

10095/2021

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

48AB 215366



2019
 21/9/21
 21/9/21

Verified that the Document is admitted to registration. The Stamp duty and the Government charges paid on this document are the part of this document.

[Signature]
 Additional Registrar
 of Assurances-IV, Kolkata

Additional Registrar of
 Assurances-IV, Kolkata

20 SEP 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 18th day of September, 2021

BETWEEN

67036

ADV PRANAYAN CHAUDHARI
MUMBAI MUNICIPAL CORPORATION COURT

NAME _____
ADD _____
Re _____
- 4 DEC 2020
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

- 4 DEC 2020

- 4 DEC 2020



20 SEP 2021

(i) **SRI. PARTHA LAHA**(PAN -AAXPL0286G), son of Late Pashupati Laha, alias Late Pashupati Nath Laha, by faith - Hindu, by Occupation - Business, By Nationality - Indian, residing at Genexx Valley, Flat no. - 8E, Tower 21, Diamond Harbour Road, Post Office -Joka, Police Station - Haridevpur, Kolkata - 700104, South 24 Parganas, and (ii) **SMT. KABERI BANIK CHOWDHURY**(PAN -BBHPC9278F), wife of Sri Anup Banik Chowdhury, daughter of Late Pashupati Laha, alias Late Pashupati Nath Laha, by faith - Hindu, by occupation - Housewife, By Nationality - Indian, residing at A-72, First Floor, Block - A, Lajpat Nagar - I, Post Office & Police Station - Lajpat Nagar, New Delhi - 110024, hereinafter jointly called in and referred to as the '**OWNERS/VENDORS**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART.** represented by their constituted attorney, **SRI. MAHENDRA AGARWAL,** (PAN -AFWPA1843G), son of Late Hari Prasad Agarwal, by faith - Hindu, by occupation - Business, By Nationality - Indian, residing at 180/1, Bangur Avenue, Block - B, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, West Bengal, by means of a registered General Power of Attorney, recorded in Book no. IV, Vol. no. 1506-2019, pages from 19898 to 19924, being Deed no. 150600725 for the year 2019, duly registered at the office of the Additional District Sub - Registrar, Cossipore - Dum Dum, North 24 Parganas.

AND

SRI. SAMYA BISWAS (PAN -AOYPB8985P), alias Sammya S Biswas son of Late Sunip Biswas, by occupation - Business, by faith - Hindu, by nationality - Indian, residing at 42A, Bangur Avenue, Block - B, Post Office -Bangur Avenue, Police Station -Lake Town, Kolkata - 700055, hereinafter called and referred to as **PURCHASER**, (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his representative heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART.**

WHEREAS by virtue of a Bengali Deed of Kobala dated 30th day of April, 1947, corresponding to 16th Baishak, 1354 B.S., duly registered in the office of the Sub-Registrar Cossipore Dum Dum in Book No. I, Volume No. 27, Pages 94 to 101, Being No. 1443 for the year 1947, one Sri Joy Narayan Chandra, Sri Chuni Lal Chandra, Sri Ananta Lal Chandra and Sri Jugal Kishore Chandra for self and being the Executors of the Estate of Late Soobal Chand Chandra and Late Shyam.Sundar Chandra, son of Late Ashutosh Chandra indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the plot of sali and doba land containing by estimation a total area of 01.56 Acres be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229 comprised in C.

S. Dag Nos. 220 (sali land measuring an area of 01.41 Acres) & 221, (doba measuring an area of 15 Decimals) appertaining to C. S. Khatian No. 738 under the Police Station of Rajarhat the District of 24 Parganas, North, particularly mentioned and described in the Schedule thereunder written unto and in favour of Sri Manick Lal Ghosh, son of Late Rajani Kanta Ghosh free from all encumbrances whatsoever.

AND WHEREAS thereafter by virtue of a Bengali Deed of Kobala dated 6th day of June 1947, corresponding to 22nd day of Jaistha, 1354 B.S. duly registered in the office of the Sub-Registrar at Cossipore Dum Dum in Book No. I, Volume No. 24, Pages 198 to 204, Being No. 01444 for the year 1947, the said Sri Manick Lal Ghosh indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned, **ALL THAT** piece or parcel of the plot of sali and doba land containing by estimation a total area of 01.34 Acres be the same a little more or less out of the said land measuring an area of 01.56 Acre including all easement rights and appurtenances thereto lying and situated at Mouza - Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag Nos. 220 (sali land measuring an area of 01.19 Acres out of 01.41 Acres) & 221 (doba measuring an area of 15 Decimals) appertaining to C. S. Khatian No. 738 under the Police Station of Rajarhat in the District of 24 Parganas particularly mentioned and described in the Schedule Kha thereunder written unto and in favour of Sri Biswanath Laha and Sri

Pashupati Laha alias Pashupati Nath Laha free from all encumbrances whatsoever.

