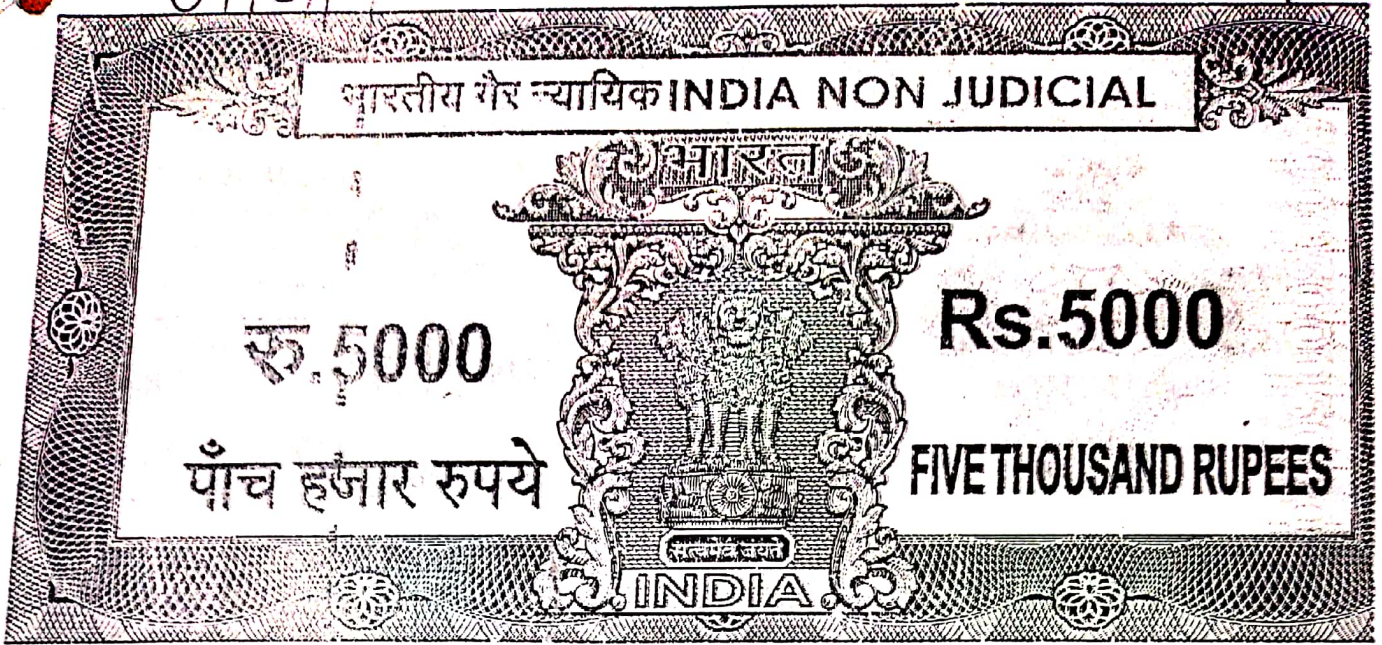


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भारतीय नैऋत्यायिक INDIA NON JUDICIAL

रु. 5000

Rs. 5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 9977

09/10/21
 Ce - 2/20504

Certified that the document is admitted to registration. The signature sheets and the endorsement sheet is attached with the document and the copy of this document.

District Sub-Register-III
 Alipore, South 24-parganas

2 OCT 2021

Durgamanta Nayak
Surojitra Nayak

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this *8th* day of *October*
 Two Thousand twenty one (2021)

BETWEEN

SUDEV CHAKRABORTY (AFWPC4315H), son of Probodh Chakraborty, by faith Hindu, by occupation Business, residing at 133, Purbachal Main Road, Police Station Garfa, formerly Kasba, Kolkata-700078, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

AND

DUSMANTA KAYAL, (PAN - **AGAPK0536H**) son of Late Kanai Lal Kayal, by faith Hindu, by occupation business, having its registered office at 43/2, Arya Vidyalaya, P.O. Haltu, P.S. Garfa, Kolkata-700078, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS by the virtue of the two gift Deeds which was registered at D.S.R-III, Alipore, South 24, Parganas, recorded in Book No. I, CD Volume No.7, Page No. 8027 to 8040, being No.03141 for the year of 2014 and Book No. I, CD Volume No.6, Page No. 2072 to 2085, being No.02460 for the year of 2014 Gifted in favour of Ashok Naskar transfer and conveyance her right, title and interest over the said property in favour of Bijay Kumar Shah in respect of **ALL THAT** piece and parcel of land measuring about 4 Cottahs 12 Chittacks a little more or less together 300sq.ft. tin shed 20yours old structure lying and situated at comprising R.S. Dag No. 2008, Khatian No. 396, under Mouza Garfa, J.L. no. 19, R.S. No. 2, Touzi No. 10,12,13, at Municipal Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the limits of the Kolkata municipal corporation under Ward No. 106, Kolkata-700078 thereof.

AND WHEREAS by the virtue of the Bengali Deed of conveyance which was registered at D.S.R. -III, Alipore, south 24, Parganas, recorded in Book No. I, Volume No.1603-2018, Page No. 146055 to 146077, Being No. 160304646 for the year of 2018 said Ashok Naskar sold transfer his right, title and interest over the said property in favpout of Subev Chakraborty **ALL THAT** piece and parcel of land measuring about 4 Cottahs 12 Chittacks a little more or less togetherwith 150sq.ft.out of 300sft.tinshed structure lying and situated at comprising R.S. Dag No. 2008, Khatian No. 396, under Mouza Garfa, J.L. no. 19, R.S. No. 2, Touzi No. 10,12,13, at Municipal Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the limits of the Kolkata Municipal corporation under Ward No. 106, Kolkata-700078 thereof.

AND WHEREAS the party of the First Party decided to sell **ALL THAT** undivided $\frac{1}{2}$ share of bastu land measuring about 2 (two) Cottahs 6(six) Chittacks out of of 4 (four) Cottahs 12(twelve)

Dusmanta Kayal
Subev Chakraborty

more or less together with 150sq.ft.out of 300sq.ft.tinshed more or less old dilapidate tile shed at Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the Limits of the Kolkata Municipal Corporation under Ward No. 106, Kolkata-700078 thereof.

AND WHEREAS the Purchaser has agreed to purchases and the Vendors has agreed to sell **ALL THAT** the said property at total consideration of **Rs. 62,50,000/- (Rupees sixty two Lakhs fifty thousand)** only free from all encumbrances, mortgage, liens, attachments, on the terms and conditions mentioned herein

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the said sum of **Rs. 62,50,000/- (Rupees sixty two Lakhs fifty thousand)** only paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and upon the payment of the same and every part thereof doth hereby acquit, release and discharge the Purchaser as also the said property) the Vendor with the consent and do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT ALL THAT** undivided $\frac{1}{2}$ share of bastu land measuring about 2 (two) Cottahs 6(six) Chittacks out of 4 (four) Cottahs 12(twelve) Chittacks a little more or less together with 150 sqft out of 300sq.ft. tin shed more or less 20 years at Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the Limits of the Kolkata Municipal Corporation under Ward No. 106, Kolkata-700078, more fully and particularly described in the schedule hereunder written hereinafter collectively called as the said property **TOGETHERWITH** all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the said property and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the said property or any part thereof which now are or is or at any time or times hereafter may in the possession, custody, power or control of the Vendor or her heirs, executors, administrators or legal representatives or in the custody

Durgamwar Mohan
Sudhakar Roy

power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action **TO HAVE AND TO HOLD** the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchasers or its heirs, executors, administrators or legal representatives and assigns absolutely and forever apply for BLLRO. conversion and others govt. office.

THE VENDORS AND THE PURCHASER DO TH HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendors has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the said property hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser received from the Vender all the documents of title including in course of investigation thereof and the vendor always co pretrate with themselves regarding the Schedule mentioned property hereunder..
- c) That the Purchaser and its successor(s), successors and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said property** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully equitably claiming from under or in trust for the Vendor or their Predecessor-in-Title.
- d) That the **said property** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.
- e) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said property** or any part thereof from under or in trust for the Vendor or from or under any of her Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the land

Susanna Royak

comprised at the said property and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

- f) That no part of the **said property** being conveyed under these presents is vested with Government or Semi-Government Authority and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid.
- g) That the Vendor has simultaneously with execution of this deed of conveyance handed over and produced the documents of title and other related papers in original relating to the **said property** to the Purchaser for evidencing of title in respect of the **said property**.
- h) That the Vendor doth hereby agree to pay the outstanding KMC taxes if anything or other due and payable by the Vendor or any of their in respect of the **said property** up to the date of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **ALL THAT** undivided 1/2 share of bastu land measuring about 2 (two) Cottahs 6(six) Chittacks out of 4 (four) Cottahs 12(twelve) Chittacks a little more or less together with 150 sqft out of 300sq.ft. tin shed more or less 20 years at Premises No. 608A/5, Purbachal Main Road, Police Station Garfa, formerly Kasba, within the Limits of the Kolkata Municipal Corporation under Ward No. 106, Kolkata-700078 butted and bounded in the manner following: -

- ON THE NORTH** : By Part of R.S. Dag No.2008
- ON THE SOUTH** : By 12ft. wide Road K.M.C.
- ON THE EAST** : By 15ft. wide K.M.C. wide Road
- ON THE WEST** : By Part of R.S. Dag No.2008

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **partied** at Kolkata

Witnesses :

1. *Sudesh Chakraborty*
 8/25 Sahad-Nagar
 P.O. - Habra Kol-78

Sudesh Chakraborty

SIGNATURE OF THE VENDOR

2. *Goutam Saha*
 10/11 Purbachal C. A. Das
 Road Kulp-78

Goutam Saha

SIGNATURE OF THE PURCHASER

Witnessed by *Ashok Das*
ASHOK DAS

Sudesh Chakraborty
Goutam Saha

15-6-2019

MEMO OF CONSIDERATION

RECEIVED from and within named Purchaser/Purchasers the sum of Rs. 62,50,000/- (Rupees sixty two lakhs fifty thousand) only cheque in the following manner :

Sl.	Date	Drawn on	By Cheque	Amount/Rs
1	01.10.21	Bank of Baroda	000010	RS. 32,50,000/-
2	01.10.21	S.B.I	882782	RS. 30,00,000/-
3				
4				
5				

Rs. 62,50,000/- (Rupees sixty two lakhs fifty thousand) only

WITNESSES:

1. Supratim Chakraborty
8/25 Sahid Nagar
P.O - Haldia Kal-78

Sudex Chakraborty

SIGNATURE OF THE OWNER

2. Goutam Saha
10/11 Purbachal C.R. Das
Road Kal-78

Sudex Chakraborty
Supratim Chakraborty

SPECIMEN FORM FOR TEN FINGERPRINTS



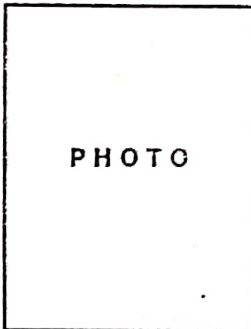
Sudev Shobanbary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Durgamranga Nagar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Durgamranga Nagar
Swarajpur 159004

Major Information of the Deed

	I-1603-09433/2021	Date of Registration	08/10/2021
Year	1603-2002050453/2021	Office where deed is registered	
Date	06/10/2021 6:20:00 PM	1603-2002050453/2021	
Grantor Name, Address and other Details	A Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836298108, 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. 62,50,000/-	Rs. 81,59,962/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,26,418/- (Article:23)	Rs. 81,646/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road. Road Zone : (Other than on Kalikapur Road (P.A.S Connector) – Other than on Kalikapur Road (P.A.S Connector)) . . Premises No: 608A/5, , Ward No: 106 Pin Code : 700078




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	2 Katha 6 Chatak	62,48,000/-	81,22,499/-	Width of Approach Road: 15 Ft., Last Reference Deed No :1603-I -04646-2018
Grand Total :				3.9188Dec	62,48,000 /-	81,22,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	2,000/-	37,463/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		150 sq ft	2,000 /-	37,463 /-	



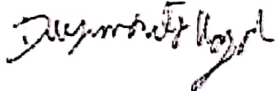


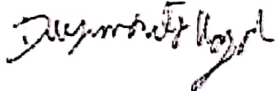


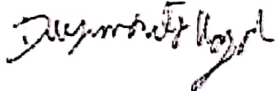
I Deshmukh
 Suroopna Roy

dress, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
SUDEV CHAKRABORTY Son of Mr Probodh CHAKRABORTY Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office	 08/10/2021	 LTI 08/10/2021	 08/10/2021




133, Purbachal Main Road, Police Station Garfa, Formerly Kasba, Kolkata-700078, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5H,Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DUSMANTA KAYAL (Presentant) Son of Late Kanailal KAYAL Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office </td> <td>  08/10/2021 </td> <td>  LTI 08/10/2021 </td> <td>  08/10/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr DUSMANTA KAYAL (Presentant) Son of Late Kanailal KAYAL Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office	 08/10/2021	 LTI 08/10/2021	 08/10/2021
Name	Photo	Finger Print	Signature						
Mr DUSMANTA KAYAL (Presentant) Son of Late Kanailal KAYAL Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office	 08/10/2021	 LTI 08/10/2021	 08/10/2021						

Son of Late Kanailal KAYAL 43/2, Arya Vidyalaya, P.O. Haltu, P.S. Garfa, Kolkata-700078, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/10/2021 , Admitted by: Self, Date of Admission: 08/10/2021 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashok Das Son of Mr S C Das Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 08/10/2021	 08/10/2021	 08/10/2021

Identifier Of Mr SUDEV CHAKRABORTY, Mr DUSMANTA KAYAL

Dushmantha Kayal
Sudhanta Kayal

erty for L1

DEV
KCRABORTY

To. with area (Name-Area)

Mr DUSMANTA KAYAL-3.91875 Dec

of property for S1

From

Mr SUDEV
CHAKRABORTY

To. with area (Name-Area)

Mr DUSMANTA KAYAL-150.00000000 Sq Ft

Dusmanta Kayal
Sudhakar Kayal

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

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

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

is presented for registration at 12:12 hrs on 08-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DUSMANTA KAYAL, 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 81,59,962/-

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

Execution is admitted on 08/10/2021 by 1. Mr SUDEV CHAKRABORTY, Son of Mr Probodh CHAKRABORTY, 133, Purbachal Main Road, Police Station Garfa, Formerly Kasba, Kolkata-700078, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Mr DUSMANTA KAYAL, Son of Late Kanailal KAYAL, 43/2, Arya Vidyalaya, P.O. Haltu, P.S. Garfa, Kolkata-700078, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Identified by Mr Ashok Das, , Son of Mr S C Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 81,646/- (A(1) = Rs 81,600/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 81,614/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2021 6:18AM with Govt. Ref. No: 192021220094174588 on 07-10-2021, Amount Rs: 81,614/-, Bank: SBI EPay (SBlePay). Ref. No. 8411806966935 on 07-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,26,418/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 3,21,418/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no G997724, Amount: Rs.5,000/-, Date of Purchase: 07/10/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2021 6:18AM with Govt. Ref. No: 192021220094174588 on 07-10-2021, Amount Rs: 3,21,418/-, Bank: SBI EPay (SBlePay), Ref. No. 8411806966935 on 07-10-2021, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

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

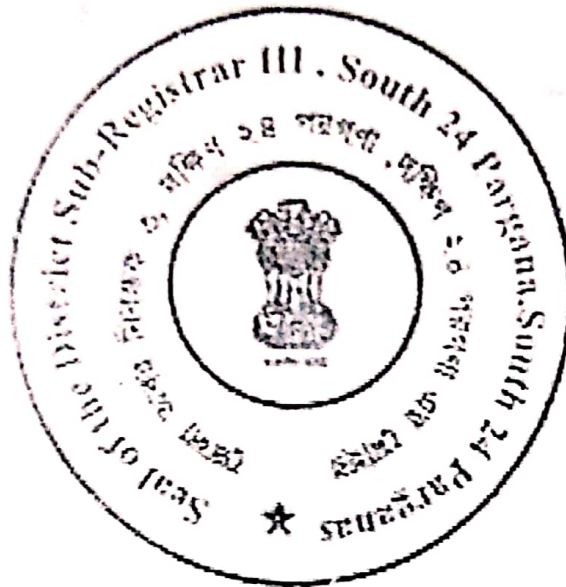
South 24-Parganas, West Bengal

Dusmanta Kayal
Sudhakar Das

Certificate of Registration under section 69 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 254881 to 254898
being No 160309433 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.10.08 15:14:25 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2021/10/08 03:14:25 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

Debasish Dhar
Sub-Registrar III

(This document is digitally signed.)