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The document is admitted to registration. The Signature sheet and the document are the part of this document.

Add. District Sub-Registrar Sonarpore, South 24 Parganas

Handwritten number: 25899/13

Add. Dist Sub-Registrar
 Sonarpore, South 24 Pgs.
 - 9 DEC 2013

DEED OF SALE

THIS DEED OF SALE is made on this^{9th} Da of DECEMBER 2013 (Two Thousand Thirteen) A . D

:: BY AND BETWEEN ::

1845 18-11-13
এস. এল. নং
নাম
ঠিকানা
মূল্য
গভঃ স্ট্যাম্প দেওয়ার সব্যাসচী দেব
সোনানারপুর, এ. ডি. এস. আর. ও
কোলকাতা - ১৫০
2.

Pijoy Ghosh & another,
c/o Kanchanan Park
P.O. + P.S. - Borey Sarpur.
201-154



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Sajal Kumar Bhattacharyya
Advocate,
Alipore Police Court,
Kolkata - 700027

1) **SRI ARUN KUMAR MITRA** PAN AFA PM -7127B by Occupation: Business, residing at 1/55, Sree-Colony, P.O-Regent Estate, P.S-Jadavpur, Kolkata- 700092, 2) **SRI BARUN KUMAR MITRA**, PAN Nil. *Form 60, Given*: by Occupation-Service, residing at North-Sreepur, P.O-Boral, P.S-Sonarapur, Kolkata- 700154, District- 24 Parganas (South) 3) **SRI SWAPAN KUMAR MITRA** PAN Nil. *Form 60 Given* by Occupation-Govt-Service, residing at E-106/2 Ramgarh, P.O- Naktala, P.S-Jadavpur, Kolkata-700047 4) **SRI TAPAN KUMAR MITRA** PAN *A G R P M 6483A* *(AG R P M -6483A)* by Occupation-Business, residing at North-Sreepur, P.O-Boral, P.S-Sonarapur, Kolkata-7000154, District-24 Parganas (South) being No.1 to 4 all are the Sons of Late Sachindra Nath Mitra and Late Laxshmi Rani Mitra @ Late Laxshmi Mitra (Mother) 5) **SMT. BASANTI DUTTA** PAN Nil. *Form 60 Given* Wife of Amal Dutta and Daughter of Late Sachindra Nath Mitra and Late Laxshmi Rani Mitra @ Late Laxshmi Mitra (Mother), by Occupation-Housewife, residing at: 402, Bansdroni Park, P.S-Regent Park, P.O-Bansdroni, Kolkata-700070, all from 1 to 5 by Faith-Hindu, by Nationality: Indian, herein after jointly called or referred to as the VENDORS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, executors, successors, Administrators, representatives and/or assigns) the Party of the FIRST PART.

A N D

1) **SRI BIJOY GHOSH** PAN ADYPG 4183B Son of Late Lalmohan Ghosh, by Occupation: Business, residing at: C/9, Rajnarayan Park, P.O & Village-Boral, P.S- Sonarapur, Kolkata- 700 154, District: 24 Parganas (South) 2) **SRI PARTHO MONDAL** PAN BGUPM 4393M Son of Sri Bipul Mondal by Occupation: Business, residing at: 153 No, Subhaspally, P.S-Bansdroni, P.O-Garia, Kolkata- 700084, both by faith-Hindu, by Nationality-Indian, here-in-after jointly called or

Tapan Kumar Mitra



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referred to as the **PURCHASERS** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include each of their heirs, executors, successors, administrators, legal representatives, and / or assigns) **the Party of the SECOND PART.**

WHEREAS One Sri Haripada Naskar had been enjoying a plot of land hereunder described more than 12 (Twelve) years by Constructing a small Tile shed house with every right, title and Possession thereof, free from all encumbrances, without any interference, hindrance and disturbances by other and the said plot of land measuring 16 (Sixteen) Decimal more or less situates at Mouja- Sripur Bagharghole, J.L.No.59, Zilla Collectorate Touzi No.1, R.S. No. 172, Comprised of Dag No. 276, appertaining to Khatian No. 848, P.S. Sonarpur, then District 24-Parganas.

AND WHEREAS While said Haripada Naskar had been in possession of the aforesaid Property, due to his urgent need of Cash, he sold Conveyed and transferred with Possession all that afore said entire area of Land 16 (Sixteen) decimal unto or in favour of Smt Usha Rani Ghosh wife of Sri Kalipada Ghosh of Sripur-Bagharghole, P.S. Sonarpur, District 24-Parganas by virtue of a Sale - Deed (Bangoli Kobala Dalil) executed on 12th June 1969 and the same was duly registered at the Office of the District Sub-Registrar, Alipore, 24-Parganas and entered into Book No.1, Volume No. 86, Pages from 130 to 133 being No. 2605 for the year 1969 and after registration of the same, said Smt. Usha Rani Ghosh, lawfully seized and Peaceable Possessed of the said land together with a small Tile shed hut and sufficiently entitled to every right title and unencumbered Possession of the said entire land.



