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Reg. No: 0/15277/2020

V. Case NO: 117A, Dt. 10-02-2020

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

Addl District Sub Registrar
Barrackpore 24 Pgs IN

19 FEB 2020

DEED OF SALE

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

1. SMT. SIBANI DAS (PAN AVBPD5021A), Wife of Late Gour Chandra Das, by occupation - House hold duties
2. SMT. SWARUPA BISWAS, (PAN AXLPB3566E), Wife of Late Debasish Biswas, Daughter of Late Gour Chandra Das, by occupation - business, both by religion - Hindu, 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.

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Srisrupa BSWas



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Eastern Infrastructure
 Group Strategic Reg
 Partner

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 Barrackpore North 24 Parg
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Smitam Adhikary
 Po - Narayan
 Vill - Natunpally
 Po - Mayapukur
 P.S - Nabra
 24 Parganas

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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-150, S.N Banerjee Road referred as Lot-B** comprising a plot of Bastu Land measuring about **01 Cottas-09 Chittaks-41 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks-24 Sq.ft including a kancha structure measuring about 450 Sq.ft in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 15 Chittaks- 17 Sq.ft including 562 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 1/4th** 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 Aloke 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 GOUR CHANDRA DAS:- **That** said Gour Chandra Das the predecessor in title of the **VENDOR** has thus become the absolutely owner, possessor and occupier of ALL THAT the **Municipal Holding being Number-150, S.N Banerjee Road referred as Lot-B** comprising a plot of

Bastu Land measuring about **01 Cottas-09 Chittaks- 41 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 24 Sq.ft including a kancha structure measuring about 450 Sq.ft in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 15 Chittaks- 17 Sq.ft including 562 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 1/4th** 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 GOUR CHANDRA DAS :- That said Gour Chandra Das has died intestate leaving behind him his wife Smt. Sibani Das and a daughter Smt. Swarupa Biswas as his only surviving legal heirs and successors who have inherited the said property of deceased Gour Chandra Das as per the Hindu law of succession and inheritance , **AND**

2.1.(f). ABSOLUTE JOINT OWNERSHIP OF SMT. SIBANI DAS AND SMT. SWARUPA DAS HEREIN THE VENDOR:- In the aforesaid manner of said Smt. Sibani Das and Smt. Swarupa Das have jointly in equal share owned, seized and possessed of **ALL THAT** the **Municipal Holding being Number-150, S.N Banerjee Road referred as Lot-B** comprising a plot of Bastu Land measuring about **01 Cottas-09 Chittaks- 41 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 24 Sq.ft including a kancha structure measuring about 450 Sq.ft in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 15 Chittaks- 17 Sq.ft including 562 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 1/4th** 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 257 to 268, being No-572 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-572 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-572 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-150500101** for the year 2020.

Silwani Das

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. 53,75,000/- (Rupees fifty three lakh seventy five thousand) only.

4.2- CONSIDERATION:- The aforesaid transfer is being made at or for a consolidated consideration of Rs. 53,75,000/- (Rupees fifty three lakh seventy five thousand) only which is paid by the **PURCHASER** herein as per the instruction of the **VENDORS** to the Smt. Swarupa Biswas herein the **VENDOR No-2** & Samiran Adhikary herein the authorised person of the **VENDORS** herein 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-150, S.N Banerjee Road referred as Lot-B** comprising a plot of Bastu Land measuring about **01 Cottas-09 Chittaks- 41 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 24 Sq.ft including a kancha structure measuring about 450 Sq.ft in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 15 Chittaks- 17 Sq.ft including 562 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** 1/4th 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-D from Rani Das and Sayantan Das the only surviving legal heirs and successors of deceased Alope Kumar Das and also been purchasing the Lot-B from the **VENDOR** herein the only surviving legal heir of deceased Gour Chandra 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 purchase from Rani Das and Sayantan Das the legal heirs of deceased Alope Kumar Das and purchase from said legal heirs of deceased Gour Chandra Das 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 ELECTRICTY-: 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-150, S.N Banerjee Road referred as Lot-B** comprising a plot of Bastu Land measuring about **01 Cottas-09 Chittaks- 41 Sq.ft** at Mouza- Monirampur, J.L No-2, L.R Dag No-565/868 comprising land measuring about 10 Chittaks- 24 Sq.ft including a kancha structure measuring about 450 Sq.ft in L.R Khatian No-718 and L.R Dag No-565 comprising land measuring about 15 Chittaks- 17 Sq.ft including 562 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 1/4th** 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:- House of Mr. Shaw,

