 4081012 - P



SE849376275FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8336 3744 3688**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



নিয়তী সাহা  
Niyati Saha  
পতি : মৃত মনোরঞ্জন সাহা  
Husband : Late Manoranjan  
Saha  
জন্মতারিখ / DOB : 02/05/1951  
মহিলা / Female



**8336 3744 3688**

আধার - সাধারণ মানুষের অধিকার

নিয়তী সাহা

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANITA ROY  
MANORANJAN SAHA

01/01/1971

Permanent Account Number  
AMEPR7635L

*Anita Roy*  
Signature



*Anita Roy*



ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

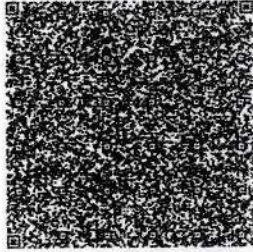
তালিকাভুক্তির নম্বর/ Enrolment No.: 0636/20896/04603

Download Date: 12/11/2021

To  
অনিতা রায়  
Anita Roy  
C/O: Saurav Kumar Roy  
Namabangi  
Balurghat  
Balurghat  
Dakshin Dinajpur West Bengal - 733101  
8670047620

Issue Date: 19/10/2021

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6830 0765 5448**

VID : 9135 2202 9422 7215

আমার আধার, আমার পরিচয়



ভারত চৰকাৰ  
Government of India



অনিতা রায়  
Anita Roy  
জন্মতারিখ/DOB: 01/01/1971  
মহিলা/ FEMALE

Issue Date: 19/10/2021

**6830 0765 5448**

VID : 9135 2202 9422 7215

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

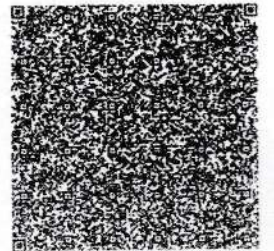


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
সি/ও: সৌরভ কুমার রায়, নামাবঙ্গী, বালুরঘাট,  
দক্ষিণ দিনাজপুর,  
পশ্চিম বঙ্গ - 733101

Address:  
C/O: Saurav Kumar Roy, Namabangi,  
Balurghat, Dakshin Dinajpur,  
West Bengal - 733101



**6830 0765 5448**

VID : 9135 2202 9422 7215

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Anita Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGAPK0494N



नाम /NAME

SWAPAN KANTHA



पिता का नाम /FATHER'S NAME

BHOBOTOSH KANTHA

जन्म तिथि /DATE OF BIRTH

01-04-1967

हस्ताक्षर /SIGNATURE

*Swapan Kantha*  
Signature of the Applicant

*KBhas*

आयकर आयुक्त, प.व.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

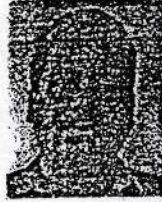
*Swapan Kantha*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
धोरेंगी चौराहा,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



भारत सरकार  
GOVERNMENT OF INDIA



স্বপন কন্ঠ  
Swapan Kantha  
পিতা : ভবতোষ কন্ঠ  
Father : BHABATOSH KANTHA  
জন্ম সাল / Year of Birth : 1967  
পুরুষ / Male



5547 7590 5058

আধার - সাধারণ মানুষের অধিকার

Swapan Kantha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২৯, লেক ইস্ট কোর্থ রোড,  
সন্তোষপুর, সন্তোষপুর, কোলকাতা,  
পশ্চিমবঙ্গ, 700075

Address:  
29, LAKE EAST 4TH ROAD,  
SANTOSHPUR, Santoshpur  
S.O, Santoshpur, Kolkata,  
West Bengal 700075

## Major Information of the Deed

Deed No :	I-1604-05889/2022	Date of Registration	03/06/2022
Query No / Year	1604-2001648343/2022	Office where deed is registered	
Query Date	02/06/2022 11:06:05 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapeshe 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. 49,00,000/-	Rs. 49,02,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,120/- (Article:23)	Rs. 49,071/- (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: K. K. Majumder Road, , Premises No: 70, , Ward No: 103 Pin Code : 700075

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	1 Katha 8 Chatak	42,50,000/-	42,52,500/-	Width of Approach Road: 30 Ft.,
Grand Total :				2.475Dec	42,50,000 /-	42,52,500 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	984 Sq Ft.	6,50,000/-	6,50,000/-	Structure Type: Structure, CS: 1
Gr. Floor, Area of floor : 492 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 492 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		984 sq ft	6,50,000 /-	6,50,000 /-	

Transfer Details :

Name	Photo	Finger Print	Signature
<b>Mr Tapesesh Mishra</b> 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			
	03/06/2022	03/06/2022	03/06/2022
Identifier Of Ms Niyati Saha, Smt Anita Roy, Shri Swapan Kantha			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Ms Niyati Saha	Shri Swapan Kantha-1.2375 Dec
2	Smt Anita Roy	Shri Swapan Kantha-1.2375 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Ms Niyati Saha	Shri Swapan Kantha-492.00000000 Sq Ft
2	Smt Anita Roy	Shri Swapan Kantha-492.00000000 Sq Ft

03-06-2022

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

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

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

Presented for registration at 13:40 hrs on 03-06-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Swapan Kantha , Claimant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,02,500/-

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

Execution is admitted on 03/06/2022 by 1. Ms Niyati Saha, Alias Nioty Saha, Wife of Late Manoranjan Saha, Premises No. 70, (postal No. 18/A), Kali Kumar Majumder Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Smt Anita Roy, Daughter of Late Manoranjan Saha, Nama Bongji, P.O: Belurghat, Thana: Balurghat, , Dakshin Dinajpur, WEST BENGAL, India, PIN - 733101, by caste Hindu, by Profession House wife, 3. Shri Swapan Kantha, Son of Late Bhabatosh Kantha, 29, Lake East 4th Road,, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Identified by Mr Tapesh 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 49,071/- ( A(1) = Rs 49,025/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,039/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2022 10:26AM with Govt. Ref. No: 192022230041930388 on 03-06-2022, Amount Rs: 49,039/-, Bank: SBI EPay ( SBlePay), Ref. No. 7481554110113 on 03-06-2022, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,96,120/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,96,020/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 25361, Amount: Rs.100/-, Date of Purchase: 26/05/2022, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2022 10:26AM with Govt. Ref. No: 192022230041930388 on 03-06-2022, Amount Rs: 1,96,020/-, Bank: SBI EPay ( SBlePay), Ref. No. 7481554110113 on 03-06-2022, 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 190823 to 190851  
being No 160405889 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.06.03 15:52:02 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/06/03 03:52:02 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

DATED THIS 3<sup>RD</sup> DAY OF JUNE 2022

BETWEEN

1. SM. NIATI SAHA ALIAS NIOTY SAHA
2. SMT. ANITA ROY

VENDORS

AND

SRI SWAPAN KANTHA

PURCHASER

**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.  
PH. 2425-0490  
MOBILE : 9830236148  
9051446430, 9836115120.