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AND WHEREAS while said Smt Usha Rani Ghosh had been enjoying the said land with every right, title and Possession, without any hindrance, interference and obstruction by other from any Corner, she Sold discharge and transferred a portion of land from the Southern Side measuring 08 (eight) Decimal unto and infavour of Sri Fani Bhusan Sarkar and remained in possession of the rest land Measuring 08 (eight) decimal or in local measurement 04 Cottahs 13 Chittaks 15 Sq. Ft. more or less together- with a 200 Sq. ft. Tile shed house there on having marketable title, good right, absolute authority and peaceful possession of the same more particularly mentioned here under the Schedule below.

AND WHEREAS said Smt. Usha Rani Ghosh declared to sell of her aforesaid remainig land measuring 08 (eight) Decimal or in local measurement 04 Cottahs 13 Chittaks 15 Sq. Ft. or a little more or less, due her Urgent need of cash for same reasonable purposes and one Sri Tarun kumar Mitra Son of Late Sachindra Nath Mitra being informed of the same, offered to purchase the aforesaid entire land measuring 08 (eight) decimal or 04 Cottahs 13 Chittaks 15 Sq. Ft. more or less recorded as "BASTU" as per L.R. Settlement together with 200 Sq.ft. Tile Shed house thereon situates at Mouja-Sripur Bagharghole, J.L. No. 59 R.S. No. 172, Touzi No. 1, Comprised of Sabek Dag No. 276, Hall or L.R. Dag No. 461, appertaining to C.S. & R.S. Khatian No. 848, corresponding to L.R. Khatian No. 1319 at a marketable consideration mentioned thereon.

AND WHEREAS By and under Deed of Sale or Bengali **BICROY KOBALA** executed by said Smt. Usha Rani Ghosh, therein callod **VENDOR** dated 16th November 1970, in forvour of said Tarun kumar Mitra therin called **PURCHASER** of the aforesaid property and the same was duly registered at the Office of the Sub-Registrar,



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Alipur, 24-Parganas and recorded in Book No.-1, Volume No. 126, Pages 210 to 214, being No. 4813 for the year 1970, thus said Tarun Kumar Mitra became a lawful absolute Owner of the aforesaid Bastu land measuring 04 Cottahs 13 Chittaks 15 Sq. Ft. more or less together with 200 Sq. ft. Tile Shed structure thereon and lawfully seized and possessed of its good right, marketable title and peaceful possession thereto.

AND WHEREAS while said Tarun Kumar Mitra had been enjoying the aforesaid land and structure with marketable right, title and possession thereof, out of his good faith, profound respect towards his mother and in consideration of natural love and affection towards his son and said son, Tarun Kumar Mitra Gifted, transferred with possession all that aforesaid Piece and Parcel of Land Together-with structure more fully described hereunder Schedule unto or in favour of his Mother Smt. Laxshmi Rani Mitra alias Laxshmi Mitra wife of Late Sachindra Nath Mitra, by virtue of a Bengoli Deed of Gift (Danpatra Dalil) and the same was duly registered at the Office of District Register at Alipur, 24-Parganas and entered into Book No. 1, Volume No. 54, Pages from 109 to 111 being No. 1157 for the year 1977. Thus said Laxshmi Rani Mitra alias Laxshmi Mitra became the lawful absolute Owner, possessor with every right and title of the aforesaid Land with structure described hereunder Schedule below .

AND WHEREAS while said Laxshmi Rani Mitra wife of Late Sachindra Nath Mitra had been enjoying all that piece and parcel of land together with Tile Shed structure thereon being land areas measuring 08 (eight) Decimal **OR** 04 Cottahs 13 Chittaks 15 Sq. Ft. more or less and R.T.Shed 200 Sq.ft.(approx), situates at Mouza Sripur Bagharghole, J.L. No. 59, Comprised of Sabek Dag No. 276,



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L.R. Dag No. 461, appertaining to Sabek and Hall Khatian No. 848, L.R. Khatian No. 1319, P.S. Soarpur, District 24-Parganas (South), within the Jurisdiction of Rajpur Sonarpur Municipality, ward No. formerly 31, now 33, paying rent and taxes as applicable from time to time and her name was correctly recorded in the L.R. record.

AND WHEREAS in the mean while, due to urgent need of cash said Lakshmi Rani Mitra sold, conveyed and transferred with Possession unto the Purchaser all that areas of land 01 (One) Cottahs more or less together-with 50 Sq. Ft. Tile Shed out of the entire land 08 (eight) Decimal **OR** 04 Cottahs 13 Chittaks 15 Sq. Ft. more or less and R.T.Shed 200 Sq.ft.(approx), situates at Mouza Sripur Bagharghole, J.L. No. 59, Comprised of Sabek Dag No. 276, L.R. Dag No. 461, appertaining to Sabek and Hall Khatian No. 848, L.R. Khatian No. 1319, P.S. Soarpur, District 24-Parganas (South), within the Jurisdiction of Rajpur Sonarpur Municipality, ward No. formerly 31, now 33 and remained in possession the areas of land 03 Cottahs 13 Chittaks 15 Sq. Ft. together-with Tile Shed 150 Sq. Ft. herein-after -called the entire land, location mentioned above .