The South:- Lot-D,

The East:- Property of Eastern Infrastructure,

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.

Bumark Purc......in presence of:

① Samiran Achary
 50- Narayan Achary
 Vill - Natch Pally
 P.O - Maslandahar
 P.S - Habra, 743259
 24 Pgs (A)

① Silani Das

② Swarna Biswas

SIGNATURE OF THE VENDOR.

② Soumitra Mondal
 Adv
 Barasat Judges' Court
 10.02.20

Eastern Infrastructure

Arup Saha Roy

Partner

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY ME IN MY OFFICE

SK. Mehbubur Rahman
 SK. MEHBUBUR RAHMAN
 (ADVOCATE)

EN.No. F-2445/2463/02

ATGHARA, NEW TOWN METRO PLAZA
 CHINER PARK, KOLKATA 700136

MEMO OF COSIDERATION

The VENDOR herein each has received the aforesaid part of consideration amounting to Rs. 53,75,000/- (Rupees fifty three lakhs seventy 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

① 10-2-2020- ICICI Bank. BKP Branch - Rs. 30,00,000/- only
RTGS No - ICIR42020021000258456

② 10-02-2020- DD- 502027- ICICI Bank. BKP Branch- Rs-23,75,000/- only
Total - Rs - 53,75,000/- only

SIGNED, SEALED AND DELIVERED

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

Barrister-at-Law.....in presence of:

① Sanjay Adhikari
S/o - Narayan Adhikari
Vill - Natunpally
P.O - Masland
P.S - Habra, 743289
(24 P.S. EN)

② Soumitra Mondal
Adv.
Barrister at Judges' Court
10.02.20

① Silpani Das

② Swarna Biswas

SIGNATURE OF THE VENDOR

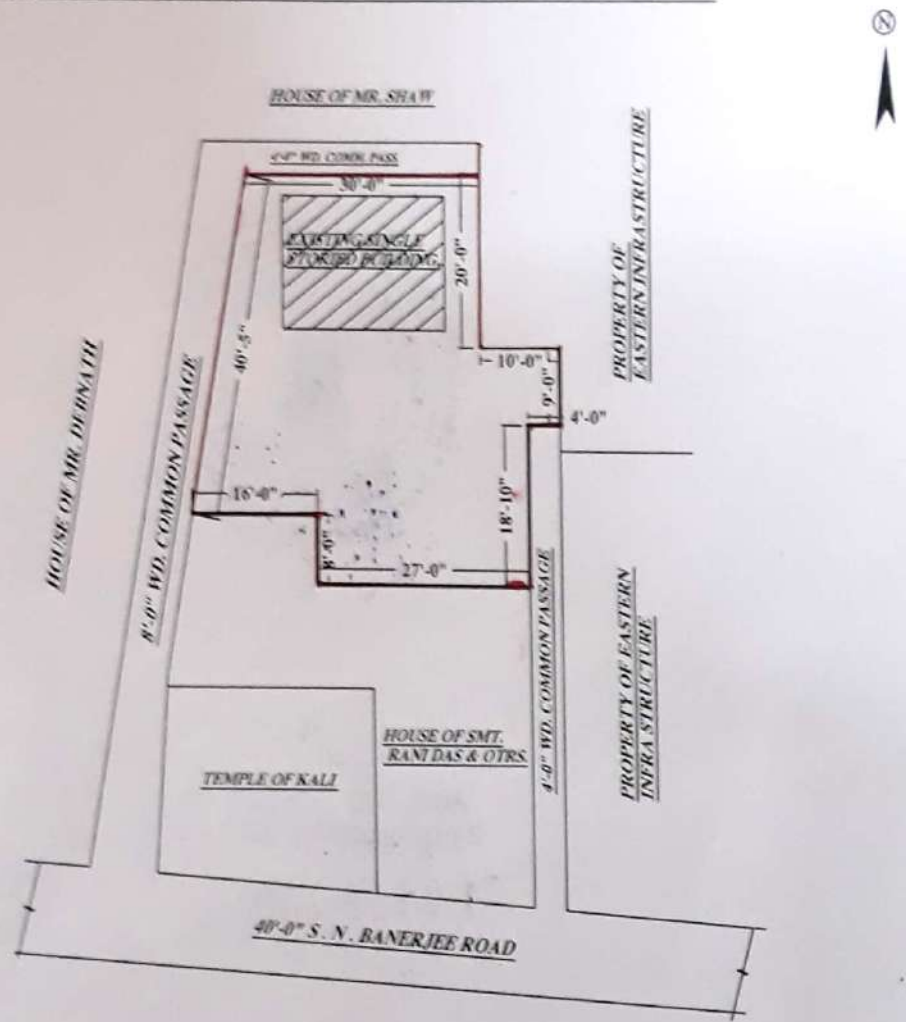
A SITE PLAN SHOWING EXIST. SINGLE STORIED BUILDING OF SMT. SHIBANI DAS & OTRS, AT S.N.BANERJEE ROAD, MISTRYGHAT, MOUZA-MONIRAMPORE, P.S.- BARRACKPORE UNDER DAG NO.- 565, 565/568, L.R. KHATAI NO.- 718, 1756, HOLDING NO. -150, IN WARD NO,- 23, UNDER NORTH BARRACKPORE MUNICIPALITY, DIST.- NORTH 24 PARGANAS.

AREA STATEMENTS:-

- AREA OF LAND :- 01 KH.- 09 CH.- 41 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.- 13 CH.- 15 SFT.
- EXIST. CONST. AT GROUND FLOOR:- 1012 SFT.
- COVRD AREA IN DAG NO- 565 AT GR. FL.= 562 SFT.
- COVERED AREA IN DAG NO. 565 / 568 AT GR. FL. = 450 SFT.

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION



© Silapani Das

© Anandrupa Biswas

Eastern Infrastructure
Anup Senapati
Partner

Bushanta Mukherjee
Bushanta 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

 <i>Sileani Das</i>	LH					
	RH.					

ATTESTED :- *Sileani Das*

 <i>Smita Das</i>	LH					
	RH.					

ATTESTED :- *Smita Das*

 <i>Anup Sengupta</i>	LH					
	RH.					

ATTESTED :- *Anup Sengupta*



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 15050000215277/2020

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
1	Smt SIBANI DAS S N BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O.- BARRACKPORE, P.S.- Barrackpore, Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700120	Seller			Sibani Das 10.2.20
2	Smt SWARUPA BISWAS S.N. BANERJEE ROAD, MONIRAMPUR, MISTRYGHAT, P.O.- BARRACKPORE, P.S.- Barrackpore Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700120	Seller			Swarupa Biswas 10/2/20

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 Partner
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 SIBANI DAS, Smt SWARUPA BISWAS, Mr ARUP SINGHA ROY			 10/02/20



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIBANI DAS
ANANTA BISWAS
02/10/1957



Permanent Account Number

AVBPD5021A

Sr. Sibani Das



Signature

Sibani Das

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटल :

आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं. ३, सेक्टर ११, सीबीडी बेलपुर,
नवी मुंबई-४०० ६१४.



ভারতীয় বিনামূলি পরিচয় প্রতিষ্ঠান

ভারত সরকার

Unique Identification Authority of India
Government of India

পরিচয়পত্রের আইডি/Enrollment No.: 1214/70052/02444



তথ্য

- Aadhaar পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

KEY FEATURES

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

তারিখ: 04/01/2012
 নাম: সিলানী দাস
 W/O Gaurchandra Das
 Near Kail Bari S.N Banerjee Road Mistry Ghat,
 Morampur Barrackpore H.O
 North Twenty Four Parganas
 West Bengal 700120

2017100



UH020171004IN



Silani Das

আপনার আধার সংখ্যা/ Your Aadhaar No. :

8263 2321 3048

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নাম: সিলানী দাস
 পতি: গৌরচন্দ্র দাস
 Husband: Gaurchandra Das
 জন্ম সাল / Year of Birth: 1957
 লিঙ্গ / Gender

8263 2321 3048



ভারতীয় বিনামূলি পরিচয় প্রতিষ্ঠান
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
 W/O গৌরচন্দ্র দাস, শিবগর কলী
 বাড়ি, এম.এন. বানার্জী রোড মিস্ট্রী
 গাতি, মনিরামপুর, বারাকপুর
 এই.ও. উত্তর ২৪ পরগণা,
 শান্তনগর, 700120

Address:
 W/O Gaurchandra Das, Near
 Kail Bari, S.N Banerjee Road
 Mistry Ghat, Morampur,
 Barrackpore H.O, North
 Twenty Four Parganas, West
 Bengal, 700120

আধার - সাধারণ মানুষের অধিকার



1447
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWARUPA BISWAS
GOUR CHANDRA DAS
20/12/1975

Permanent Account Number
AXLPB3566E

Swarupa Biswas
Signature



Swarupa Biswas

*In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.*

*इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, य टी आई एस एल,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614*



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2189/70735/25156

To
স্বরূপা বিস্বাস
Swarupa Biswas
W/O: Debashish Biswas
HABRA BAJAR
Habra (m)
Habra
North 24 Parganas West Bengal - 743263
8282957991

Download Date: 09/09/2017

Generation Date: 13/06/2017



Signature Not Verified

আপনার আধার সংখ্যা / Your Aadhaar No. :

6806 2228 0017

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



স্বরূপা বিস্বাস
Swarupa Biswas
জন্মতারিখ/DOB: 20/12/1975
মহিলা/ FEMALE

6806 2228 0017



আমার আধার, আমার পরিচয়

Swarupa Biswas



Eastern Infrastructure
Anup Singh Negi
Partner


भारत सरकार
 GOVERNMENT OF INDIA



अनूप सिंघा राय
 Anup Singha Roy
 जन्मदिन/ DOB: 12/05/1972
 लिंग / GENDER: पुरुष / MALE



2946 8393 1640

आधार - सामान्य मानव्यता अधिकार

Anup Singha Roy


भारतीय विशिष्ट पहचान प्राधिकरण
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

	ठिकाना:	Address
DOB: 12/05/2017 2946 8393 1640	S/O: सक्ति प्रसाद सिंघा राय 548, 54 न न बानेरजी रोड, नो यम क्लब रोड, मनीरामपुर, उत्तर बरकपूर (म), 24 व पारगना, पश्चिम बंग - 700120	S/O: Sakti Prasad Singha Roy, 548, S N BANERJEE ROAD, S Y M A CLUB, MONIRAMPURE, North Barrackpore (m), North 24 Parganas, West Bengal - 700120

2946 8393 1640






1800 301 1847 uidai@uidai.gov.in www.uidai.gov.in P.O. Box No. 1807, Bangalore-560 091



Arup Sincharoy

भारत सरकार
भारत सरकार



समीरन अधिकारी
Samiran Adhikary
उत्पत्ति तिथि/ DOB: 13/09/1981
पुरुष / MALE



8614 0125 2932

अपना आधार, अपना पहचान

Samiran Adhikary



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाण:

नटुनपल्ली, मसनन्दपुर, उत्तर
२४ पारगना,
पश्चिम बंगाल - ७४३२८९

Address:

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

1947
1800 300 1947

help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

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

GRN: 19-201920-017763327-1 Payment Mode Online Payment
GRN Date: 10/02/2020 14:51:09 Bank : ICICI Bank
BRN : 45829040 BRN Date: 10/02/2020 14:53:14

DEPOSITOR'S DETAILS

Id No. : 15050000215277/5/2020
[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 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15050000215277/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	322520
2	15050000215277/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	53764
3	15050000215277/5/2020	Mutation/Conversion -Receipt	0029-00-800-028-27	177
Total				376461

In Words : Rupees Three Lakh Seventy Six Thousand Four Hundred Sixty One only

Major Information of the Deed

Deed No :	I-1505-00616/2020	Date of Registration	12/02/2020
Query No / Year	1505-0000215277/2020	Office where deed is registered	
Query Date	05/02/2020 10:13:13 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. 53,75,000/-	Rs. 53,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,23,020/- (Article:23)	Rs. 53,764/- (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 24 Sq Ft	21,00,000/-	21,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-565	LR-1765	Bastu Bastu	15 Chatak 17 Sq Ft	21,00,000/-	21,00,000/-	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,
TOTAL :				3.0227Dec	46,00,000 /-	46,00,000 /-	
Grand Total :				3.0227Dec	46,00,000 /-	46,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	1,75,000/-	1,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	562 Sq Ft.	6,00,000/-	6,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 562 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total :	1012 sq ft	7,75,000 /-	7,75,000 /-
---------	------------	-------------	-------------

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SIBANI DAS (Presentant) Wife of Late GOUR CHANDRA 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.:: AVBPD5021A,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	Smt SWARUPA BISWAS Wife of Late DEBASISH BISWAS 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.:: AXLPB3566E,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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	EASTERN INFRASTRUCTURE 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 :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ARUP SINGHA ROY 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
SAMIRAN ADHIKARY Son of NARAYAN ADHIKARY NATUNPALLY, P.O:- MASLANDAPUR, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743289			
Identifier Of Smt SIBANI DAS, Smt SWARUPA BISWAS, Mr ARUP SINGHA ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SIBANI DAS	EASTERN INFRASTRUCTURE-0.543125 Dec
2	Smt SWARUPA BISWAS	EASTERN INFRASTRUCTURE-0.543125 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt SIBANI DAS	EASTERN INFRASTRUCTURE-0.792917 Dec
2	Smt SWARUPA BISWAS	EASTERN INFRASTRUCTURE-0.792917 Dec

Transfer of property for L3

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

Transfer of property for L4

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

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SIBANI DAS	EASTERN INFRASTRUCTURE-225.00000000 Sq Ft
2	Smt SWARUPA BISWAS	EASTERN INFRASTRUCTURE-225.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt SIBANI DAS	EASTERN INFRASTRUCTURE-281.00000000 Sq Ft
2	Smt SWARUPA BISWAS	EASTERN INFRASTRUCTURE-281.00000000 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:ফকরনাথ , 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: ক্ষেত্রমোহন , 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: ক্ষেত্রনাথ , 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: ক্ষেত্রমোহন , 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 53,75,000/-



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 17:45 hrs on 10-02-2020, at the Private residence by Smt SIBANI 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 SIBANI DAS, Wife of Late GOUR CHANDRA 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. Smt SWARUPA BISWAS, Wife of Late DEBASISH BISWAS, 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

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 53,764/- (A(1) = Rs 53,750/- .E = Rs 14/-) and Registration Fees paid by by online = Rs 53,764/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 2:53PM with Govt. Ref. No: 192019200177633271 on 10-02-2020, Amount Rs: 53,764/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 45829040 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. 3,22,520/- and Stamp Duty paid by by online = Rs 3,22,520/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/02/2020 2:53PM with Govt. Ref. No: 192019200177633271 on 10-02-2020, Amount Rs: 3,22,520/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 45829040 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. 3,22,520/- 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 317, 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 18042 to 18076

being No 150500616 for the year 2020.



Digitally signed by ASIS KUMAR DUTTA
Date: 2020.02.12 14:02:11 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2020/02/12 02:02:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)