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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 913612

Q.No. 0/215196/2020

V. Case No. 173. Dt. 20-02-2020

Certified that the documents admitted to registration. The signature sheet and the endorsement sheets attached with the this document are the part of this document

Advt. District Sub Registrar  
North 24 Parganas

19 FEB 2020

### DEED OF SALE

THIS DEED OF SALE is made on this day of 10<sup>TH</sup>, FEBRUARY, 2020 BY AND BETWEEN:-

1. SMT. RANI DAS (PAN BZIPD1592C), Wife of Late Alope Kumar Das, by occupation – House hold duties, 2. SRI. SAYANTAN DAS, (PAN BBUPD7253A), Son of Late Alope Kumar Das, both by religion – Hindu, by occupation – business, both residing at S.N. Banerjee Road, Manirampur, Mistryghat, P.O. & P.S. Barrackpore, District North 24 Parganas, Kolkata 700120 hereinafter jointly referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives, assigns and/or nominees ) of the ONE PART.

৩৭৬ ১/২/২০২০ এম/ →  
 নং তারিখ স্থান  
 প্রেরতার নাম শ্রী/ স্যাম ডাস সিক্স সিক্স সিক্স সিক্স সিক্স সিক্স  
 ঠিকানা বরিশাল জেলা  
 পদবী  
 প্রেরতার নাম শ্রী/ স্যাম ডাস সিক্স সিক্স সিক্স সিক্স সিক্স সিক্স  
 এ. ডি. এম. আর অফিস  
 বাসনাকপুর উত্তর ২৪ পরগণা

স্বাক্ষর - স্যাম ডাস

"বি"  
 মেসার্স :- শ্রী সিবকুমার চক্রবর্তী  
 টেকনিক্যাল অফিস :- বাসনাকপুর  
 প. ডি. নং  
 প্রাপ্ত খরিশের টাকার বিধান ২২০০০০/-  
 তারিখ ১/২/২০২০

স্বাক্ষর - স্যাম ডাস

546  
10/02/2020

Sayantan Das



547  
10/02/2020

Eastern Infrastructure  
Group Sanyo Roy  
Partner

545  
10/02/2020

Addl. Dist. Sub-Registrar  
 Barrackpore North 24 Pgs

11 0 FEB 2020

Sanjib Acharya  
 S/O - Navajit Acharya  
 Vill - Haten Palay  
 P.O - Masur Bazar  
 P.S - Baran

548  
10/02/2020

24 Pgs (a)

**AND**

**EASTERN INFRASTRUCTURE** (PAN no. AAEFE0765A), a Partnership Firm, having its registered office at 548, S.N. Banerjee Road, Manirampur, Mistrighat, P.O. & P.S. Barrackpore, District North 24 Parganas, Kolkata 700120, represented by its one of the Partners **SRI ARUP SINGHA ROY** (PAN no. ALOPS2386L), Son of Shakti Prasad Singha Roy, by religion Hindu, by occupation Business, by Nationality Indian, residing at 548, S.N. Banerjee Road, Manirampur, Mistrighat, P.O. & P.S. Barrackpore, District North 24 Parganas, Kolkata 700120, in the State of West Bengal, hereinafter called and referred to as the **PURCHASER** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, legal representatives and assigns) of of the **OTHER PART**.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-**

**1) SUBJECT MATTER OF THIS DEED OF SALE:**

1.1 - **Said Property** :- **ALL THAT** a piece and parcel of the **Municipal Holding being Number-149, S.N Banerjee Road referred as Lot-D** comprising a plot of Bastu Land measuring about **01 Cottas-04 Chittaks-44 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 22 Sq.ft including 100 Sq.ft Kancha Structure in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 10 Chittaks- 22 Sq.ft including 456 Sq.ft pucca structure in the L.R Khatian No-1765, P.S- Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata- 700 120 **AND TOGETHER WITH** its' all easement rights **AND 1/4<sup>th</sup>** undivided share over **13 Chittaks- 30 Sq.ft** common passage which is equivalent to an area measuring about 03 Chittaks- 18 Sq.ft out of which 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565/868 in L.R Khatian No-718 and 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565 in the L.R Khatian No-1765 at the aforesaid Mouza- at Mouza- Monirampur, J.L No-2 (**Said Property**).

**2) BACKGROUND, REPRESENTATIONS, WARRANTIES AND COVENANTS:-**

**2.1- REPRESENTATIONS AND WARRANTIES REGARDING TITLE:-** The **VENDORS herein** have made the following representations and given the following warranties to the **purchaser** regarding title.

**2.1.(a)- ABSOLUTE OWNERSHIP OF PANCHANAN DAS** :- That one Panchanan Das son of late Khetra Mohan Das, since deceased had owned, seized and possessed of **ALL THAT** a municipal Holding being No-86, S.N Banerjee Road comprising a plot of land measuring about 10 Decimals including structures at Mouza- Monirampur, J.L No-02, R.S & L.R Dag No-565/868 comprising land measuring about 06 Decimals in L.R Khatian No-718 and R.S/L.R Dag No-565 comprising land measuring about 04 Decimals in the L.R Khatian No-

1765, P.S- Barrackpore, within the Ward No-22 of the North Barrackpore Municipality, Dist-North 24 Parganas, absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

**2.1 (b). RESPECTIVE TRANSFER BY PANCHANAN DAS** :- That said Panchanan Das since deceased, during his life time desired to transfer his aforesaid municipal holding to his four sons namely Arun Kumar Das, Ashok Kumar Das, Gour Chandra Das and Alope Kumar Das and therefore divided his entire land with structure in the said municipal holding into four lots being Lot-A, Lot-B, Lot-C and Lot-D together with right to use its adjacent common passages. That on 01.02.1993 said Panchanan Das had executed four deed of sale to cause respective transfer of aforesaid plots together with right to use common passages to his aforesaid sons.