AND WHEREAS unfortunately said Laxshmi Mitra died intestate on 17th November 1986 at her residential address at North Sripur, Boral, P.S. Sonarpur, Kolkata 700 154, leaving behind her five Sons name by (1) ARUN KUMAR MIRTA (2) BARUN KUMAR MITRA (3) TARUN KUMAR MITRA (4) SWAPAN KUMAR MITRA (5) TAPAN KUMAR MITRA all are sons of Late Sachindra Nath Mitra and two Married daughter namely (6) SMT. BASANTI RANI DUTTA (nee Mirta) (7) JAYANTI DASGUPTA (nee Mitra) both 6 and 7 are the daughter of Late Sachindra Nath Mitra and be it mentioned here that the husband of said Laxshmi Rani Mitra alias Laxshmi Mitra named Sachindra Nath Mitra was predeceased .



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AND WHEREAS all the aforesaid heirs of Laxshmi Rani Mitra jointly and lawfully seized and possessed of or sufficiently entitled to every right, title and possession into and over the aforesaid land by way of inheritance as per Hindu law of inheritance or Hindu Secession Act. 1956 and said Sri Arun Kumar and others Six Co-Shares jointly enjoying the aforesaid Land truly measuring 03 (Three) Cottahs 13(thirteen) Chittack 15 (fifteen) Sq. Ft. or a little more or less together with 150 Sq. Ft. Title Shed house thereon situates at Mouza Sripur Bagharghole. J.L. No. 59, R.S. No. 172, Touzi No. 1 Comprised of Sabek or C.S and R.S. Dag No. 276 L.R. Dag No. 461, appertains to Sabek or C.S and R.S. Khatian No. 848, L.R. Khatian No. 1319, P.S. Sonarpur District 24-Parganas (South) and duly recorded their names in respect of aforesaid land in the record of Rajpur Sonarpur Municipality, Ward no. 33.

AND WHEREAS while the above named Present Owners have been enjoying the aforesaid land Together-with Tile Shed with absolute right, title and Possession of them, free from all encumbrance having each 1/7th (One by seventh) undivided share, interest and possession into and over the said land and house, Five out of seven owners i.e. 1,2,3,4,5 as recited in earlier Para namely Sri Arun Kumar Mirta, Sri Barun Kumar Mitra, Sri Swapan Kumar Mitra, Sri Tapan Kumar Mitra and Smt. Basanti Rani Dutta, hereinafter Called the Vendors, due to their urgent need of cash declared to sell or dispose of their entire 5/7th (Fifth by Seventh) part of undivided share, interest and possession into and over the Land and Structure after setting aside remaining 2/7th undivided share measuring 01 Cottahs 01 Chittaks 23 Sq. Ft. and a little parts of structure measuring 30 Sq. FT. more or less in favour of the other two Co-sharers/Co-owners on the legitimate ground on the majority Co-owners as their urgent necessity of cash or as the case may be to avoid a major peril for failing their proposal and as



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such finalize to sell the aforesaid 5/7th (Fifth by Seventh) part of undivided land and structure, being the areas of Bastu Land measuring 1971 Sq. Ft. or 02 (two) Cottahs 11 (Eleven) Chittaks 37 (Thirty Seven) Sq. Ft. or a little more or less in undivided manner out of the total land 03 Cottahs 13 Chittaks 15 Sq. FT. and Tile Shed house 150 Sq. Ft. in undivided manner, out of the total structure 150 Sq.Ft. at or for a Consideration Value **Rs. 19,00,000/-** (Rupees Nineteen Lac) **only.**

AND WHEREAS the Purchasers, herein the Party of the Second Part, being informed of the same have offered to purchase the aforesaid undivided 5/7th Part of total land areas i.e. undivided areas of land measuring 02 (two) Cottahs 11 (Eleven) Chittaks 37 (Thirty Seven) Sq. Ft more or less and undivided areas of structure measuring 130 Sq. Ft. and agreed to pay aforesaid entire consideration in accordance with each of the Vendors demand or claim of cash more particularly mentioned hereunder Memo of Consideration and the Vendors as per offer of the Purchases finally agreed to sell the aforesaid undivided areas of land and structure out of the total land 03 Kt. 13 Ch. 15 Sq. Ft. more or less and total structure 150 Sq. Ft more or less lying and situated at Mouza-Sripur Bagherghole, J.L No- 59, comprised of Sabek Dag No- 276 (L.R Dag No- 461) appertaining to Sabek & Hall Khatian No- 848 (L.R Khatian No- 1319) P.S & A.D.S.R Office Sonarpur, District- 24 Parganas (South) within the jurisdiction of Rajpur Sonarpur Municipality, Ward No- 33, Holding No- 87, Uttar Sripur Road, District- 24 Parganas (South) .