AND WHEREAS by virtue of the said purchase the said Sri Biswanath Laha and Sri Pashupati Laha alias Pashupati Nath Laha became the absolute owners of **ALL THAT** piece or parcel of the said plot of sali and doba land containing by estimation an area of 01.34 Acres be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza -Krishnapur, J. L. No. 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag Nos. 220 (sali land measuring an area of 01.19 Acres) & 221 (doba measuring an area of 15 Decimals) appertaining to C. S. Khatian No. 738 under the Police Station of Rajarhat in the District of 24 Parganas free from all encumbrances whatsoever and thereafter during the period of Revisional Settlement the said Sri Biswanath Laha and Sri Pashupati Laha alias Pashupati Nath Laha duly recorded their names in respect thereof the said land in the record of rights in R. S. Dag Nos. 173 & 173/196 appertaining to R. S. Khatian Nos. 636 & 638 and in R. S. Dag Nos. 190, appertaining to R. S. Khatian Nos. 637 & 639 and also mutated their names in the records of the South Dum Dum Municipality and accordingly upon mutation the said Municipal Authority assessed the said plot of land as Municipal Holding No. 394, Calcutta Jessore Road thereafter re-assessed as Municipal Holding No. 509, Calcutta Jessore Road also known as Premises Nos. 509/3, 509/1 & 509/2, Calcutta Jessore Road, Kolkata - 700055, upon payment of relevant khajanas and taxes thereof to the said concerned authorities.

AND WHEREAS thereafter by virtue of a Deed of Partition dated 31st day of August, 1977 duly registered in the office of the Registrar of Assurance at the then Calcutta in Book No. I, Volume No. 176, Pages 104 to 118, Being No. 4053 for the year 1977, the said Sri Biswanath Laha and Sri Pashupati Laha alias Pashupati Nath Laha divided, demarcated and separated the said entire plot of land into two Lots being Lot No. A and Lot No. B by metes and bounds for better enjoyment and effective control and dealings of their respective share and in terms of the said Deed of Partition the said Sri Pashupati Laha alias Pashupati Nath Laha was allotted **ALL THAT** piece or parcel of a plot of land containing by estimation an area of 02 (two) Bighas 03 (three) Cottahs 10 (ten) Chittacks 08 (eight) Sq.ft., be the same a little more or less being the Lot No. B particularly mentioned and described in the Schedule - B (Part I) thereunder, written and more clearly delineated with Yellow border line in the Map or Plan annexed thereto subject to use the common passage in the terms and conditions as contained therein the said Deed of Partition.

AND WHEREAS thereafter by virtue of two separate Deeds of Conveyance, the said Sri Pashupati Laha alias Pashupati Nath Laha sold, transferred, conveyed, assigned and assured **ALL THAT** piece or parcel of two plots of land containing by estimation a total area of 17 (seventeen) Cottahs and 43.50 Sq.ft. be the same a little more or less out of the said land measuring an area of 02 (two) Bighas 03 (three) Cottahs 10 (ten)

Chittacks 08 (eight) Sq.ft. unto and in favour of therein named Purchaser(s) absolutely and forever.

AND WHEREAS subsequently the said Sri Pashupati Laha alias Pashupati Nath Laha mutated his name in respect thereof in the record of rights of the concerned B.L. & L.R. Office under L. R. Khatian No. 313 comprised in L. R. Dag Nos. 173, 190, 173/196, 173/199 and also mutated his name in the records to the South Dum Dum Municipality and accordingly upon mutation, the said Municipal Authority assessed the said plot of land as Municipal Holding No. Calcutta Jessore Road, Kolkata - 700055, under the Police Station of Dum Dum in the District of North 24 Parganas upon payment of relevant khajna and taxes thereof to the said concerned authorities.

AND WHEREAS the said Sri Pashupati Laha alias Pashupati Nath Laha after becoming the absolute owner of **ALL THAT** piece or parcel of a plot of danga land containing by estimation a total area of 43.85 Decimals equivalent to 01 (one) Bigha, 06 (six) Cottahs, 08 (eight) Chittacks and 21 (twenty one) Sq.ft. be the same a little more or less togetherwith structure thereon including all casement rights and appurtenances thereto lying situated at and being Municipal holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza -Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17), R. S. No. 180, Touzi No 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian no. 738 corresponding to

L. R. Dag No. 173 (part) appertaining to Khatian No. 638, corresponding L. R. Dag Nos. 173, 190 & 173/196, appertaining to L. R. Khatian no. 313, under the Police Station of Dum Dum, within the limits of South Dum Dum Municipality, in Ward No. 21 in the District of North 24 Parganas free from all encumbrances whatsoever given a portion of the said land in terms of tenancy, in favour of **Sri Suranjan Halder and Sri Subhankar Chowdhury since 2003 for residential purpose , in the said Schedule mentioned premises within a tin-shedded residential** structure measuring more or less 500 sq.ft. and continuing their tenancy more than 15 years.

AND WHEREAS upon issuance of New Khatian the land of Sri Pashupati Laha alias Pashupati Nath Laha was recorded to the extent of 40.86 Decimals under Khatian no 313 in Dag nos 173, 190, 173/196 under the Police Station of Dum Dum, within the limits of South Dum Dum Municipality, in Ward No. 21 in the District of North 24 Parganas.

AND WHEREAS while in absolute possession and occupation and enjoyment upon the said land alongwith the structure thereon, the said Pashupati Laha alias Pashupati Nath Laha died intestate on 27.03.2008 leaving behind him, his widow, **SMT. MIRA RANI LAHA**, now deceased, his only son, **SRI PARTHA LAHA**, and only daughter **SMT. KABERI BANIK CHOWDHURY** as his only legal heirs. However, the said Smt. Mira Rani Laha died intestate on 26.02.2018, leaving behind her, her only son, **SRI. PARTHA LAHA**, and only daughter **SMT. KABERI BANIK**

CHOWDHURY as her only living legal heirs, the parties of the **ONE PART** herein above mentioned.

AND WHEREAS by virtue of the said inheritance, the Vendors herein become the absolute owners to the extent of undivided equal share each and jointly seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plot of danga land containing by estimation an area of 40.86 Decimals. be the same a little more or less togetherwith structure thereon including all easement rights and appurtenances thereto lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R. S. Khatian No. 638 corresponding to L. R. Dag Nos. 173, 190 & 173/196, appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21 in the District of North 24 Parganas free from all encumbrances whatsoever.

AND WHEREAS the said Vendors herein, jointly appointed an Attorney in their favour, who shall act according in the absence of the said Vendors and appointed **SRI MAHENDRA AGARWAL, (PAN - AFWPA1843G)**, son of Late Hari Prasad Agarwal, by faith - Hindu, by occupation - Business, By Nationality - Indian, residing at 180/1, Bangur Avenue, Block - B, Post

By Nationality - Indian, residing at 180/1, Bangur Avenue, Block - B, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, West Bengal, by means of a registered General Power of Attorney, recorded in Book no. IV, Vol. no. 1506-2019, pages from 19898 to 19924, being Deed no. 150600725 of the year 2019, duly registered at the office of the Additional District Sub - Registrar, Cossipore - Dum Dum, North 24 Parganas.

AND WHEREAS due to acute financial stringency and for their personal necessities, the said Owners/Vendors herein decided to sale a plot of their landed property of **ALL THAT** piece and parcel of Bastu Land measuring **02** Cottahs, **01** Chittaks and **00** sq.ft. be the same a little more or less, along with a tin shedded residential structure standing thereon, having an area of 500 sq.ft. more or less out of **ALL THAT** piece or parcel of the said plot of danga land containing by estimation an area of 40.86 Decimals. be the same a little more or less together with structure thereon including all easement rights and appurtenances thereto lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R. S. Khatian No. 638 corresponding to L. R. Dag Nos. 173, 190 & 173/196, appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum

Municipality in Ward No. 21 in the District of North 24 Parganas together with all rights of easements and appurtenances civil amenities and facilities in the said premises, which is more fully and particularly described and mentioned in the SECOND SCHEDULE hereunder written, at or for total consideration of **Rs. 75,00,000/- (Rupees seventy five lakhs only)**.

AND WHEREAS now the **VENDORS / OWNERS** has called upon **THE PURCHASER** for registration of this deed of conveyance for selling out of the land more fully described in the Second Schedule herein after.

NOW THIS INDENTURE OF SALE WITNESSETH that in pursuance of the Agreement and in consideration of the said sum of **Rs. 75,00,000/- (Rupees seventy five lakhs only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors as per Memo below on or before the execution of these presents (the receipt whereof the Vendor/doth hereby admit and acknowledge and on and from the same and every part thereof acquit, release and forever discharge the said Purchaser his share) the Vendor doth hereby grant transfer and convey assign and assure their share unto the Purchasers **ALL THAT** the piece and parcel of property more fully and particularly described in the Schedule hereunder written free from all encumbrances, attachments, liens, impendences etc. **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is/were or was situated butted and bounded called known numbered described and distinguished

TOGETHER WITH common passage easement, appendages, appurtenance thereto and the reversion or reversions, remainder or remainders and the rents easements and profits thereof **AND** all the estate, right, title, interest, claim or demand whatsoever of the Vendor into or upon the said land or any part thereto **TO HAVE AND TO HOLD** the said land hereby granted or expressed so to beand **UNTO AND TO THE USE OF** the Purchaser absolutely and forever freefrom encumbrances whatsoever.

AND the Vendor doth hereby covenant with the purchaser that **NOTWITHSTANDING** any act or thing by the Vendor made done, committed or knowingly permitted or suffered to the contrary the Vendors now has good right, full power, lawful and absolute authority to grant, convey, transfer, assure and assigntheir share in the said property hereby granted so to be **UNTO AND TO THE USE OF** the purchaser in the manner aforesaid.

AND that the Purchaser shall and may at all timeshereafter peaceably and quietly hold possess and enjoy the said land and receive the rents issues and profits thereof withoutany lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or in trust for the Vendor.

AND WHEREAS undivided share of the Vendor in the said property orany and every part thereof is not attached in any proceeding including

certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Development or under the provisions of the public demands Recovery Act and also no steps taken for execution in this respect till date. It is hereby declared that the Vendors are the sole and absolute owners of the said property and no one else has any right, title or interest whatsoever or howsoever in the same.

AND the Vendors have this day delivered Khas possession of their share in the said property unto the purchaser by demarcating its boundaries **AND** the Vendors hereby indemnifies the Purchaser in respect of their absolute ownership in respect the property in question more fully described in the Schedule hereunder prior to the execution of this Deed.

The Vendors/Owners has made the representation to the Purchaser that the property mentioned in the Second Schedule are free from all encumbrances and the Vendors/Owners has not made any other transfer to any other party for the property mentioned in the Second Schedule.

The Vendors/Owners has also made the representation to the Purchasers that the property mentioned in the Second Schedule has not been mortgaged or has been kept under any other liability that is creating any embargo for making this present agreement nor any litigation is pending in respect of the schedule property.

The Vendors/Owners undertake to the Purchaser that they have not concealed any fact regarding the property or its title mentioned in the Second Schedule. If any dispute regarding property mentioned in the Second Schedule is found, the Vendors/Owners undertakes that they would clear such dispute by their own effort and if the said dispute is found irresolvable, then the entire amount paid by the Purchaser including the consideration money and the registration charge will be refunded by The Vendors/Owners to the Purchaser.

The Vendors/Owners has also made the representation to the Purchaser that he will clear all the dues in tax, till the date of registration and at the time of the registration the Vendors/Owners will hand over the vacant possession of the property unto the Purchaser and the Vendors/Owners will also hand over the original Title deed and original link deeds and other original documents related to the same property at the time of the registration.

The Vendors (which shall include his/her successor or assignor) hereby undertakes to rectify the present deed, if any error is found in this present deed at the cost to be borne by the purchaser.

The PURCHASER shall have the absolute right to mutate their names in the record of concern B.L. and L.R.O. office and Municipality.

The PURCHASER will have the absolute right to transfer for Development upon the said Second Schedule mentioned property, or transfer by way of sale, mortgage, lease and/or gift of "Second Schedule" property along with the rights of other schedule to any person/persons and also charge the same in whatsoever manner and the Vendors/Owners shall have no right to obstruct for the same.

THE SCHEDULE ABOVE REFERRED TO

(Property hereby sold)

ALL THAT piece and parcel of Danga Land proposed Bastu measuring **02** Cottahs, **01** Chittaks and **00** sq.ft. (forming part of Mouza- Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17), R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to R. S. & L. R. Dag No. 173) out of 24 Cottahs 11 Chittaks and 23 sq.ft. be the same a little more or less, along with a 44 years tenanted tin shedded residential structure standing thereon with cemented flooring, having an area measuring 500 sq.ft. more or less being **LOT A** as shown in the Plan attached hereto, lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055 at

Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17, R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 (part) appertaining to R.S. Khatian No. 638 corresponding to R. S. & L. R. Dag No. 173, 173/196 and 190 appertaining to L. R. Khatian No. 313 under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, which is further butted and bounded by:

ON THE NORTH : Property forming part of R.S. & L.R. Plot No. 173/196
ON THE SOUTH : Property forming part of R.S. & L.R. Plot No. 173
ON THE EAST : 118' wide Jessore Road;
ON THE WEST : Property Forming Part of R.S. & L.R. Plot no. 173,
Being LOT B

and the same is delineated with a map or plan as annexed herewith.

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the Presence of:

WITNESSES:

1. *Pranayan Chandra*

2. *Sowden Singh*
at - Bakasat.
Kol - 124.

[Signature]

SIGNATURE OF THE VENDORS
(By means of their Constituted Attorney)

[Signature]

SIGNATURE OF THE PURCHASER

Drafted by:

ADV. PRANAYAN CHANDRA


Pranayan Chandra
(BIDHANNAGAR COURT)
ENROLMENT NO. - F/977/669/2019

MEMO OF CONSIDERATION

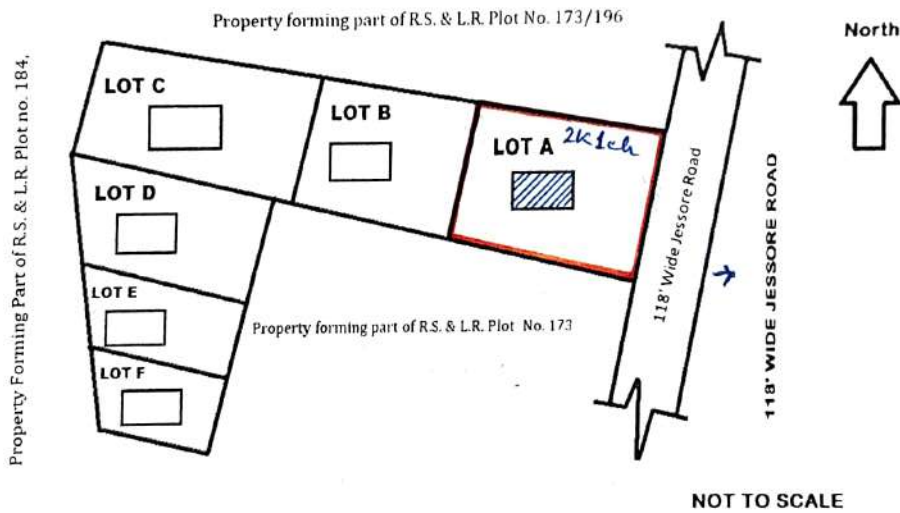
RECEIVED Rs. 75,00,000/- (Rupees Seventy-five lakhs Only) from the within named Purchaser in the manner:

MEMO OF CONSIDERATION

DATE	BANK/BRANCH	CHEQUET/RTGS NO	AMOUNT
29.01.2020	AXIS BANK, BANGUR AVENUE BRANCH	000725	5,00,000/-
04.02.2020	AXIS BANK, BANGUR AVENUE BRANCH	005915	5,00,000/-
06.02.2020	AXIS BANK, BANGUR AVENUE BRANCH	005916	5,00,000/-
25.02.2020	AXIS BANK, BANGUR AVENUE BRANCH	000734	50,000/-
19.03.2020	AXIS BANK, BANGUR AVENUE BRANCH	005917	3,00,000/-
14.09.2020	AXIS BANK, BANGUR AVENUE BRANCH	005921	2,00,000/-
18.09.2020	AXIS BANK, BANGUR AVENUE BRANCH	005920	3,50,000/-
08.04.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB210986449351	10,000/-
09.04.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB210996603660	3,00,000/-
09.04.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB210996553539	1,90,000/-
10.04.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB212535880015	10,00,000/-
12.04.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB211027944756	4,00,000/-
13.04.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB211038391680	6,00,000/-
23.08.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB212356056935	2,00,000/-
24.08.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB212366275094	8,00,000/-
15.09.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB212588084295	10,00,000/-
16.09.2021	AXIS BANK, BANGUR AVENUE BRANCH	AXMB212598408346	5,25,000/-
20.09.2021	AXIS BANK, BANGUR AVENUE	035923	75,000/-
		TOTAL	75,00,000/-


SRI. MAHENDRA AGARWAL
As the Constituted Attorney of
SRI. PARTHA LAHA and SMT.
KABERI BANIK CHOWDHURY

ALL THAT piece and parcel of Danga Land proposed Bastu measuring **02** Cottahs, **01** Chittaks and **00** sq.ft forming part of Mouza Shyamnagar (formerly Krishnapur), J. L. No. 32/20 (formerly 17), R. S. No. 180, Touzi No. 228/229 comprised in C. S. Dag No. 220 (part) appertaining to C. S. Khatian No. 738 corresponding to R. S. Dag No. 173 part appertaining to R.S. Khatian No. 638 corresponding to R. S. & L. R. Dag No. 173 be the same a little more or less, along with a 44 years tenanted tin shedded structure standing thereon with cemented flooring, having an area measuring 150sq.ft. more or less being **LOT A** as shown in the plan attached hereto, lying and situated at and being Municipal Holding No. 1, Calcutta Jessore Road also known as Premises No. 509/1, Calcutta Jessore Road, Kolkata 700055. under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No. 21 , *LR Khatian - 313*.



[Handwritten Signature]

SIGNATURE OF THE VENDORS
(By means of their Constituted Attorney)

SPECIMEN FORM FOR TEN FINGERPRINTS



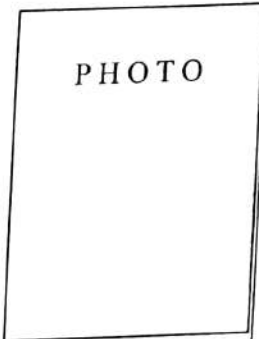
Abdullah

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

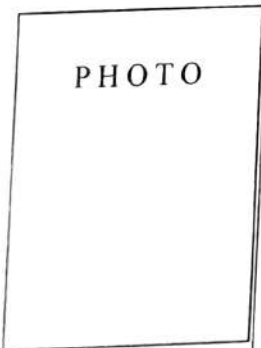


Amir Basim

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



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



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

No.....

Dated.. 03/05/2003

Received from.. Sri Suranjay Halder ..

the sum of Rupees .. two hundred fifty only ..

being the amount due for the rent of .. Shed No. 1 ..

rooms of floor of the premises No 509/1,
Jessore Road, Kol - 55

..... for the month of .. April' 2003 ..

Electric charge ..

Total Rs. 250/-

Parthupul Nath

Signature

No.....

Dated. 03/05/2003

Received from Sri Subhankar Chowdhury

the sum of Rupees three hundred thirty
- five only

being the amount due for the rent of Shed No. 1

rooms of floor of the premises No 509/1,
Jessore Road, Kal-55

..... for the month of April 2003

Electric charge

Total Rs. 335/-

Parthajit Nath

Signature

No.

Date 01.09.2021

Received from Sri Swarnjan Holder

The sum of Rupees Three hundred fifty only

Being the Amount Due for the Rent of Shed No: 1

Premises No. 509/1, Jessore Road, Kat-5

For the Month of August, 21 Electric

Charge Flat or Room No

RS. 350/-

Signature

No.

Date 01.09.2021

Received from Shri Subhankar Choudhary

The sum of Rupees five hundred thirty only

Being the Amount Due for the Rent of Shed No. 1

Premises No. 509/1, Jessore Road, Kol-55

For the Month of August 21 Electric _____

Charge _____ Flat or Room No. _____

RS. 530/-

[Signature]
Signature



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1108/50730/13157

To
পার্শ্ব লাহা
Partha Laha
S/O: Pasupati Laha
B 21 F 8E GENEX VALLEY
Kolkata (MC)
Kolkata Joka
West Bengal - 700104
9830023051

Download Date: 22/07/2017

Generation Date: 20/06/2017

Validity: unknown



আপনার আধার সংখ্যা / Your Aadhaar No. :

2308 8915 9902

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



পার্শ্ব লাহা
Partha Laha
জন্মতারিখ/ DOB: 30/04/1966
পুরুষ / MALE



2308 8915 9902

আমার আধার, আমার পরিচয়

Partha Laha

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAXPL0286G



नाम /NAME
PARTHA LAHA

पिता का नाम /FATHER'S NAME
PASUPATI LAHA

जन्म तिथि /DATE OF BIRTH
30-04-1966

हस्ताक्षर /SIGNATURE

Partha Laha

P. B. Das

आयकर अधिकारी, प.सं.-II

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

Partha

Partha



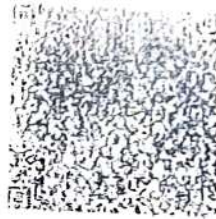


भारत सरकार
GOVERNMENT OF INDIA



राबेरी बन्तिक चौधरी
Raberi Bantik Chowdhury

जन्म वर्ष / Year of Birth: 1978
लिंग / Female



7683 8467 2978

भारत सरकार का अधिकार

Raberi Bantik Chowdhury
Raberi Bantik Chowdhury

लिंग / Sex
उन्मतिदि / आयु
Date of Birth/Age

महिला / Female
19-02-1966

पता
A-72 फर्स्ट फ्लोर, ब्लाक ए
लाजपत नगर 1, दिल्ली

Address : A-72 FIRST FLOOR
BLOCK A LAJPAT NAGAR
I, DELHI

Date : 18-2-2018

चिन्हितक इलेक्टोरल ऑफिसर
Electoral Registration Officer

विधान सभा निर्वाचन क्षेत्र संख्या और नाम : 42-कास्तुरबा नगर
Assembly Constituency No. & Name : 42-KASTUREA NAGAR

विधान सभा क्षेत्र संख्या और नाम :
Parl No. and Name : LAJPAT NAGAR-I

1. I hereby certify that the above mentioned person is a citizen of India and is entitled to vote in the constituency mentioned above.

भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग - भारत निर्वाचन पहचान कार्ड
UJED121145



नाम : KABEER BANIK
CHOWDHURY
पति का नाम : ANUP BANIK
CHOWDHURY
Name : KABEER BANIK
CHOWDHURY
Husband's Name : ANUP BANIK
CHOWDHURY

Kabeer Banik Chowdhury
Kabeer Banik Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT
SAMYA BISWAS
SUNIP BISWAS
10/10/1986
Permanent Account Number
AOYPB8985P
Signature

भारत सरकार
GOVT. OF INDIA



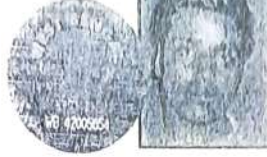
29022014

Sanya Biswas



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

RXT1770262



নির্বাচকের নাম : সৌরভ ঘোষ

Elector's Name : Sourav Ghosh

পিতার নাম : দিলিপ ঘোষ

Father's Name : Dilip Ghosh

লিঙ্গ/Sex : পুং / M

জন্ম তারিখ : 10/05/1999
Date of Birth

RXT1770262

ঠিকানা:

দক্ষিণ বাহিরা(পূর্বপাড়া, মধ্যপাড়া), বাহিরা,
শাসন, উত্তর ২৪ পরগণা-700128

Address:

DAKSHIN BAHIRA(PURBAPARA
,MADHYAPARA), BAHIRA, SHASAN, NORTH 24
PARGANAS-700128

Date: 16/01/2018

121 - হারোয়া নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

121 - Haroa Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভেলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

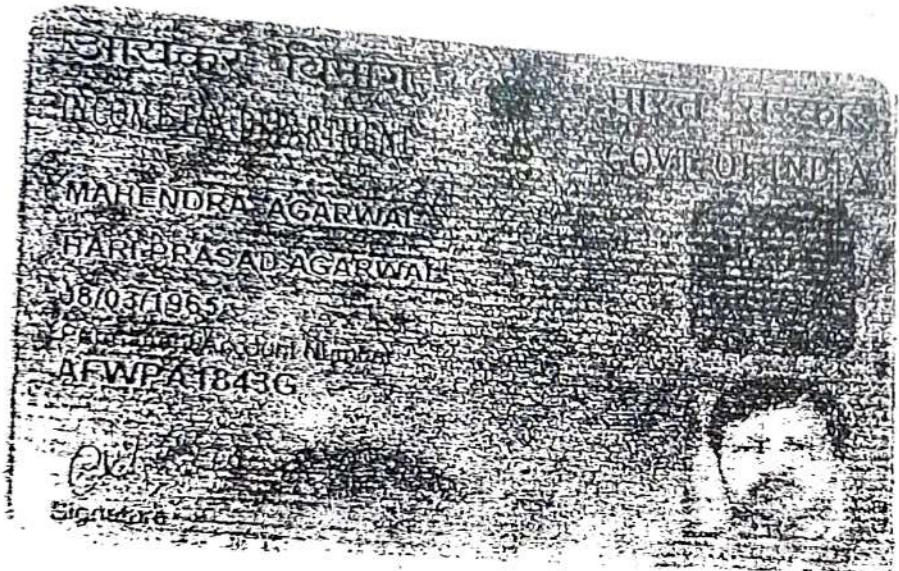
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

19 / 884

भारत सरकार
INCOME TAX DEPARTMENT
KABERI BANIK CHOWDHURY
PASUPATI NATH LAHA
19/02/1965
Current Account Number
BBHPC9270F
Signature
Signatures



Kaberi Banik Chowdhury
Kaberi Banik Chowdhury



Haridas Agarwal



ভারত সরকার
Government of India



মহেন্দ্র আগরওয়াল
Mahendra Agarwal
পিতা : হরি প্রসাদ আগরওয়াল
Father : HARI PRASAD AGARWAL
জন্মতারিখ / DOB : 08/03/1965
পুরুষ / Male



7296 2960 0305

আধার - সাধারণ মানুষের অধিকার



সংকীর্ণ বিদ্যে পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
180/1 ব্লক-বি, বাঙ্গুর এভিনিউ,
সাউথ দুমদুম (এম),
বাঙ্গুরএভিনিউ, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ, 700055

Address:
180/1 BLOCK-B, BANGUR
AVENUE, South Dum Dum (M),
Bangur Avenue, North 24
Parganas, West Bengal, 700055

7296 2960 0305

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

M. Agarwal



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0647/00284/12761

To
Somya Biswas
42 A BLOCK B, BANGUR AVENUE,
BANGUR AVENUE,
VTC: South Dum Dum (M),
PO: Bangur Avenue,
District: North 24 Parganas,
State: West Bengal,
PIN Code: 700055,
Mobile: 9804425816
MF299001058F1



आपका आधार क्रमांक / Your Aadhaar No. :

6782 6994 3747

मेरा आधार, मेरी पहचान



Somya Biswas
DOB : 10/10/1986
Male

6782 6994 3747

मेरा आधार, मेरी पहचान

Somya Biswas

28/08/2014

Major Information of the Deed

Deed No :	I-1904-09891/2021	Date of Registration	20/09/2021
Query No / Year	1904-2001743914/2021	Office where deed is registered	
Query Date	08/09/2021 9:11:12 PM	1904-2001743914/2021	
Applicant Name, Address & Other Details	PRANAYAN CHANDRA BIDHANNAGAR COURT, Thana : Bidhannagar, District : North 24 Parganas, WEST BENGAL, PIN - 700055, Mobile No. : 9874412733, Status : <i>Adverse</i>		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 75,00,000/-	Rs. 79,73,404/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,18,966/- (Article:23)	Rs. 79,832/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 509/1, , Ward No: 21, Holding No:1 JI No: 32, Touzi No: 228 Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-173 (RS :-)	LR-313	Bastu Danga	2 Katha 1 Chatak	74,90,000/-	78,89,063/-	Width of Approach Road: 118 Ft., Adjacent to Metal Road, Encumbered by Tenant, ,Last Reference Deed No :1918-I -04053-1977
Grand Total :				3.4031Dec	74,90,000 /-	78,89,063 /-	



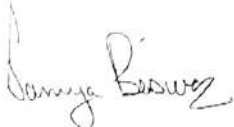
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	10,000/-	84,341/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 44 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	10,000 /-	84,341 /-	



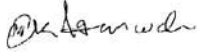
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr PARTHA LAHA Son of Late Pashupati Laha Genexx Valley, Flat No. – 8E, Tower 21, Diamond Harbour Road, City:- Diamond Harbour, , P.O:- Joka, P.S:-Diamond Harbour, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney</p>
2	<p>Smt KABERI BANIK CHOWDHURY Wife of Mr Anup Banik Chowdhury A-72, First Floor, Block – A, Lajpat Nagar, City:- , P.O:- Lajpat Nagar, P.S:- Lajpat Nagar, District:-New Delhi, Delhi, India, PIN:- 110024 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: BBxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Mr SAMYA BISWAS (Presentant) Son of Late Sunip Biswas Executed by: Self, Date of Execution: 18/09/2021 , Admitted by: Self, Date of Admission: 20/09/2021 ,Place : Office</p>			
	20/09/2021	LTI 20/09/2021	20/09/2021	
<p>Son of Late Sunip Biswas 42A, Bangur Avenue, Block - B, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/09/2021 , Admitted by: Self, Date of Admission: 20/09/2021 ,Place : Office</p>				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Mr MAHENDRA AGARWAL Son of Late Hari Prasad Agarwal Date of Execution - 18/09/2021, , Admitted by: Self, Date of Admission: 20/09/2021, Place of Admission of Execution: Office</p>			
	Sep 20 2021 4:31PM	LTI 20/09/2021	20/09/2021	
<p>180/1, Bangur Avenue, Block – B, City:- South Dum Dum, , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr PARTHA LAHA , Smt KABERI BANIK CHOWDHURY</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV GHOSH Son of Mr DILIP GHOSH City:- South Dum Dum, , P.O - BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700128	 20/09/2021	 20/09/2021	 20/09/2021
Identifier Of Mr MAHENDRA AGARWAL , Mr SAMYA BISWAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA LAHA	Mr SAMYA BISWAS-1.70156 Dec
2	Smt KABERI BANIK CHOWDHURY	Mr SAMYA BISWAS-1.70156 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PARTHA LAHA	Mr SAMYA BISWAS-250.00000000 Sq Ft
2	Smt KABERI BANIK CHOWDHURY	Mr SAMYA BISWAS-250.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 509/1, , Ward No: 21, Holding No:1 JI No: 32, Touzi No: 228 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 173, LR Khatian No:- 313	Owner:পশুপতি লাহা, Gurdian:গিরিশ কুমার, Address:বিজ , Classification:ভাসা, Area:0.20360000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190409891 / 2021

On 20-09-2021

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

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

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

Presented for registration at 16:27 hrs on 20-09-2021, at the Office of the A.R.A. - IV KOLKATA by Mr SAMYA BISWAS ,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 79,73,404/-

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

Execution is admitted on 20/09/2021 by Mr SAMYA BISWAS , Son of Late Sunip Biswas , 42A, Bangur Avenue, Block - B, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr SOURAV GHOSH , , Son of Mr DILIP GHOSH , P.O: BARASAT, Thana: Barasat, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700128, by caste Hindu, by profession Business

Executed by Attorney

Execution by Mr MAHENDRA AGARWAL , , Son of Late Hari Prasad Agarwal , 180/1, Bangur Avenue, Block - B, P.O: Bangur Avenue, Thana: Lake Town, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business as the constituted attorney of 1. Mr PARTHA LAHA Genexx Valley, Flat No. - 8E, Tower 21, Diamond Harbour Road, P.O: Joka, Thana: Diamond Harbour, , City/Town: DIAMOND HARBOUR, South 24-Parganas, WEST BENGAL, India, PIN - 700104, 2. Smt KABERI BANIK CHOWDHURY A-72, First Floor, Block - A, Lajpat Nagar, P.O: Lajpat Nagar, Thana: Lajpat Nagar, , New Delhi, DELHI, India, PIN - 110024 is admitted by him

Indetified by Mr SOURAV GHOSH , , Son of Mr DILIP GHOSH , P.O: BARASAT, Thana: Barasat, , City/Town: SOUTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700128, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,832/- (A(1) = Rs 79,734/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 79,748/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2021 2:01PM with Govt. Ref. No: 192021220081269701 on 19-09-2021, Amount Rs: 79,748/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 67650937 on 19-09-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,18,956/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 3,18,956/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 67036, Amount: Rs.10/-, Date of Purchase: 04/12/2020, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2021 2:01PM with Govt. Ref. No: 192021220081269701 on 19-09-2021, Amount Rs: 3,18,956/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 67650937 on 19-09-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 453435 to 453478

being No 190409891 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.09.29 12:41:33 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/29 12:41:33 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)