**That** by a registered deed of Gift dated 01.02.1993 registered at the office of the A.D.S.R Barrackpore copied therein in the Book No-1, Volume No-14, pages from 247 to 256, being the Deed No-571 for the year 1993 said Panchanan Das has gifted, transferred, assigned, assured and delivered possession of the **Lot -A** being part of Municipal Holding 86, S.N Banerjee Road comprising a plot of land measuring about 01 Cotta- 02 Chittaks- 09 Sq.ft including structure thereon together with right to use adjacent common passages at Mouza-Monirampur, J.L No-02, R.S/L.R Dag No-565/868 and 565 in L.R Khatian No-718 & 1765, under P.S-Barrackpore, within the Ward No-22 of the North Barrackpore Municipality, Dist-North 24 Parganas unto and in favour of his son namely **Arun Kumar Das** who has accepted the said gift cordially and taken possession of the said **Lot-A** together with right of common passages absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

**That** by a registered deed of Gift dated 01.02.1993 registered at the office of the A.D.S.R Barrackpore copied therein in the Book No-1, Volume No-14, pages from 257 to 268, being the Deed No-572 for the year 1993 said Panchanan Das has gifted, transferred, assigned, assured and delivered possession of the **Lot -B** being part of Municipal Holding 86, S.N Banerjee Road comprising a plot of land measuring about 01 Cotta- 09 Chittaks- 41 Sq.ft including structure thereon together with right to use adjacent common passages at Mouza-Monirampur, J.L No-02, R.S/L.R Dag No-565/868 and 565 in L.R Khatian No-718 & 1765, under P.S-Barrackpore, within the Ward No-22 of the North Barrackpore Municipality, Dist-North 24 Parganas unto and in favour of his son namely **Gour Chandra Das** who has accepted the said gift cordially and taken possession of the said **Lot-B** together with right of common passages absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

**That** by a registered deed of Gift dated 01.02.1993 registered at the office of the A.D.S.R Barrackpore copied therein in the Book No-1, Volume No-14, pages from 227 to 236, being the Deed No-569 for the year 1993 said

Panchanan Das has gifted, transferred, assigned, assured and delivered possession of the **Lot -C** being part of Municipal Holding 86, S.N Banerjee Road comprising a plot of land measuring about 01 Cotta- 03 Chittaks- 05 Sq.ft including structure thereon together with right to use adjacent common passages at Mouza-Monirampur, J.L No-02, R.S/L.R Dag No-565/868 and 565 in L.R Khatian No-718 & 1765, under P.S-Barrackpore, within the Ward No-22 of the North Barrackpore Municipality, Dist-North 24 Parganas unto and in favour of his son namely **Ashok Kumar Das** who has accepted the said gift cordially and taken possession of the said **Lot-C** together with right of common passages absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

**That** by a registered deed of Gift dated 01.02.1993 registered at the office of the A.D.S.R Barrackpore copied therein in the Book No-1, Volume No-14, pages from 237 to 246, being the Deed No-570 for the year 1993 said Panchanan Das has gifted, transferred, assigned, assured and delivered possession of the **Lot -D** being part of Municipal Holding 86, S.N Banerjee Road comprising a plot of land measuring about 01 Cotta- 04 Chittaks- 44 Sq.ft including structure thereon together with right to use adjacent common passages at Mouza-Monirampur, J.L No-02, R.S/L.R Dag No-565/868 and 565 in L.R Khatian No-718 & 1765, under P.S-Barrackpore, within the Ward No-22 of the North Barrackpore Municipality, Dist-North 24 Parganas unto and in favour of his son namely **Aloke Kumar Das** who has accepted the said gift cordially and taken possession of the said **Lot-D** together with right of common passages absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever.

**It is pertinent to mention here that** in all said four deed there is a specific declaration regarding the use and occupation of the adjacent common passages which collectively measuring about 13 Chittaks 30 Sq.ft which runs as the owners of the said Lot-A, B, C & D shall use and occupy the said common passage time to time by themselves or by their successors and/or respective transferee.

**2.1.(c). MUNICIPAL MUTATION -:** **That** in consequence to the aforesaid gifts of the said Municipal Holding being No-86, S.N Banerjee Road, name of Arun Kumar Das is mutated his name in the Municipal Holding No-148, S.N Banerjee Road in respect of Lot-A property, name of Gour Chandra Das is mutated in the Municipal Holding No-150, S.N Banerjee Road in respect of Lot-B property, name of Ashok Kumar Das is mutated in the Municipal Holding No-151, S.N Banerjee Road in respect of Lot-C property and name of Alope Kumar Das is mutated in the Municipal Holding No-149, S.N Banerjee Road in respect of Lot-D property , **AND**

**2.1.(d). ABSOLUTE OWNERSHIP OF ALOKE KUMAR DAS:-:** **That** said Alope Kumar Das the predecessor in title of the **VENDOR** has thus become the absolutely owner, possessor and occupier of ALL THAT the **Municipal Holding being No-149, S.N Banerjee Road referred as Lot-D** comprising a plot of Bastu Land

measuring about **01 Cottas-04 Chittaks- 44 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 22 Sq.ft including 100 Sq.ft Kancha Structure in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 10 Chittaks- 22 Sq.ft including 456 Sq.ft pucca structure in the L.R Khatian No-1765, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights **AND 1/4<sup>th</sup>** undivided share over **13 Chittaks- 30 Sq.ft** common passage which is equivalent to an area measuring about 03 Chittaks- 18 Sq.ft out of which 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565/868 in L.R Khatian No-718 and 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565 in the L.R Khatian No-1765 at the aforesaid Mouza- at Mouza- Monirampur, J.L No-2 absolutely and forever free from all encumbrances, charges, liens, lispendence, claims and/or demands whatsoever,

**2.1.(e). DEMISE OF ALOKE KUMAR DAS :-** That said Alope Kumar Das has died intestate leaving behind him his wife Smt. Rani Das and a son Sayantan Das as his only surviving legal heirs and successors who have inherited the said property of deceased Alope Kumar Das as per the Hindu law of succession and inheritance , **AND**

**2.1.(f). ABSOLUTE JOINT OWNERSHIP OF SMT. RANI DAS AND SAYANTAN DAS HEREIN THE VENDOR:-** In the aforesaid manner of said Smt. Rani Das and Sayantan Das have jointly in equal share owned, seized and possessed of **ALL THAT** the **Municipal Holding being Number-149, S.N Banerjee Road referred as Lot-D** comprising a plot of Bastu Land measuring about **01 Cottas-04 Chittaks- 44 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 22 Sq.ft including 100 Sq.ft Kancha Structure in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 10 Chittaks- 22 Sq.ft including 456 Sq.ft pucca structure in the L.R Khatian No-1765, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights **AND 1/4<sup>th</sup>** undivided share over **13 Chittaks- 30 Sq.ft** common passage which is equivalent to an area measuring about 03 Chittaks- 18 Sq.ft out of which 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565/868 in L.R Khatian No-718 and 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565 in the L.R Khatian No-1765 at the aforesaid Mouza- at Mouza- Monirampur, J.L No-2 which is more fully written and described in the Schedule hereunder written and delineated in the Map in Red color and hereinafter referred to as the "**Said Property**" absolutely and forever free from all encumbrances, charges, liens, lispendences, claims and/or demands whatsoever, **AND**