AND WHEREAS prior to execution and registration of this Deed of Sale, the Vendors declare, confirm, assure and undertake that the aforesaid both entire or undivided part of the land and



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structure herein agreed to sell free from all encumbrances, acquisition and requisition and the same has neither been mortgage or encumbered by way of any Agreement other than the Purchasers herein, nor effected by any scheme of K.M.D.A, K.I.T.A and local Municipality and the Vendors are executing this Deed of Sale while they have undivided absolute right, good authority and full power to execute and get registration of these presents as lawfully and reasonably required .

NOW THIS INDENTURE WITNESSETH THAT: In pursuance of the said Agreement and/or settlement between the Vendors and Purchasers and also in consideration of the said sum of **Rs. 19,00,000/- (Rupees Nineteen Lac) only** paid by the Purchasers to the Vendors simultaneously with the execution of this Deed of Sale (the receipt whereof the Vendor doth hereby admit, acknowledge as here-in-after mentioned in the Memo of Consideration) the said Vendors as undivided Owners of the said Property herein Land with structure doth hereby indefeasibly grant, release, sell, grant, convey, transfer, assign and assure unto and to the use of the said Purchasers free from all encumbrances **All That** said **Bastu land** measuring more or less **1971 Sq.Ft. OR 02 (Two) Cottahs 11 (Eleven) Chittaks 37 (Thirty Seven) Sq. Ft.** or a little more or less and also undivided areas of structure measuring more or less **130 Sq. Ft.** out of the total land **03 Cottahs 13 Chittaks 15 Sq. Ft.** lying and situates at Mouza Sripur Bagharghole. J.L. No. 59, R.S. No. 172, Touzi No. 1 Comprised of R.S. or Sabek Dag No. 276 (L.R. Dag No. 461), appertains to Sabek or R.S. Khatian No. 848, (L.R. Khatian No. 1319,) P.S. Sonarpur within the jurisdiction of Rajpur Sonarpur Municipality, Ward No-33, Holding No.87, Uttar Sreepur Road, District 24-Parganas (South), including liberties, Privileges and all using rights of ingress and egress, including all



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easement rights title, interest, possession, **here-in-after for the sake of brevity** collectively called the **Said Property** which the Vendors have or had till before the execution of this Deed of Sale, into and over the said property more fully **described hereunder Schedule** and every part of this said Property hereby transferred, sold, conveyed, exonerated assured and assigned in favour of the Purchasers **TO HAVE AND TO HOLD** the said Property or Premises which hereby transferred with possession unto and to the use of the Purchasers and their heirs lawfully, absolutely and forever.

THAT THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS
THAT: Notwithstanding any acts, Deeds and things here-to-before done, executed or knowingly suffered to the contrary the Vendors are now lawfully and physically seized and possessed of the said Property and the said Property is neither effected by K.M.D.A, K.I.T nor K.M.C and there is no suit or disputes or case running or pending in any court in respect of the said Property and the Vendors herein are the lawful Owners of the undivided 5/7th (Fifth Seven) portion of land and structure as herein earlier mentioned and in respect of the said Land and Structure, the Vendors have full Power, absolute right and good authority to sell, transfer, assure and assign the said Property in the manner as aforesaid **A N D** the Purchasers shall or will at all times here-in-after peaceably and quietly hold, Possess and enjoy the said Property hereditably or generation to generation with absolute right to sell, convey, transfer, gift, make any kinds of Agreement with the remaining owners of the said undivided land and also with the others persons, Firm /Company including to mortgage, lease, let out by rent and any kinds of transfer whatsoever as per Transfer of Property Act and also have right to construct new Building thereon as its owners of maximum undivided part of the land with the confirmation of remaining Owners and possessors of the rest



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undivided portion of land without any lawful evictions from the Vendors, the remaining Owners or any person or persons under the trust of the Vendors as per Transfer of Property Act. The Owners also undertake to keep harmless the Purchasers against any legal disputes from the end of remaining two Co-owners whose undivided portion and share of the property has been specified and kept reserved .

THAT, THE VENDORS FURTHER COVENANTS WITH THE PURCHASERS

that, they shall keep the Purchasers harmless, safe in respect of the said land herein sold with possession to the Purchasers and shall at all times here-in-after indemnify and keep indemnified the Purchasers from or against all encumbrances, losses, damages and charges and others whatsoever **A N D** the Vendors covenants with the Purchasers that simultaneously with the completion of purchase the peaceful vacant possession of the said property shall be handed over by the Vendors unto or in favour of the Purchasers absolutely and forever in free and clear, freely and clearly so that the Purchasers can enter into the said land, do all acts, deeds and things which the Vendors could do while they were the Owners having undivided right, title and possession into and over the said land and got the right and authority to have mutation of the aid undivided share of land and structure as aforesaid morefully mentioned hereunder Schedule in the B.L & L.R.O Govt. of West Bengal and also in the local Municipality as lawful joint Owners and/or have right to compromise with the remaining Owners to have demarcated portion of land and structure by way of Deed of Partition in spite of having the right of getting partition through court of law and otherwise make Agreement for Construction / Development with the remaining Owner as legitimately and reasonably required **A N D** That, The Vendors Further Covenants With The Purchasers that if any disputes, claims, demands,



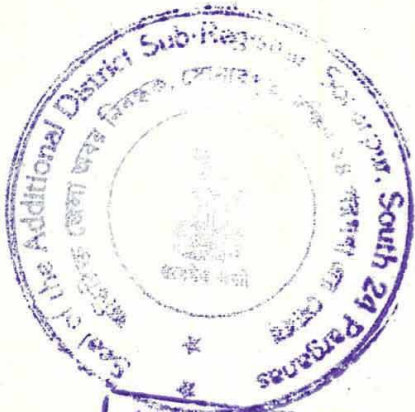
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litigations or cases arise at any time regarding the right, title, interest, possession of the Vendors in respect of the below Schedule property or land which herein sold in that event, the Vendors shall be bound to make good or pay back all consideration money received from the Purchasers against the said Property more fully described and mentioned hereunder **SCHEDULE OF PROPERTY** along-with all compensation and losses incurred from this transaction, sustained by the Purchasers after the registrations of these presents.

BE IT FURTHER STATED BY THE VENDORS that the Purchasers shall be entitled to enjoy all rights of ingress and egress and all using rights including all easements rights into, over and through the road or roads adjacent to the said Property more fully shown in the Map or Plan annexed herewith and the Purchasers have got every right and liberty in respect of the aforesaid property to arrange Electric connection, water-connection, Pipe-connection, Telephone-connection and others connections from time to time needful according to up-to-date requirements including Drainage system over the said road .

THAT, The Purchasers shall have all right to get mutated their names as owners and occupiers in respect of the below Schedule property in the records of Rajpur Sonarpur Municipality, B.L & L.R.O or any other Appropriate Authority or Authorities under the jurisdiction of said land and forever shall get all lateral, vertical and horizontal rights of the said property hereby sold more-fully mentioned hereunder **Schedule** which the Vendors have or had till before execution of this Deed .

THAT, Vendors also have declared that the said or below Schedule land hereby sold, transferred with possession, have neither been previously leased, mortgaged, agreed to sell any way and sold nor



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in any way transferred and there is no charge, lien, lispendents or any kind of attachment and there are no cases or suits running or pending before any court of law either civil or criminal and the Vendors have sold the below Schedule land with structure while having Khas undivided Possession with sufficient right, title of them and delivered Khas possession of the said undivided majore portion of land to the Purchasers which they lawfully seized and possessed of and they have sufficient right and good Authority to transfer the same as Vendors **TOGETHER-WITH** every parts of it including all trees, plants, fence or Boundary Wall and any material things whatsoever subsist on the said Property hereby transferred and **FURTHER** the Vendors confirm and undertake that Vendors shall deliver all original Deeds, documents, mutation certificates and other documents whatsoever Vendors had or have till the date under their custody unto the Purchasers on or before the registration of these presents and keep the Purchasers harmless and indemnified forever .

IF, any statements or covenants made here-in-before is found to be false, untrue or any defect in title is detected here-in-after, the Vendor shall be liable for the same and compensate the Purchasers accordingly.

IF, any error, omission or any clerical mistake is transpired in this Deed in future, the Vendors shall be liable to execute and register any Supplementary Deed or Deed of Rectification or Declaration in favour of the Purchasers at the request and at the cost of the Purchasers.

The Consideration value of the below Schedule land and structure is Rs. 19,00,000/- (Rupees Nineteen Lac) only .



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THE SCHEDULE OF PROPERTY ABOVE REFERRED TO

(The Undivided Portion of Land and Structure herein sold)

ALL THAT Piece and Parcel of **5/7th undivided share** of entire **Bastu land** that is measuring **undivided** areas **1971 Sq.Ft.** or **02 (two) Cottahs 11 (Eleven) Chittaks 37 (Thirty Seven) Sq. Ft.** or a little more or less, out of the entire land areas measuring as per local measurement **03 Cottahs 13 Chittaks 15 Sq. Ft.** and also undivided areas of structure measuring more or less **130 (One Hundred Thirty) Sq. Ft.** out of entire structure areas as per measurement **150 Sq. Ft.** lying and situates at **Mouja-Sripur Bagharghole. J.L. No. 59, R.S. No. 172, Zill Collectorate Touzi No. 1, Comprised of C.S or R.S Dag No. 276 (L.R. Dag No. 461), appertaining to C.S or R.S. Khatian No. 848, (L.R. Khatian No.1319,) P.S-Sonarpur** within the jurisdiction of **Rajpur Sonarpur Municipality, Ward No-33, Holding No. 87, Uttar Sreepur Road, District 24-Parganas (South)**, herein collectively called the **sold property**, hereby transferred with possession unto the purchasers of this Deed with all usufructs thereof, all using rights of ingress and egress, including all easement rights title, interest, possession **together-with** right of taking own electric connection, drainage connection and make addition, alteration of existing structure or open out the land by constructing new Building thereon and all easement rights of the adjacent Road . The aforesaid land is butted and bounded by :-