**2.1. (g) ABSOLUTE SALE BY ASHOK KUMAR DAS :-** That said Ashok Kumar Das the Owner of Lot-C being the Municipal Holding No-151, S.N Banerjee Road by a registered deed of sale dated 21.06.2019 registered at

the office of the A.D.S.R Barrackpore, North 24 Parganas copied therein in the Book No-1, Volume No-1505-2019, pages from 84322 to 84345, being the Deed No-150503002 for the year 2019 has granted, sold, conveyed, assigned, assured and transferred his aforesaid Municipal Holding being No-151, S.N Banerjee Road referred as Lot-C comprising a plot of land measuring about 01 Cotta- 03 Chittaks-05 Sq.ft together with right of use and occupation of the adjacent common passages at Mouza-Monirampur, J.L No-02, R.S/L.R DAG No-565/868 and 565, in L.R Khatian No-4889 corresponding to L.R Khatian No- 718 & 1768 under P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas following by a registered deed of declaration dated **26.12.2019** registered at the office of the A.D.S.R Barrackpore, North 24 Parganas copied therein in the Book No-IV, Volume No-1505-2020, pages from 67 to 79, being the Deed No-150500008 for the year 2020 unto and in favour of Eastern Infrastructure herein the PURCHASER absolutely and forever.

**2.1.(h). ABSOLUTE SALE BY THE LEGAL HEIRS OF DECEASED ARUN KUMAR DAS:-** That said Arun Kumar Das the Owner of Lot-A being the Municipal Holding No-148, S.N Banerjee Road died Intestate leaving behind him a daughter Sarada Chakraborty and a wife namely Sabitri Das who died intestate leaving said Sarada Chakraborty as her only daughter and thus said Sarada Chakraborty has become the absolute owner of said Lot-A property being the Municipal Holding No-148, S.N Banerjee Road subsequently by a registered deed of sale dated 25.09.2019 registered at the office of the A.D.S.R Barrackpore, North 24 Parganas copied therein in the Book No-1, Volume No-1505-2019, pages from 142910 to 142936, being the Deed No-150504966 for the year 2019 has granted, sold, conveyed, assigned, assured and transferred her aforesaid Municipal Holding being No-148, S.N Banerjee Road referred as Lot-A comprising a plot of land measuring about 01 Cotta- 02 Chittaks-09 Sq.ft together with right of use and occupation of the adjacent common passages at Mouza-Monirampur, J.L No-02, R.S/L.R DAG No-565/868 and 565, in L.R Khatian No-3815 corresponding to L.R Khatian No-718 & 1768 under P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas following by a registered deed of declaration dated **26.12.2019** registered at the office of the A.D.S.R Barrackpore, North 24 Parganas copied therein in the Book No-IV, Volume No-1505-2020, pages from 80 to 92, being the Deed No-150500009 for the year 2020 unto and in favour of Eastern Infrastructure herein the PURCHASER absolutely and forever.

**2.1.(i). DECLARATION BY THE VENDOR :-** That it is declared that in the aforesaid four deed of gift including the deed of gift vide Number Book-I, Volume No-14, pages from 237 to 246, being No-570 for the year 1993, the number of the Municipal Holding is rightfully written as 86, S.N Banerjee Road which is presently divided in to four Holding being No-148, 149, 150 & 151 S.N Banerjee Road and but there is, due to typographical error Dag Number 556 is written in place of Dag No-565 in all the aforesaid four deed of gift in its body and schedule and such mistake has already been corrected by two registered deed of declarations respectively executed by Ashok

Kumar Das vide Deed No-150500008 for the year 2020 and by Sarada Chakraborty vide Deed No-150500009 for the year 2020 and hereby further declared by the **VENDOR** herein that the writing and/or mentioning said Dag No-556 in the aforesaid deed of Gift vide No-570 for the year 1993 was a bona fide mistake due to typographical mistake and/or error and thus hereby rectified by substituting actual L.R Dag No-565 in place of Dag No-556 in the body and schedule of the aforesaid deed of Gift vide No-570 for the year 1993 and such statement of the **VENDOR** herein is further affirmed by way of a registered deed of Declaration vide No-**IV-150500102** for the year 2020.

*2020*  
**2.2]- TRUE AND CORRECT REPRESENTATION:-** The **VENDOR** herein are the absolute and undisputed owner of the "**Said Property**". Such ownership having been acquired in the manner stated herein above, the contents of which are all true and correct.

**3). REPRESENTATION, WARRANTY AND COVENANTS REGARDING ENCUMBRANCES AS FOLLOWS:-**  
 :The **VENDOR** herein jointly represent, warrant and covenant regarding encumbrances as follows:-

**3.1.- NO ACQUISITION AND REQUISITION:-** The **VENDOR** have not received any notice from any authority for acquisition and requisition or vesting of the "said property" and declare that the "said property" is not affected by any scheme of the local municipality or Government or any statutory body.

**3.2- NO ENCUMBRANCE BY THE ACT OF THE VENDOR:-** The **VENDOR herein** have not at any time done or executed or knowingly suffered or been party to any act, deed, thing and matter including the grant of right of easements, whereby the "said property" or any part thereof can or may be impeached, encumbered, or affected in title.

**3.3- RIGHT, POWER AND AUTHORITY TO SELL:-** The **VENDOR herein** have got right, full power, absolute authority and indefeasible title to grant, sale, convey and transfer and assign and assure the "said property" to the purchaser.

**3.4- NO DUES:-** No tax in respect of the said property is due to the local authority and/or any other authority or authorities and no certificate case is pending for realization of any rent or taxes from the Vendor.

**3.5- NO RIGHT OF PRE-EMPTION:-** No person or persons whatsoever have /had/has any right of pre-emption over and in respect of the "said property" or any part thereof.

**3.6- NO MORTGAGE:-** No mortgage or charge or lien has been created by the **VENDOR** herein by depositing the title deed or otherwise over and in respect of the "**Said Property**" or any part thereof.



**3.7- FREE FROM ALL ENCUMBRANCES:-** The "**Said Property**" is now free from all encumbrances, charges, lien, lispendence, attachments, use, trusts, prohibition, Income tax attachments, financial institution charges, statutory prohibition, acquisitions, requisitions, vesting, liabilities, claims and or demands whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully , rightfully or equitably claiming any estate or interests therein through, under or in trust for the **VENDOR** and the predecessors in title and the title of the **VENDOR** to the said property is free, clear and marketable.

**3.8- NO PERSONAL GUARANTEE:-** The "**Said Property**" is not affected by or subject to any personal guarantee for securing any financial accommodation.

**3.9- NO BAR BY COURT ORDER OR STATUTORY AUTHORITY:-** There is no order of court or any other statutory authority prohibiting the owner from selling, transferring and / or alienating the "**Said Property**" or any part thereof.

#### **4. BASIC UNDERSTANDING :-**

**4.1- AGREEMENT TO SELL AND PURCHASE:-** The **VENDOR herein** have agreed to sell and the **PURCHASER** based on the representations , warranties, and covenants mentioned in **clause 2 & 3** and its sub clauses above(collectively representations) has agreed to purchase the "**Said Property**" at or for the consideration of **Rs. 36,25,000/- (Rupees thirty six lakh twenty five thousand) only** .

**4.2- CONSIDERATION:-** The aforesaid transfer is being made at or for a consolidated consideration of **Rs. 36,25,000/- (Rupees thirty six lakh twenty five thousand) only** which is paid by the **PURCHASER** herein as per the instruction of the **VENDORS** to the Smt. Rani Das herein the **VENDOR No-1** and the **VENDORS** herein jointly acknowledged the receipt of payment of consideration as per the memo of consideration hereunder written.

#### **5. TRANSFER :-**

**5.1- HEREBY MADE:-** The **VENDOR** herein hereby sells, conveys and transfers and delivers vacant possession to the **PURCHASER** herein the entirety of their right, title and interest and possession of whatsoever or howsoever nature in the "**Said Property**" being the said **Municipal Holding being Number-149, S.N Banerjee Road referred as Lot-D** comprising a plot of Bastu Land measuring about **01 Cottas-04 Chittaks- 44 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 22 Sq.ft including 100 Sq.ft Kancha Structure in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 10 Chittaks- 22 Sq.ft including 456 Sq.ft pucca structure in the L.R Khatian No-1765, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND**

**TOGETHER WITH** its' all easement rights **AND 1/4<sup>th</sup>** undivided share over **13 Chittaks- 30 Sq.ft** common passage which is equivalent to an area measuring about 03 Chittaks- 18 Sq.ft out of which 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565/868 in L.R Khatian No-718 and 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565 in the L.R Khatian No-1765 at the aforesaid Mouza- at Mouza- Monirampur, J.L No-2 morefully described in the Schedule hereunder written.

## **6. TERMS OF TRANSFER:-**

**6.1- SALIENT TERMS:-** The transfer being effected by this conveyance is:-

**6.2- SALE :-** A sale within the meaning of the **Transfer of Properties Act, 1882 as amended up to date.**

**6.3- ABSOLUTE :-** Absolute, Irreversible and perpetual .

**6.4- FREE FROM ENCUMBRANCES:-** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, impedances, uses, trusts, prohibition, income tax attachments, financial institution charges, reversionary rights, statutory prohibition, acquisitions and requisitions, vesting and liabilities whatsoever.

**6.5- TOGETHER WITH ALL OTHER APPURTENANCES:-** Together with all other rights the **VENDOR herein** have in the "**Said Property**" and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the "**Said Property**" which includes all unrecorded/non mutated land purchased by the Vendor as mentioned in the various sub clauses of **clause-2 & 3.**

**6.6- SUBJECT TO :-** The transfer being effected by this conveyance is subject to:-

**6.6.a- INDEMNIFICATION:-** Indemnification by the **VENDOR herein** about the correctness of their title and authority to sell and delivery of possession and their conveyance is being accepted by the purchaser on such express indemnification by the Vendor about the correctness of the their title and the representation and the authority to sell and delivery of possession which if found defective or untrue or disputed at any time, the **VENDOR** shall at their risk and responsibility forthwith take all necessary steps to remove and /or rectify otherwise indemnify the Purchaser herein as per its demand.

**6.6.b- TRANSFER OF PROPERTY ACT:-** All obligations and duties of the **VENDOR and PURCHASER** as provided under the **Transfer of Property Act, 1882** save as contracted to the contrary hereunder to be followed.

**6.7- DELIVERY OF POSSESSION:-** Khas, vacant and peaceful possession of the "**Said Property**" has been handed over by the **VENDOR herein** to the **PURCHASER** which the purchaser admits, acknowledges, confirms and accepts.

**6.8- HOLDING POSSESSION:-** The **VENDOR herein** hereby covenant that the purchaser and their heirs, executors, administrators, representatives and assigns, shall and may from time to time and all time hereafter peaceably and quietly enter into hold, possess, use and enjoy the "**Said Property**" and every part thereof and receives rents issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed and transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruptions, disturbances, claim or demands whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from or under or in trust from the **VENDOR**.

**6.9- INDEMNITY:-** The **VENDOR herein** hereby covenant that the vendor or any person claiming under them in law, trust and equity, shall at all time hereafter, indemnify and keep indemnified the purchaser and its executors, administrators, representatives and assigns, and /or its successors in interest of, from and against any loss damage, costs, charges and expenses which may be suffered by the purchaser and its executors, administrators, representatives and assigns, and /or its successors in interest by reason any defect in title of the vendor or any of the representations found to be untrue.

**6.12- NO OBJECTION FOR MUTATION:-** The **VENDOR herein** declare that the **PURCHASER** can fully be entitled to mutate its name in all record of the concerned authority including **Local authority** and to pay tax or taxes, rent or rents and all other impositions in its own name in respect of the "**said property**".

**6.13- NO OBJECTION :-** The **VENDOR herein** have been giving their no objection against the mutation of name of the **PURCHASER herein** in the L.R Khatian No-5062 in respect of 0.3425 share in R.S/L.R Dag No-565 and 0.6382 share in R.S/L.R Dag No-565/868 and also declared and admitted by the **VENDOR herein** that they will not make any claim and/or demand against the **PURCHASER herein** to own, possess and occupy their aforesaid land already recorded in its L.R Khatian No-5062 in R.S/L.R Dag No-565 and 565/868. It is also declared and admitted by the **VENDOR herein** that the one and half per cent of share over the aforesaid common passages measuring about 13 Chittaks- 30 Sq.ft has already been conveyed and transferred unto and in favour of the **PURCHASER herein** as and when the **PURCHASER herein** became the absolute owner of **Lot—C and Lot-A** by way of purchase from Ashok Kumar Das, and Sarada Chakraborty the only surviving legal heir of deceased Arun Kumar Das and thus hereby also become the absolute owner and possessor of remaining one and half percent of share of the said common passages measuring about 13 Chittaks- 30 Sq.ft as the **PURCHASER**

herein has purchased the Lot-B from Sibani Das and Swarupa Biswas the only surviving legal heirs and successors of deceased Gour Chandra Das and also been purchasing the Lot-D from the **VENDOR** herein the only surviving legal heir of deceased Alope Kumar Das. That as the **PURCHASER** herein has acquired the absolute right, title and interest in respect of Lot-A, Lot-B, Lot-C and Lot-D by way of aforesaid purchase and by this deed of sale and thus become the absolute and undisputed owner of the aforesaid four Lots and as per the aforesaid four deed of Gift executed by Panchanan Das in favour of Ashok Kumar Das, Arun Kumar Das, Gour Chandra Das and Alope Kumar Das, the **PURCHASER** herein has become the absolute owner of existing common passages measuring about 13 Chittaks- 30 Sq.ft.

**6.13- NO OBJECTION FOR OBTAINING ELECTRICITY:-** The **VENDOR** herein declare that the **PURCHASER** can fully be entitled to obtain electric connection from the concern department in its name at the Said Property and to pay the charges accordingly.

**6.14- KNOWLEDGE AND CONSENT :-** That the **VENDOR** herein have got full and absolute knowledge that the **PURCHASER** herein has also purchased three municipal holdings from the respective vendors and also purchasing the Said property from the vendor herein with a view to built a multi storied building thereon after converting the four holdings into a single holding by mutating its name and will obtain a building sanction plan and that the **VENDOR** herein have given their irrevocable consent to the **purchaser** herein to achieve its goal and also agreed to cooperate with the **Purchaser herein** in all respect to that effect.

**THE SCHEDULE ABOVE REFERRED TO**

( Subject matter of sale)

**ALL THAT** the **Municipal Holding being Number-149, S.N Banerjee Road referred as Lot-D** comprising a plot of Bastu Land measuring about 01 Cottas-04 Chittaks- 44 Sq.ft at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 22 Sq.ft including 100 Sq.ft Kancha Structure in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 10 Chittaks- 22 Sq.ft including 456 Sq.ft pucca structure in the L.R Khatian No-1765, P.S-Barrackpore, within the Ward No-23 of the North Barrackpore Municipality, Dist-North 24 Parganas, Kolkata-700 120 **AND TOGETHER WITH** its' all easement rights **AND 1/4<sup>th</sup>** undivided share over 13 Chittaks- 30 Sq.ft common passage which is equivalent to an area measuring about 03 Chittaks- 18 Sq.ft out of which 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565/868 in L.R Khatian No-718 and 01 Chittak- 31.50 Sq.ft comprised in the aforesaid R.S/L.R Dag No-565 in the L.R Khatian No-1765 at the aforesaid Mouza- at Mouza- Monirampur, J.L No-2 which is butted and bounded by-

The North-: Lot-B

The South-: 40'ft Wide S.N Banerjee Road,

The East-: Property of Eastern Infrastrucure,

The West: House of Mr. Debnath.

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands, seals and signatures on the day month year as above written in presence of the following witnesses.

SIGNED, SEALED AND DELIVERED

By the parties at A. D. S. R.

Banackpore.....in presence of:

① Sanjivan Achary  
 So- Sri Harayan Achary  
 Vill- Natin Pader  
 Po- Maslandapur  
 P.S- Habra  
 743289  
 Dist- 24 PAS (N)

① सविनाथ

② Sayanram Das

SIGNATURE OF THE VENDOR.

② Somnath Mondal  
 Adv  
 Baralot Judges' Court  
 10.02.20.

Eastern Infrastructure

Arup Saha Roy  
 Partner

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY ME IN MY OFFICE

SK. MEHBUBAR RAHMAN  
 (ADVOCATE)

EN.No F-2445/2463 02

AT: IARA EW TOWN METRO PLAZA  
 CHINER PARK, KOLKATA 700136

MEMO OF COSIDERATION

The VENDOR herein each has received the aforesaid part of consideration amounting to **Rs.36,25,000/-** (Rupees thirty six lakh twenty five thousand) only from the PURCHASER herein as per the following memo and doth hereby signing this memo on the day month and year as above written in presence of the following witnesses .

## MEMO

10-02-2020 - ICICI Bank, BKP Branch - — Rs - 36.25000 Only  
RTGS NO- ICICR42020021000260051

SIGNED, SEALED AND DELIVERED

By the parties at A.O.S.R.

Banasurpur.....in presence of:

① Somnath Adhikary  
S/o - Narayan Adhikary  
Vill - Nahan Pally  
P.O - Maslandahar  
P.S - Habra, 743289  
(24/05/20)

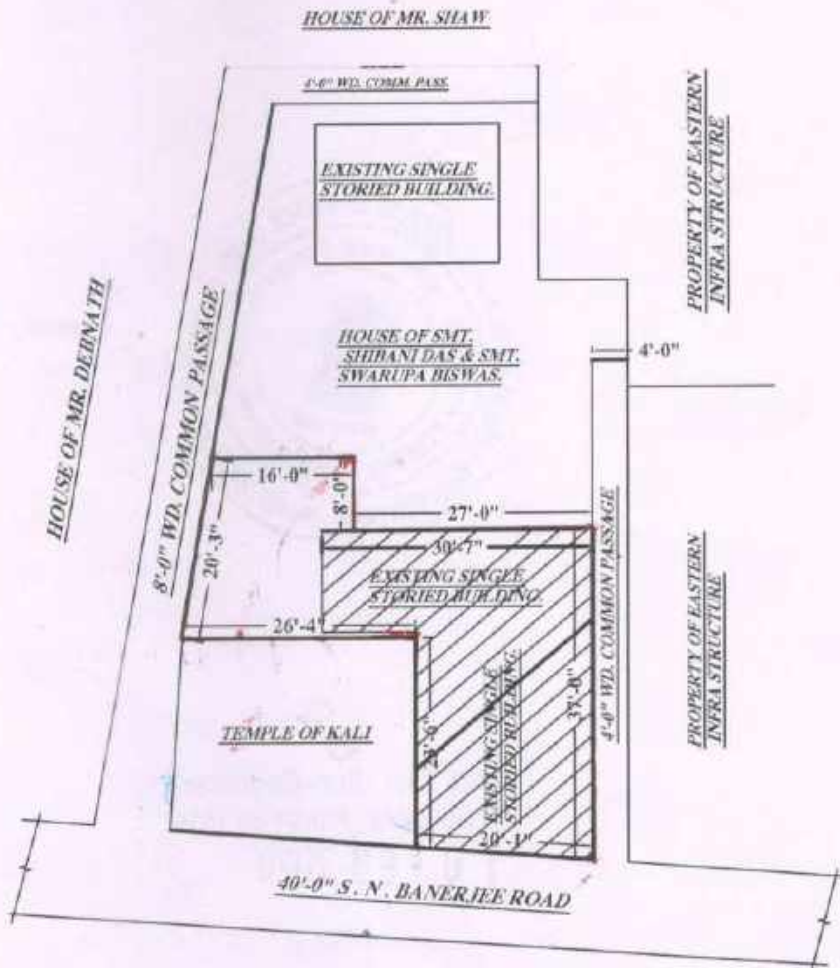
① সমিত্র② Sayantam DasSIGNATURE OF THE VENDOR

② Somnath Mondal  
Adv.  
Banasat Judges' Court.  
10.02.20

A SITE PLAN SHOWING EXIST. SINGLE STORIED BUILDING OF SMT. RANI DAS & OTRS, AT S.N.BANERJEE ROAD, MISTRYGHAT, MOUZA-MONIRAMPURE, P.S.- BARRACKPORE UNDER DAG NO.- 565, 565/568, KHATIAN NO.- 718, 1756, HOLDING NO.-149, IN WARD NO,- 23, UNDER NORTH BARRACKPORE MUNICIPALITY, DIST.- NORTH 24 PARGANAS.

AREA STATEMENTS:-

- AREA OF LAND :- 01 KH.- 04 CH.- 44 SFT.
- TOTAL COM. PASS. AREA - 13 CH.- 30 SFT.
- SHARE OF 1/4 TH.COM. PASS. :- 0 KH.- 03 CH.-18 SFT.
- TOTAL AREA OF LAND :- 01 KH.- 08 CH.- 18 SFT.
- EXIST. CONST. AT GROUND FLOOR:- 556 SFT.
- COVRD. AREA IN DAG NO.-565 AT GR. FL. = 456 SFT.
- COVRD. AREA IN DAG NO. 565 / 568 GR. FL. = 100 SFT.



PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

① सवित्रा

② Sayantam Das

Eastern Infrastructure

Arup Singh Roy  
Partner

*Sushanta Mukherjee*  
 Empaneled Planner & Estimator  
 Licence No.- PC/2398/LD  
 North Barrackpore Municipality,  
 Mistry Ghat, Monirampur, Barrackpur  
 North 24 Pgs.

SIGNATURE OF VENDER(S)












SIGNATURE OF VENDEE(S)

SIGNATURE OF L.B.S.

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SALLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908









N.B. - LH BOX- SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 ਕੀਰਿ ਮਾਝ ਕੀਰਿ ਮਾਝ	LH					
	RH.					

ATTESTED :- ਕੀਰਿ ਮਾਝ

 sayan sayantan Das	LH					
	RH.					

ATTESTED :- sayantan Das

 Anup Sarda Anup Sarda	LH					
	RH.					

ATTESTED :- Anup Sarda





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARRACKPORE, District Name :North 24-Parganas


Signature / LTI Sheet of Query No/Year 15050000215146/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt RANI DAS S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O.- BARRACKPORE, P.S.- Barrackpore Barrackpore, District - North 24-Parganas, West Bengal, India, PIN - 700120	Seller			 RANI DAS 10.2.2020
2	SAYANTAN DAS S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O.- BARRACKPORE, P.S.- Barrackpore, Barrackpore, District - North 24-Parganas West Bengal, India, PIN - 700120	Seller			 Sayantan Das 10.2.2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ARUP SINGHA ROY 548, S.N BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P O - BARRACKPORE, P.S.- Barrackpore, Barrackpore District - North 24-Parganas, West Bengal, India, PIN - 700120	Represent ative of Buyer [EASTER N INFRASTR UCTUR E]			Eastern Infrastructure Arup Singha Roy Partner 10/02/20
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	SAMIRAN ADHIKARY Son of NARAYAN ADHIKARY NATUNPALLY, P O - MASLANDAPUR, P.S - Habra, District - North 24-Parganas, West Bengal, India, PIN - 743289	Smt RANI DAS, SAYANTAN DAS, Mr ARUP SINGHA ROY			Samiran Adhikary 10/02/20



(Asis Kumar Dutta)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BARRACKPORE  
North 24-Parganas, West  
Bengal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

সমীকরণ নম্বর/ Enrolment No.: 2189/45003/00538

To  
 রানী দাস  
 Rani Das  
 W/O Alope Kumar Das  
 S.N Banerjee Road Mistry Ghat, Monirampur  
 Near Kali Bari  
 Barrackpore H.O  
 North Twenty Four Parganas West Bengal - 700120  
 8536897373

Download Date: 18/09/21

Generation Date: 09/10/21

Signature valid



আপনার আদhaar সংখ্যা / Your Aadhaar No.:

**9536 0316 9276**

আমার আদhaar, আমার পরিচয়

- আদhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অফলাইন অথেন্টিকেশন তথা মাত্র কখন
- কটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

THE INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আদhaar সারা দেশে মান্য।
- আদhaar ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা
- প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government
- and Non-Government services in future.



ভারত সরকার  
 Government of India



রানী দাস  
 Rani Das  
 জন্ম তারিখ/DOB: 13/05/1962  
 লিঙ্গ/ FEMALE

**9536 0316 9276**

আমার আদhaar, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 Unique Identification Authority of India

Address:

W/O Alope Kumar Das, Near Kali  
 Bari, S.N Banerjee Road Mistry  
 Ghat, Monirampur, Barrackpore  
 H.O, North Twenty Four  
 Parganas,  
 West Bengal - 700120

Name:

W/O অলোক কুমার দাস, নিয়ার কালী  
 বারি, এস.এন.বানার্জী রোড মিস্ট্রী  
 ঘাট, মনিরামপুর, বারাকপুর এ.ও.সি.সি.সি.সি.  
 ২৪ পর্গানা,  
 পশ্চিমবঙ্গ - 700120

**9536 0316 9276**

রানী দাস

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RANI DAS

BISHNUPADA DAS

13/06/1962

Percentage Account Number

BZIPD1592C

रानि दास  
Signature



31000014

रानि दास

इस कार्ड के खोने / होने पर कृपया सूचित करें। सौंदर्य  
आयकर पैन सेवा यूनिट, एन एस यू  
5वीं मंजिल, मांमरी स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016

If this card is lost / someone's lost card is found,  
please inform / return to:  
Income Tax PAN Services Unit, NSDI,  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bangalow Chowk,  
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8061  
e-mail: [paninfo@ndt.com](mailto:paninfo@ndt.com)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAYANTAN DAS

ALOKE KUMAR DAS

21/03/1993

Permanent Account Number

BBUPD7253A

Sayantan  
Das  
Signature



19042011

-Sayantan Das

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लोटाए  
आयकर सेवा सेवा कार्ड, एनएसडीएन  
तीसरी मंजिल, सफ़ायर चेंबर,  
बानेर टेलिफोन एक्चेंज के नजदीक,  
बानेर, पुणे - 411 045

If this card is lost / someone's card is found,  
please inform / return to  
Income Tax PAN Services Unit, NSDI,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8051  
e-mail: [tininfo@nsdi.co.in](mailto:tininfo@nsdi.co.in)



भारत सरकार  
GOVERNMENT OF INDIA



নাম / Name :  
Sayantan Das  
পিতা / Father : আলোক কুমার দাস  
জন্ম বার / Year of Birth : 1993  
বৃত্ত / Male



5707 8182 1220

আধার - সাধারণ মানুষের অধিকার

Sayantan Das



ভারতীয় বাসস্থান পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
S/O আলোক কুমার দাস, মিস্টার  
কালী বাড়ি, এস এন বানার্জী রোড  
মিস্ট্রি গাট, মনিরামপুর, বারাকপুর  
এইচ.ও. উত্তর ২৪ পরগণা  
পশ্চিমবঙ্গ, ৭০০১২০

Address:  
S/O Alok Kumar Das, Near  
Kali Bari, S.N Banerjee Road  
Mistry Ghat, Monirampur,  
Barrackpore H.O, North  
Twenty Four Parganas, West  
Bengal, 700120



1947  
1800-100-1947



name@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947  
Barrackpore-700120





Eastern Infrastructure  
*Arup Sengupta Roy*  
Partner




**भारत सरकार**  
**GOVERNMENT OF INDIA**



**अनूप सिंघा रॉय**  
**Anup Singh Roy**  
**जन्मदिन/ DOB: 12/05/1972**  
**पुरुष / MALE**



2946 8393 1640

आधार - आधार नम्बर अधिकार

*Anup Singh Roy*


**भारतीय विधिपत्र पहचान प्राधिकरण**  
**INDIAN IDENTIFICATION AUTHORITY OF INDIA**

<p><b>ठिकाना:</b></p> <p>S/O: श्री सैक्ति प्रसाद सिंघा रॉय          548, 24 नं. 24 बानेरजी रोड,          नोरामपोर, उत्तर 24 पारगना,          बर्हाकपोर (म), उत्तर 24 पारगना,          पश्चिम बंगाल - 700120</p>	<p><b>Address</b></p> <p>S/O: Sekti Prasad Singha          Roy, 548, S N BANERJEE          ROAD, B Y N A CLUB,          NORDAMPORE, North          Barrackpore (m), North 24          Parganas,          West Bengal - 700120</p>
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2946 8393 1640



UIDAI: 2011-2012    [uidai.gov.in](http://uidai.gov.in)    [www.uidai.gov.in](http://www.uidai.gov.in)    P.O. Box 64, New Delhi-110001

आयकर विभाग  
INCOME TAX DEPARTMENT  
ARUP SINGHAROY  
SAKTI PRASAD SINGHA ROY

भारत सरकार  
GOVT. OF INDIA

12/05/1972  
Permanent Account Number  
ALOPS2386L

  
Signature


Arup Singha Roy



সরকার  
[Redacted]



সমীরন অধিকারী  
Samiran Adhikary  
জন্মতারিখ/ DOB: 13/09/1981  
পুরুষ / MALE



8614 0125 2932

অমর আধার, অমর পরিচয়

*Samiran Adhikary*



জাতীয় ডিজিটাল পরিচয় প্রাধিকরণ  
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

নতুনপল্লী, মসলন্দপুর, উত্তর  
২৪ পরগনা,  
পশ্চিম বঙ্গ - 743289

Address:

NATUN PALLY, Maslandapur,  
North 24 Parganas,  
West Bengal - 743289

1847  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847,  
Bengaluru-560 001

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-017764623-1 Payment Mode Online Payment  
GRN Date: 10/02/2020 14:57:59 Bank: ICICI Bank  
BRN: 45829449 BRN Date: 10/02/2020 14:59:09

DEPOSITOR'S DETAILS

Id No. : 15050000215146/7/2020

[Query No./Query Year]

Name : EASTERN INFRASTRUCTURE  
Contact No. : 9830542450 Mobile No. : +91 9830542450  
E-mail : easterninfra16@gmail.com  
Address : 548 SN BANERJEE ROAD BARRACKPOUR  
Applicant Name : Mr SK MEHBUBAR RAHMAN  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	15050000215146/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	217520
2	15050000215146/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	36264
3	15050000215146/7/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	126
<b>Total</b>				<b>253910</b>

In Words : Rupees Two Lakh Fifty Three Thousand Nine Hundred Ten only

### Major Information of the Deed

Deed No :	I-1505-00615/2020	Date of Registration	12/02/2020
Query No / Year	1505-0000215146/2020	Office where deed is registered	
Query Date	05/02/2020 9:41:44 PM	A D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	SK MEHBUBAR RAHMAN KAIKHALI, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700052, Mobile No. : 9051388883, 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. 36,25,000/-	Rs. 36,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,18,020/- (Article:23)	Rs. 36,264/- (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:- Barrackpore, Municipality: NORTH BARRACKPORE, Road: S.N. Banerjee Road, Mouza: Monirampur, JI No: 2, Pin Code : 700120

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-565/868	LR-718	Bastu	Danga	10 Chatak 22 Sq Ft	13,00,000/-	13,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-565	LR-1765	Bastu	Bastu	10 Chatak 22 Sq Ft	13,00,000/-	13,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-565/868	LR-718	Bastu	Danga	1 Chatak 31.5 Sq Ft	2,00,000/-	2,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-565	LR-1765	Bastu	Bastu	1 Chatak 31.5 Sq Ft	2,00,000/-	2,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>2.514Dec</b>	<b>30,00,000 /-</b>	<b>30,00,000 /-</b>	
		<b>Grand Total :</b>			<b>2.514Dec</b>	<b>30,00,000 /-</b>	<b>30,00,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	456 Sq Ft.	5,25,000/-	5,25,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 456 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	<b>556 sq ft</b>	<b>6,25,000 /-</b>	<b>6,25,000 /-</b>	
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**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Smt RANI DAS (Presentant )</b> Wife of Late ALOKE KUMAR DAS S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZIPD1592C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2020 . Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Pvt. Residence
2	<b>SAYANTAN DAS</b> Son of Late ALOKE KUMAR DAS S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBUPD7253A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2020 . Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/02/2020 , Admitted by: Self, Date of Admission: 10/02/2020 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>EASTERN INFRASTRUCTURE</b> 548, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120 , PAN No.:: AAEFE0765A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr ARUP SINGHA ROY</b> Son of Late SHAKTI PRASAD SINGHA ROY 548, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALOPS2386L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EASTERN INFRASTRUCTURE (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SAMIRAN ADHIKARY</b> Son of NARAYAN ADHIKARY NATUNPALLY, P.O.- MASLANDAPUR, P.S - Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743289			
Identifier Of Smt RANI DAS, SAYANTAN DAS, Mr ARUP SINGHA ROY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt RANI DAS	EASTERN INFRASTRUCTURE-0.540833 Dec
2	SAYANTAN DAS	EASTERN INFRASTRUCTURE-0.540833 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt RANI DAS	EASTERN INFRASTRUCTURE-0.540833 Dec
2	SAYANTAN DAS	EASTERN INFRASTRUCTURE-0.540833 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt RANI DAS	EASTERN INFRASTRUCTURE-0.0876563 Dec
2	SAYANTAN DAS	EASTERN INFRASTRUCTURE-0.0876563 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Smt RANI DAS	EASTERN INFRASTRUCTURE-0.0876563 Dec
2	SAYANTAN DAS	EASTERN INFRASTRUCTURE-0.0876563 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt RANI DAS	EASTERN INFRASTRUCTURE-50.00000000 Sq Ft
2	SAYANTAN DAS	EASTERN INFRASTRUCTURE-50.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Smt RANI DAS	EASTERN INFRASTRUCTURE-228.00000000 Sq Ft
2	SAYANTAN DAS	EASTERN INFRASTRUCTURE-228.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Barrackpore, Municipality: NORTH BARRACKPORE, Road: S.N. Banerjee Road,  
Mouza: Monirampur, JI No: 2, Pin Code : 700120

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 565/868, LR Khatian No:- 718	Owner: পঞ্চানন দাস, Gurdian: ফেরনাথ, Address: নিজ , Classification: ডাঙ্গা, Area: 0.02170000 Acre,	Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 565, LR Khatian No:- 1765	Owner: পঞ্চানন দাস, Gurdian: ফেরমোহন , Address: নিজ , Classification: বাস্তু, Area: 0.02630000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 565/868, LR Khatian No:- 718	Owner: পঞ্চানন দাস, Gurdian: ফেরনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.02170000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 565, LR Khatian No:- 1765	Owner: পঞ্চানন দাস, Gurdian: ফেরমোহন , Address: নিজ , Classification: বাস্তু, Area: 0.02630000 Acre,	Seller is not the recorded Owner as per Applicant.



On 07-02-2020

**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 36,25,000/-



**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARRACKPORE**  
North 24-Parganas, West Bengal

On 10-02-2020

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

Presented for registration at 17:48 hrs on 10-02-2020, at the Private residence by Smt RANI DAS , one of the Executants.

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

Execution is admitted on 10/02/2020 by 1. Smt RANI DAS, Wife of Late ALOKE KUMAR DAS, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession House wife, 2. SAYANTAN DAS, Son of Late ALOKE KUMAR DAS, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O: BARRACKPORE, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession Business

Indetified by SAMIRAN ADHIKARY, , , Son of NARAYAN ADHIKARY, NATUNPALLY, P.O: MASLANDAPUR, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743289, by caste Hindu, by profession Business

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

Execution is admitted on 10-02-2020 by Mr ARUP SINGHA ROY, PARTNER, EASTERN INFRASTRUCTURE (Partnership Firm), 548, S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O:- BARRACKPORE, P.S:- Barrackpore, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120

Indetified by SAMIRAN ADHIKARY, , , Son of NARAYAN ADHIKARY, NATUNPALLY, P.O: MASLANDAPUR, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743289, by caste Hindu, by profession Business



**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARRACKPORE**  
North 24-Parganas, West Bengal

On 11-02-2020

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 36,264/- ( A(1) = Rs 36,250/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 36,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 2:59PM with Govt. Ref. No: 192019200177646231 on 10-02-2020, Amount Rs: 36,264/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 45829449 on 10-02-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,17,520/- and Stamp Duty paid by online = Rs. 2,17,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 2:59PM with Govt. Ref. No: 192019200177646231 on 10-02-2020, Amount Rs: 2,17,520/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 45829449 on 10-02-2020, Head of Account 0030-02-103-003-02



**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARRACKPORE**  
**North 24-Parganas, West Bengal**

**On 12-02-2020**

**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.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,17,520/- and Stamp Duty paid by Stamp Rs 500/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 325, Amount: Rs.500/-, Date of Purchase: 07/02/2020, Vendor name: S K Chakraborty



**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARRACKPORE**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2020, Page from 18077 to 18110  
being No 150500615 for the year 2020.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2020.02.12 14:03:16 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2020/02/12 02:03:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
West Bengal.

(This document is digitally signed.)