ON THE NORTH : Land under Dar No- 275
ON THE SOUTH : 24 Ft. Wide Municipal / Govt. Road
ON THE EAST : Land under Dag No- 276 (P)
ON THE WEST : Land under Dar No- 274

Howsoever, otherwise the sketch plan of the schedule land is attached herewith demarcated by RED Border line which will be treated as part and parcel of this Deed of Conveyance .

Arjun Kumar Mishra



~~Additional~~ Sub-Registrar
Sonarpore, South 24 Pgs.
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IN WITNESS WHEREOF all the parties subscribe their respective hands and seal on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED:

In the presence of witness at Kolkata -700084.

WITNESSES:

1) *Pradyut Das*
BORAL Lake Pally
PO-BORAL, PS-SOMARPUR
KAL-154

1. *Arun Kumar Dahi*
2. *Prasen Kumar Mitra*
3. *Sudip Kumar Mitra*
4. *Tapan Kumar Mitra*
5. *সিদ্ধান্তী-২৩*

2) *Amitava Das*
F-41, Brahmachari Place,
Kolkata-96

SIGNATURE OF THE OWNERS/ VENDORS
THE PARTY OF THE FIRST PART

1. *Amitava Das*
2. *Prasen Mitra*

SIGNATURE OF THE PURCHASERS
THE PARTY OF THE SECOND PART

Drafted by :

Sajal Kumar Bhattacharyya

Sajal Kumar Bhattacharyya,

Advocate, EN No: WB- 1770/2001

Alipore Police Court, Kol-27.

Computer Printed by:

Avi Chowdhury *AC*

Garia, Kolkata - 700084



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Handwritten signature in Bengali.

MEMO OF CONSIDERATION

Received with thanks from within named Purchasers **1) Sri. Bijoy Ghosh** and **2) Sri Partho Mondal Rs. 19,00,000/-** (Rupees Nineteen Lac) **only as full consideration Value of a said land with structure** more particularly mentioned in the **Schedule of Property** and the payments are made as demanded by each owners as follows :-

Name of the Vendor : Paid to Arun Kumar Mitra as below

<u>Date</u>	<u>Cheque / Draft No.</u>	<u>Bank</u>	<u>Amount</u>
10/08/2013	000016	Bank of Baroda Baishnabghata Br.	1,00,000/-
Received Rs 4,00,000/- Arun Kumar Mitra		(Draft No) 446876 dt 20.11.2013 Punjab National Bank, Garia Br.	3,00,000/-
			Total Rs 4,00,000/-

Name of the Vendor : Paid to Barun Kumar Mitra as below

<u>Date</u>	<u>Cheque / Draft No.</u>	<u>Bank</u>	<u>Amount</u>
12/08/2013	000017	Bank of Baroda Baishnabghata Br.	1,00,000/-
Received Rs 4,00,000/- Barun Kumar Mitra		(Draft No) 446877, dt 20.11.2013 Punjab National Bank, Garia Br.	3,00,000/-
			Total Rs 4,00,000/-

Name of the Vendor : Paid to Swapan Kumar Mitra as below

<u>Date</u>	<u>Cheque / Draft No.</u>	<u>Bank</u>	<u>Amount</u>
18/08/2013	000019	Bank of Baroda Baishnabghata Br.	1,00,000/-
Received Rs 4,00,000/- Swapan Kumar Mitra		(Draft No) 039405 dt 20.11.2013 AXIS Bank Ltd, Garia Br.	3,00,000/-
			Total Rs 4,00,000/-

Name of the Vendor : Paid to Basanti Rani Dutta as below

<u>Date</u>	<u>Cheque / Draft No.</u>	<u>Bank</u>	<u>Amount</u>
10/08/2013	000024	Bank of Baroda Baishnabghata Br.	1,00,000/-
Received Rs 3,00,000/- बासन्ती - 43		(Draft No) 446878 dt 20.11.2013 Punjab National Bank, Garia Br.	2,00,000/-
			Total Rs 3,00,000/-



Addl. Dist Sub-Registrar
Sonarpur, South 24 Pgs.
= 9 EO 2013

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Name of the Vendor : Paid to Tapan Kumar Mitra as below

<u>Date</u>	<u>Cheque / Draft No.</u>	<u>Bank</u>	<u>Amount</u>
22/04/2013	000010	Bank of Baroda Baishnabghata Br.	1,00,000/-
02/09/2013	000020	Bank of Baroda Baishnabghata Br.	3,00,000/-
Received Rs 4,00,000/-			Total Rs 4,00,000/-

Tapan Kumar Mitra

Received in full the consideration value of 19,00,000/- (Rupees Nineteen Lac) **only accordingly as above .**

WITNESSES:

1. *Bidyut Das*
BORAL Lake Pally
P.O. BORAL, P.S. SONARPUR
2. *Amitava Das*
F-41, Brahma puri place,
Kolkata-96

1. *Arun Kumar Doshi*
2. *Barun Kumar Mitra*
3. *Swarpan Kumar Mitra*
4. *Tapan Kumar Mitra*
5. *স্বপ্না কুমার মিত্র*

SIGNATURE OF THE OWNERS / VENDORS
THE PARTY OF THE FIRST PART



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 9 DEC 2013

[Faint handwritten notes in Bengali, including 'স্বাক্ষরিত', 'সংখ্যা', and 'তারিখ']

[Faint handwritten signature]

Arun Kumar Mitra

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

Name SRI ARUN KUMAR MITRA

Signature Arun Kumar Mitra

Barun Kumar Mitra

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

Name SRI BARUN KUMAR MITRA

Signature Barun Kumar Mitra

Sw

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

Name SRI SWAPAN KUMAR MITRA

Signature Swapan Kumar Mitra

Tapan Kumar Mitra

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

Name SRI TAPAN KUMAR MITRA

Signature Tapan Kumar Mitra














Add. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 9 DEC 2012

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












Name

Signature

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












Name SMT. BASANTI DUTTA.

Signature 

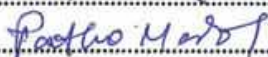
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SRI BIJOY GHOSH.

Signature 

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

Name SRI PARTHO MONDAL

Signature 






Add. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 9 DEC 2013



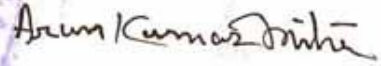


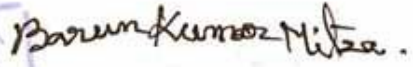


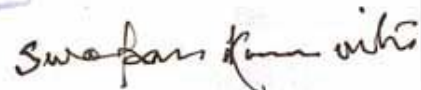



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Government of West Bengal
 Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 15723 / 2013, Deed No. (Book - I , 12685/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Bijoy Ghosh C/9 Raj Narayan Park, Boral, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	 09/12/2013	 LTI 09/12/2013	 09-12-2013

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Arun Kumar Mitra Address -1/55 Sree Colony, Kolkata, Thana:-Jadavpur, P.O. :-Regent Park, District:-Kolkata, WEST BENGAL, India, Pin :-700092	Self	 09/12/2013	 LTI 09/12/2013	
2	Barun Kumar Mitra Address -North Sreepur, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 09/12/2013	 LTI 09/12/2013	
3	Swapan Kumar Mitra Address -E106/2, Ramgarh, Kolkata, Thana:-Jadavpur, P.O. :-Naktala, District:-Kolkata, WEST BENGAL, India, Pin :-700047	Self	 09/12/2013	 LTI 09/12/2013	
4	Tapan Kumar Mitra Address -North Sreepur, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 09/12/2013	 LTI 09/12/2013	

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. SONARPUR









Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
- 9 DEC 2012

[Handwritten signature]

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. SONARPUR, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 15723 / 2013, Deed No. (Book - I , 12685/2013)

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Basanti Dutta Address -402, Bansdroni Park, Kolkata, Thana:-Bansdroni, P.O. :-Regent Park, District:-Kolkata, WEST BENGAL, India, Pin :-700070	Sell	 09/12/2013	 LTI 09/12/2013	<i>Basanti-23</i>
6	Bijoy Ghosh Address -C/9 Raj Narayan Park, Boral, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154	Self	 09/12/2013	 LTI 09/12/2013	<i>Bijoy Ghosh</i>
7	Partho Mondal Address -153, Subhas Pally, Kolkata, Thana:-Bansdroni, P.O. :-Garia, District:-Kolkata, WEST BENGAL, India, Pin :-700084	Self	 09/12/2013	 LTI 09/12/2013	<i>Partho Mondal</i>

Name of Identifier of above Person(s)
 Sajal Kumar Bhattacharyya
 Alipore Police Court, District:-South 24-Parganas,
 WEST BENGAL, India,

Signature of Identifier with Date
Sajal Kumar Bhattacharyya 9/12/2013



Additional District Sub-Registrar
Sonarpur, South 24 Pgs.

- 2 - 23 2012

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Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 12685 of 2013
(Serial No. 15723 of 2013 and Query No. 1608L000025899 of 2013)

On 09/12/2013

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 20903/- is paid , by the draft number 985248, Draft Date 20/11/2013, Bank Name State Bank Of India, BARODA PARK BAISNABGHATA, received on 09/12/2013

(Under Article : A(1) = 20889/- ,E = 14/- on 09/12/2013)

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.-19,00,000/-

Certified that the required stamp duty of this document is Rs.- 114020 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 36340/- is paid , by the draft number 985245, Draft Date 20/11/2013, Bank : State Bank Of India, BARODA PARK BAISNABGHATA, received on 09/12/2013
2. Rs. 36340/- is paid , by the draft number 985246, Draft Date 20/11/2013, Bank : State Bank Of India, BARODA PARK BAISNABGHATA, received on 09/12/2013
3. Rs. 36340/- is paid , by the draft number 985247, Draft Date 20/11/2013, Bank : State Bank Of India, BARODA PARK BAISNABGHATA, received on 09/12/2013

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

Presented for registration at 13.59 hrs on :09/12/2013, at the Office of the A.D.S.R. SONARPUR by Bijoy Ghosh , one of the Claimants.

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

Execution is admitted on 09/12/2013 by

1. Arun Kumar Mitra, son of Lt. Sachindra Nath Mitra , 1/55 Sree Colony, Kolkata, Thana:-Jadavpur, P.O. :-Regent Park, District:-Kolkata, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Business

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.

- 9 DEC 2013

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Government Of West Bengal
Office Of the A.D.S.R. SONARPUR
District:-South 24-Parganas

Endorsement For Deed Number : I - 12685 of 2013

(Serial No. 15723 of 2013 and Query No. 1608L000025899 of 2013)

2. Barun Kumar Mitra, son of Lt. Sachindra Nath Mitra , North Sreepur, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Service
3. Swapan Kumar Mitra, son of Lt. Sachindra Nath Mitra , E106/2, Ramgarh, Kolkata, Thana:-Jadavpur, P.O. :-Naktala, District:-Kolkata, WEST BENGAL, India, Pin :-700047, By Caste Hindu, By Profession : Government Service
4. Tapan Kumar Mitra, son of Lt. Sachindra Nath Mitra , North Sreepur, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Business
5. Basanti Dutta, daughter of Lt. Sachindra Nath Mitra , 402, Bansdrone Park, Kolkata, Thana:-Bansdrone, P.O. :-Regent Park, District:-Kolkata, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession : House wife
6. Bijoy Ghosh, son of Lt. Lal Mohan Ghosh , C/9 Raj Narayan. Park, Boral, Kolkata, Thana:-Sonarpur, P.O. :-Boral, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700154, By Caste Hindu, By Profession : Business
7. Partho Mondal, son of Bipul Mondal , 153, Subhas Pally, Kolkata, Thana:-Bansdrone, P.O. :-Garia, District:-Kolkata, WEST BENGAL, India, Pin :-700084, By Caste Hindu, By Profession : Business
Identified By Sajal Kumar Bhattacharyya, son of . . . Alipore Police Court, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.
- 9 DEC 2013 -

THE PLAN OF THE PLOT MKD "A" AT HOLDING NO - 87, C.S.DAG NO-276, R.S. KHATIAN NO - 848, R.S. DAG NO. - 276, L.R. DAG NO - 461, L.R. KHATIAN NO - 1319, MOUZA - SRIPUR BAGHERGHOLE, J.L. NO- 59, P.S-SONARPUR, WARD NO - 33, DIST-24 PARGANAS(SOUTH), UNDER RAJPUR SONARPUR MUNICIPALITY.

PLOT MARK	LAND AREA	SOLD AREAS
"A"	03 KA - 13 CH - 15 SQFT (MORE OR LESS)	5/7th Part ie 2KA-11CH-37Sqft
"B"	1 KA - 0 - CH (MORE OR LESS).	2KA-11CH-37Sqft



#ALL DIMENSIONS ARE MM & FEET
 # BOUNDARI SHOWN IN RED COLOUR
 # SCALE-1:200

LAND UNDER PLOT-A →

→ Undivided 5/7 (Five-seventh) Part
 ie 2KA-11-CH-37 Sqft. out of
 3KA-13CH-15 sqft- hereby Sold.
 TOGETHER WITH 5/7 Part of
 STRUCTURE ie = 120 SQFT.



*1. S. Nitya Anand
 2. Pooja Mondal*

SIGN. OF PURCHASER.

Sutripta Sen Roy
SUTRIPTA SEN ROY
 RAJPUR SONARPUR MUNICIPALITY
 531/RJPSON/EBA/03-04
 2/76A, BIJOYGARH, KOLKATA-3
 SE (Civil) ME (Structure)
 Ph.-8143175552

1. Anur Kumar Datta
2. Anur Kumar Datta
3. Subrata Kumar Datta
4. Topam Kumar Datta
5. 21/5/2023

SIGNATURE OF THE ENGINEER

SIGNATURE OF THE OWNER(S)

SOLD AREA
S/A Post Office



Adtl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.
= 9 EG 2013

Handwritten signature
K. M. Dasgupta

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 3568 to 3593
being No 12685 for the year 2013.



BP

(Biswajit Dey) 09-December-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal