

2651 Nayaband.

2651/21-I 2550/21

2607/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 289029

2651/21

~~...~~  
~~...~~  
~~...~~

Sub Registrar-IV  
 Section 24 Parganas

21 MAR 2021

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made this the <sup>15</sup>26 day of March,  
 Two Thousand and Twenty one (2021)

BETWEEN

*[Signature]*  
*[Signature]*

(1) SRI BABUL BISWAS, PAN-DBZPB1648Q, Aadhaar No.8367 1939 5904,  
(2) SRI JADAB BISWAS, PAN - AIQPB7894K, Aadhaar No.5666 9925 1097,  
(3) SRI SANJOY BISWAS, PAN-APEPB8713Q, Aadhaar No.5367 0403 5163,  
and (4)SRI NAKUL BISWAS, PAN-CCNPB2943J, Aadhaar No.6808 9531  
5016, all sons of Late Nityananda Biswas, all by Faith - Hindu, all by Nationality -  
Indian, all by Occupation-Business, all are residing at Sreekhanda Ramkrishna  
Nagar Road, P.S. Sonarpur, Kolkata - 700 152, hereinafter jointly called and  
referred to as the "VENDORS" (which expression shall unless excluded by or  
repugnant to the context be deemed to include their representative heirs, executors,  
administrators and assigns) of the **FIRST PART. VENDOR No.4 as self** and  
constituted lawful Attorney of the **Vendor No.1 to 3** herein by virtue of a registered  
General Power of Attorney dated 08.09.2017, registered at D.S.R.- IV, Alipore South  
24 Parganas and recorded into Book No.IV, Volume No.1604-2017, at Pages 7842 to  
7860, Deed No.0425 for the year 2017.

**A N D**

**SRI PRABIR PAUL, (PAN-AFQPP2907Q), (Aadhaar No.9058 9891 0937),**  
son of Late Santi Ranjan Paul, by Occupation : Business, by faith : Hindu, by  
Nationality : Indian, residing at 248D, B. B. Chatterjee Road, P.O. Kasba, Police  
Station - Kasba, Kolkata - 700 042, hereinafter called and referred to as the  
**PURCHASER** (which expression shall unless excluded by or repugnant to the  
context be deemed to include his representative heirs, executors, administrators  
and assigns) of the **SECOND PART.**

**A N D**

**SRI NITYA GHOSH, (PAN -ACWPG7860L), (Aadhaar No.8420 4152 7489),**  
son of Late Satish Chandra Ghosh, by faith - Hindu, by Occupation - Business, by  
Nationality - Indian, residing at A-52, Sammilani Park, P.O. and P.S. Santoshpur,  
Kolkata - 700 075, hereinafter called and referred to as the "**CONFIRMING  
PARTY**" (which expression shall unless excluded by or repugnant to the context be



deemed to include his representative heirs, executors, administrators and assigns) of the **THIRD PART**.

**WHEREAS** by virtue of the Final Decree of the Partition Suit, being T.S. No. 16 of 1941 vide order No. 546 on 04.06.1971 passed in the court of Learned 3<sup>rd</sup> Sub-Judge, At Alipore one Reba Sarkar, daughter of Late Monindra Nath Mondal acquired the right title and interest of a demarcated plot of land measuring more or less 02 (Two) Bighas 17 (Seventeen) Cottahs situated in Mouza-Nayabad, J.L. No.25, comprising in R.S. Dag Nos. 196, 198, 199, 200 and 201 and name of the said Monindra Nath Mondal was recorded and published in the R.S. Record of Right during Revisional Settlement Operation in respect of his demarcated portion i.e. 29 (Twenty nine) Bighas marked in the Partition Plan as 'MA' measuring land area 20 Bighas and also marked as 'DA' measuring land of 9 (Nine) Bighas obtained from the Partition suit and said Smt. Reba Sarkar obtained the demarcated land area 2 (Two) Bighas 17 (Seventeen) Cottahs from 'MA' marked property as one of the situated party of the said Partition Suit.

**AND WHEREAS** while in possessing and occupying over the same, on 15.09.1982, registered at District Sub-Registrar at Alipore and entered in Book No.1, Volume No. 330, Page4 No. 249 to 259, Deed No. 12694 for the year 1982, said Reba Sarkar sold, transferred and conveyed a demarcated portion of the said land measuring more or less 2 (Two) Bighas out of said 2 Bighas 17 Cottahs, situated at Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, comprising in C.S. Dag No. 102, appertaining to R.S. Dag Nos. 196, 198, 199, 200 and 201, under R.S. Khatian No.s1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126, in favour of Sri Sunil Kumar Roy, son of Sri Suresh Kumar Roy of 164, Santoshpur Avenue, Police Station- Kasba, Kolkata- 700 75 and in the said Deed of Conveyance confirmed by the Confirming Party as therein mentioned namely (1) Sri Somnath Mondal,



son of Late Monindra Nath Mondal, of 55A, Tollygunge Road, Kolkata, (2) Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, of 20, Shibaji Road, Kolkata – 700032, (3) Smt. Esha Dey, wife of Sri Monindra Chandra Dey, of Japur, Kolkata – 700030 and (4) Smt. Rekha Majumder, wife of Sri Arabinda Majumder, of Panchpota, P.S. Sonarpur, District-South 24 Parganas.

**AND WHEREAS** by virtue of a registered Deed of Sale executed dated 19.12.1983, registered dated 13.02.1984 at District Sub-Registrar, at Alipore and recorded into Book No.1, Volume No.53(x), at Pages 69 to 78, Deed No.1888 for the year 1984, said Sri Sunil Kumar Roy, sold, transferred and conveyed a demarcated portion of the said land including road area measuring more or less 6 (Six) Cotahs out of said 2 Bighas situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.s1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126, within the P.S. Panchasayar, Kolkata – 700 094, in favour of one Sri Rabindra Nath Kundu, son of Sri Madhusudan Kundu, residing at 159A, Bipin Behari Ganguly Street, Kolkata – 700012.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 25.05.1984, registered at District Sub-Registrar, at Alipore and recorded into Book No.1, Volume No.34, at Pages 482 to 491, Deed No.6914 for the year 1984, said Sri Rabindra Nath Kundu, sold, transferred and conveyed his said purchased land including road area measuring more or less 6 (Six) Cotahs situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.s1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126, within the P.S. Panchasayar, Kolkata – 700 094, in favour of one Binay Krishna Kundu, since deceased son of Late Bhusan Mohan Kundu, residing at 159A, Bipin Behari Ganguly Street, Kolkata – 700012.



**AND WHEREAS** said Binay Krishna Kundu, died intestate on 01.09.1998, leaving behind her wife namely Smt. Pratima Kundu, and three daughters namely Smt. Suvra Mitra, Smt. Swati Brahma and Smt. Sukti Kundu, inherited the said plot of land as mentioned above as per Hindu Succession Act, 1956.

**AND WHEREAS** the legal heirs of Binay Krishna Kundu as aforesaid took the physical measurement of the property by erecting boundary wall and it was found that actual net land area was obtained by them 5 (Five) Cottahs 6 (Six) Chittacks as rest land area measuring 10 (Ten) Chittacks out of the total land area 6 (Six) Cotahs has been exhausted due to either extension of adjacent passage or also encroachment of the neighboring plot holders and accordingly the legal heirs of said Binay Kirhsna Kundu has been enjoying the demarcated net land area as 5 (Five) Cottahs 6 (Six) Chittacks without any interruption and hindrances.

**AND WHEREAS** by virtue of a registered Deed of Sale dated 09.08.2001, registered at DSR III Alipore South 24 Parganas and recorded into Book No.1, Volume No.107, at Pages 333 to 352, Deed No.4430 for the year 2001 the present Owners herein purchased the above mentioned plot of land measuring net land area of 5 (Five) Cottahs 6 (Six) Chittacks situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.s1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125 and 126, within the P.S. Panchasayar, Kolkata - 700 094, from the said previous Owners namely Smt. Suvra Mitra, wife of Alok Kumar Mitra, residing at JF5/2, Aswini Nagar (Baguihati), P.S. Rajarhat Kolkata - 700059, District-North 24 Parganas, Smt. Swati Brahma, wife of Debasisih Brahma, residing at D6/3, Purbasha Housing Estate, P.S. Maniktala, Kolkata-700054, Smt. Sukti Kundu, wife of Mainak Kundu, residing at Udayan Palli



(Batanagar), P.S. Maheshtala, and Smt. Pratima Kundu, wife of Late Binay Krishna Kundu, residing at 159A, Bipin Behari Ganguli Street, Kolkata – 700012.

**AND WHEREAS** after purchase the present **OWNER No.1** recorded his land in the record of the Ld. B.L. & L.R.O. vide Mutation Case No.368/2002 and Memo No.18/588/mut/Addl.B.L.&L.R.O./T.M./2002 dated 11.04.2002, **OWNER No.2** recorded his land in the record of the Ld. B.L. & L.R.O. vide Mutation Case No.369/2002 and Memo No.18/566/mut/Addl.B.L.&L.R.O./T.M./2002 dated 08.04.2002, **OWNER No.3** recorded his land in the record of the Ld. B.L. & L.R.O. vide Mutation Case No.371/2002 and Memo No.18/568/mut/Addl.B.L.&L.R.O./T.M./2002 dated 08.04.2002 and **OWNER No.4** also recorded his land in the record of the Ld. B.L. & L.R.O. vide Mutation Case No.370/2002 and Memo No.18/567/mut/Addl.B.L.&L.R.O./T.M./2002 dated 08.04.2002 and the BLLRO issued the four Nos. of Mutation Certificate in favour of the present **VENDORS** herein in R.S. Dag No.196, under R.S. Khatian No.129 of said Mouza-Nayabad, J.L. No.25.

**AND WHEREAS** thereafter the **VENDORS** herein completed the mutation of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2651, Nayabad**, Assessee No.31-109-08-2763-0, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094.

**AND WHEREAS** thereafter the **OWNERS No. 1 to 4** herein converted their said purchased land from 'Shali' to 'Bastu' vide **OWNER No.1** Conversion Case No.206/2019 and Memo No.17/779/Con Certificate/BLLRO/S24-Pgs./2020 Dated 18.02.2020, **OWNER No.2** Conversion Case No.208/2019 and Memo No.17/781/Con Certificate/BLLRO/S24-Pgs./2020 Dated 18.02.2020, **OWNER No.3** Conversion Case No.207/2019 and Memo No.17/780/Con Certificate/BLLRO/S24-Pgs./2020 Dated 18.02.2020 and **OWNER No.4**



Conversion Case No.209/2019 and Memo No.17/782/Con Certificate/BLLRO/S24-Pgs./2020 Dated 18.02.2020 from the Kolkata B.L. & L.R.O.

**AND WHEREAS** for the looking after and also for dealing with the said property the **VENDORS** No. 1 to 3 namely Sri Babul Biswas, Sri Jadab Biswas and Sri Sanjoy Biswas executed and registered a General Power of Attorney dated 08.09.2017 in favour of Sri Nakul Biswas, the **VENDOR** No.4 herein in respect of their share of the said property and it registered in the office of District Sub-Registrar -IV, Volume No. 1604-2017, at Pages 7842 to 7860, Deed No. 425 for the year 2017.

**AND WHEREAS** thereafter due to financial need and also other necessity the **LAND OWNERS/VNDORS** declared to sell their total property and the **CONFIRMING PARTY** herein agreed to purchase the same as the **PURCHASER** and accordingly both the **OWNERS/VENDORS** and the **CONFIRMING PARTY** entered into an unregistered Agreement for Sale dated 24.09.2018 and the **CONFIRMING PARTY** began to make the payment to the **OWNERS/VENDORS** part by part as the consideration amount as per said Agreement for Sale. \*

**AND WHEREAS** but due to financial adverse circumstances the **CONFIRMING PARTY** can not purchase this property in his name and the **CONFIRMING PARTY** and the **OWNERS** discussed the matter several times around the table and decided to sell the total property to a Third Party and accordingly the **OWNERS/VENDORS** and the **CONFIRMING PARTY** decided to convey the entire plot of Land measuring net land area of **5 (Five) Cottahs 05 (Five) Chittacks 44.99 (Forty four point nine nine) Sq.ft. as per present physical measurement** together with one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less situated at **Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129, known as K.M.C. Premises No.2651, Nayabad, under K.M.C. Ward**



No.109, Police Station- Panchasayar, Kolkata – 700 094 as mentioned in the **SCHEDULE** below at or for the total consolidated consideration price of Rs.70,00,000/- (Rupees Seventy lac) only out of which the **OWNERS** shall receive the sum of Rs.49,00,000/- (Rupees Forty Nine lacs) only and the **CONFIRMING PARTY** shall receive the sum of Rs.21,00,000/- (Rupees Twenty one lac) only.

**AND WHEREAS** so after the aforesaid discussion both the **VENDORS** and the **CONFIRMING PARTY** herein declared to sell the total property as mentioned in the **SCHEDULE** below to the **PURCHASER** from whom the part consideration sum of Rs.21,00,000/- (Rupees Twenty one lac) only shall be received by the **CONFIRMING PARTY** and the **VENDORS** shall receive the balance part of consideration sum of Rs.49,00,000/- (Rupees Forty Nine lacs) only.

**AND WHEREAS** the **VENDORS** herein declared and confirmed that the said total property is still free from all encumbrances having marketable title as mentioned in the **FIRST SCHEDULE** below.

**AND WHEREAS** now being in need of money, the **VENDORS** and the said **CONFIRMING PARTY** herein declared to sell the said demarcated land measuring net land area of **5 (Five) Cottahs 05 (Five) Chittacks 44.99 (Forty four point nine nine) Sq.ft.** as per present physical measurement together with one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129, known as K.M.C. Premises No.2651, Nayabad, under K.M.C. Ward No.109, Police Station- Panchasayar (formerly Police station- Purba Jadavpur), Kolkata – 700 094 moreully mentioned in the **SCHEDULE** below at or for the total consideration money of Rs.70,00,000/- (Rupees Seventy lac) only and the **PURCHASER** herein agrees to purchase the same on the said declared consideration price of the **VENDORS** and the **CONFIRMING PARTY**.





NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration sum of Rs.70,00,000/- (Rupees Seventy lac) only hereby paid by the PURCHASER to the VENDORS and CONFIRMING PARTY and the receipt whereof the VENDORS have received the same of Rs.49,00,000/- (Rupees Forty Nine lacs) only and the CONFIRMING PARTY has received the sum of Rs.21,00,000/- (Rupees Twenty one lac) only as per memo below and the VENDORS and the CONFIRMING PARTY do hereby and hereunder grant, convey, sell, transfer, assign and assure unto and to the use of the PURCHASERS all that piece and parcel of land measuring net land area of 5 (Five) Cottahs 05 (Five) Chittacks 44.99 (Forty four point nine nine) Sq.ft. as per present physical measurement situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129, known as K.M.C. Premises No.2651, Nayabad, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094 fully mentioned in the SCHEDULE below together with all sorts of easement rights over the adjacent common passage and all the estate, right, title, interest claim and demand whatsoever of the VENDORS into or upon the said property and every part thereof AND TO HAVE AND TO HOLD the said land plot of land known as K.M.C. Premises No.2651, Nayabad, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094 heriditaments and demarcated property as described in the SCHEDULE below together with the right and privileges appurtenant thereto as aforesaid unto and to the use of the said PURCHASER absolutely and forever according to the nature and tenure thereof and the said VENDORS alongwith the CONFIRMING PARTY doth hereby covenant with the said PURCHASER that notwithstanding any act, deed, matter or thing whatsoever by the said VENDORS being done or executed or knowingly suffered to the contrary the said VENDORS now hath in their good, right, full power,



absolute authority to grant transfer sale and convey the said property heriditemants and property hereby granted transferred, sold and conveyed or expressed and intended so to be unto and to the use of the **PURCHASER** herein and the **PURCHASER** herein shall and may at all times hereafter peacefully and quietly enter upon possess and enjoy the said land heriditemants forever and the said property as mentioned in the **SCHEDULE** below without any interruption and hindrances from anybody else and shall be able to receive all rents issues and profits arising out thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said **VENDORS** and the **CONFIRMING PARTY** herein or any person or persons lawfully and equitably claiming from under or in trust for the **VENDORS** and that free and clear and/or freely and clearly and absolutely acquitted, exonerated and released or other by and at the costs and expenses of the **VENDORS** kept harmless sufficiently indemnify of from and against all manner or claims, charges, liens, debts, attachments, lispence and encumbrances whatsoever created made done occasioned or suffered by the **VENDORS** or by any persons or persons having lawfully or equitably claiming any estate or interest whatsoever in the said land, heriditaments and property or any part thereof from under or in trust for the said **VENDORS** and the **CONFIRMING PARTY** herein shall and will from time to time and/or at all times hereafter and at the request and costs of the said **PURCHASER** do and execute or caused to be done and executed all such acts deeds and things of whatsoever manner or nature for further and more perfectly assuring the said land heriditaments and property as described in the **SCHEDULE** below and every part thereof unto and to the use of the said **PURCHASER** in the manner as shall of may be reasonably required at all period of time and the said **VENDORS** doth hereby further covenant with the said **PURCHASER** that save and except documents which are being handed over to the **PURCHASER** herein at the time of execution of this Deed of Conveyance, the **VENDORS** shall time to time and

A handwritten signature in black ink, appearing to be a stylized name or set of initials, located at the bottom center of the page.

at all times hereafter upon and every reasonable requests and costs of the **PURCHASER** or his attorneys or agents produce or caused to be produced to his or her or their or its agents or representatives or at any trial hearing commission or otherwise as occasion shall require any deeds documents papers writings bills etc. for manifesting defending and proving the right tile and interest of the **PURCHASER** in respect of the said demarcated land heriditaments and property known as K.M.C. Premises No.2651, Nayabad, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094 as described in the **SCHEDULE** below hereby granted transferred, sold and conveyed or expressed or intended so to be or any part thereof.

**THE VENDORS AND THE CONFIRMING PARTY DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. That all right, title and interest of the sole **VENDORS** of the said land and hereditament as held or enjoyed by the **VENDORS** and conveyed herein to the **PURCHASER** herein, the **VENDORS** have good right title and interest as lawful owner with full and absolute power and authority to convey transfer assure and assign the said land alongwith a tile shed as described in the **SCHEDULE** below and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDORS** further declare that they have not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else except the **CONFIRMING PARTY** in respect of their said land and hereditament save and except with the **PURCHASER** herein.
2. That the **PURCHASER** shall have the right to mutate his name in the record of B.L. & L.R.O. and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of his purchased land and property as described in the **SCHEDULE** herein below and hereditament hereby conveyed and transferred to him by necessary proceedings or otherwise



without any objection from the **VENDORS and the CONFIRMING PARTY herein.**

3. That it shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the land as described in the **SCHEDULE** herein below and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits there from as to be fetched without any interruption claim or demand whatsoever by the **VENDORS/CONFIRMING PARTY** or any person claiming through under or in trust arising through or for them.
4. That the land alongwith tile shed as described in the **SCHEDULE** herein below and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispences, debts liabilities and the **VENDORS AND ALSO THE CONFIRMING PARTY** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDORS AND ALSO THE CONFIRMING PARTY** or any of their predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the **VENDORS** or any of their predecessor in title.
5. That the **VENDORS** and every person or persons claiming any estate right title or interest through the **VENDORS AND ALSO THE CONFIRMING PARTY** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make do acknowledge execute and register all deeds documents and papers to make more perfect and assuring the said land and tile shed as described in the **SCHEDULE** herein below hereditament in favour of the **PURCHASER** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring his full

 MS

rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.

6. That the **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the homestead land as described in the **SECOND SCHEDULE** herein below measuring net land area of **5 (Five) Cottahs 05 (Five) Chittacks 44.99 (Forty four point nine nine) Sq.ft. as per present physical measurement** situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129, known as K.M.C. Premises No.2651, Nayabad, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata – 700 094 as described in the **SCHEDULE** below and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDORS** or **CONFIRMING PARTY** any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS** and **CONFIRMING PARTY**.
7. That the **VENDORS** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDORS** or **CONFIRMING PARTY** any person lawfully or equitably claiming from under or in trust for the **VENDORS** and also the **CONFIRMING PARTY** .
8. That the **VENDORS** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land and one temporary tile shed as described in the **SCHEDULE** herein below of their total land hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust in favour of the **PURCHASER** herein and the **VENDORS AND ALSO THE CONFIRMING PARTY** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do



and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said land and tile shed as described in the **SCHEDULE** herein below unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.

9. That the **VENDORS** hereby declare that the land and tile shed as described in the **SCHEDULE** herein below hereby sold have not been previously leased, mortgaged, sold nor in any way transferred except the **CONFIRMING PARTY** herein and there is no charge, lien or any attachments in connection with the said property. The **VENDORS** sold the land and tile shed as described in the **SCHEDULE** herein below is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDORS** sold the land and tile shed as described in the **SCHEDULE** herein below while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the land and tile shed as described in the **SCHEDULE** herein below to the **PURCHASER**. The **VENDORS AND ALSO THE CONFIRMING PARTY** declare that the title of the sold property is found a defective one in future both the **VENDORS and the CONFIRMING PARTY** shall remain liable to indemnify the **PURCHASERS** on demand. Both the **VENDORS and the CONFIRMING PARTY** herein further declare that if any error or omission are found in this Deed in future, any kind of Deed of Declaration or Rectification shall be required to be registered, they shall then execute and register such Deed of Declaration or Rectification at the cost of the **PURCHASER** whenever they shall be called for.
10. That the said **VENDORS** have prepared a Plan or Map for the sold land and property and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed. The said property has been shown in the annexed plan by RED border line.



11. That the **VENDORS** also declare that they shall give full co-operation for necessary mutation in respect of the sold property under the concerned authorities in future in favour of the **PURCHASER** and at the time of execution and registration of this Deed of Conveyance the **CONFIRMING PARTY** and the **VENDORS** delivered physical possession of the sold property to the **PURCHASER**.
12. That the **VENDORS** also declare herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or make construction and/or erect the building thereon and enjoy the same without any interruption and hindrances from their end.
13. The **PURCHASER** shall use the adjacent K.M.C. public Road of the land purchased by him through this present Deed of Conveyance and also enjoy its full easement rights available within the purchased land and the **PURCHASERS** shall have right to bring electric, telephone, drainage and sewerage connection through their purchased land as described in the **SCHEDULE** herein below.

**SCHEDULE REFERRED TO ABOVE**  
**(DESCRIPTION OF THE SOLD PROPERTY)**

ALL THAT piece and parcel of Bastu land measuring net land area of **5 (Five) Cottahs 05 (Five) Chittacks 44.99 (Forty four point nine nine) Sq.ft.** corresponding to 359.501 Sq.mtr. as per present physical measurement togetherwith one tile shed having cemented flooring measuring an area of **100 (One hundred) Sq.ft.** situated at Mouza- Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, Pargana- Khaspur, comprising in R.S. Dag No.196, under R.S. Khatian No.129, known as **K.M.C. Premises No.2651, Nayabad**, Assessee No.31-109-08-2763-0, under K.M.C. Ward No.109, **Police Station- Panchasayar, Kolkata - 700 094** and the total land and tile shed as shown in the annexed plan are butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	Property of others;
<u>ON THE SOUTH</u>	:	Property of others;
<u>ON THE EAST</u>	:	8722 wide Road;
<u>ON THE WEST</u>	:	Property of others.



IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

**WITNESSES :**

~~Somesh Mishra~~  
~~Himanshu~~  
~~Atul~~

Nakul Biswas

(NAKUL BISWAS)

Self as vendor No.4 herein and Attorney of vendors No.1 to 3 herein

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

© Sanjay Mallick  
 1247 Nayabai  
 Col catat - 99

Prabin Paul.

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER

Nitya Ghosh

\_\_\_\_\_  
SIGNATURE OF THE CONFIRMING PARTY

PREPARED & DRAFTED BY :

Debes Kumar Misra (AM) (MS)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No.F/364/329/1989]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin

Place, Kolkata-86

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com



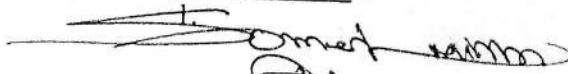

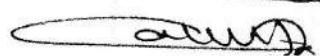
**MEMO OF CONSIDERATION**

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.70,00,000/- (Rupees Seventy lac) only against the within mentioned land alongwith a tile shed and property known as K.M.C. Premises No.2651, Nayabad, under K.M.C. Ward No.109, Police Station- Panchasayar, Kolkata - 700 094 out of which the VENDORS have received the sum of Rs.49,00,000/- (Rupees Forty Nine lacs) only and the Confirming Party has received the sum of Rs.21,00,000/- (Rupees Twenty one lac) only in the following manner:

Sl. No.	Draft No./Cash	Date	Name of the Bank and Branch	Paid In favour of	Amount(Rs.)
1.	508409	15.03.2021	ICICI Bank	Vendor	Rs.48,00,000.00
2.	By cash	26.03.2021	.....	Do	Rs. 1,00,000.00
3.	508410	15.03.2021	ICICI Bank	Confirming Party	Rs. 21,00,000.00
<b>Total :</b>					<b>Rs.70,00,000.00</b>

(Total Rupees Seventy lac) only

**WITNESSES :**

*Nakul Biswas*

(NAKUL BISWAS)

Self as vendor No.4 herein and Attorney of Vendors No.1 to 3 herein

\_\_\_\_\_  
SIGNATURE OF THE VENDORS

2. Sambit Halder  
 1243 Nayabadi  
 Kolkata-99

*Nitya Ghosh*  
 \_\_\_\_\_  
SIGNATURE OF THE CONFIRMING PARTY

SITE PLAN SHOWING OF PREMISES NO. 2651, NAYABAD,  
 UNDER K.M.C. WARD NO-109, BOROUGH. XII. IN MOUZA-  
 NAYABAD, J.L. NO. 25, R.S. DAG NO. 196, R.S. KHATIAN  
 NO. 129.

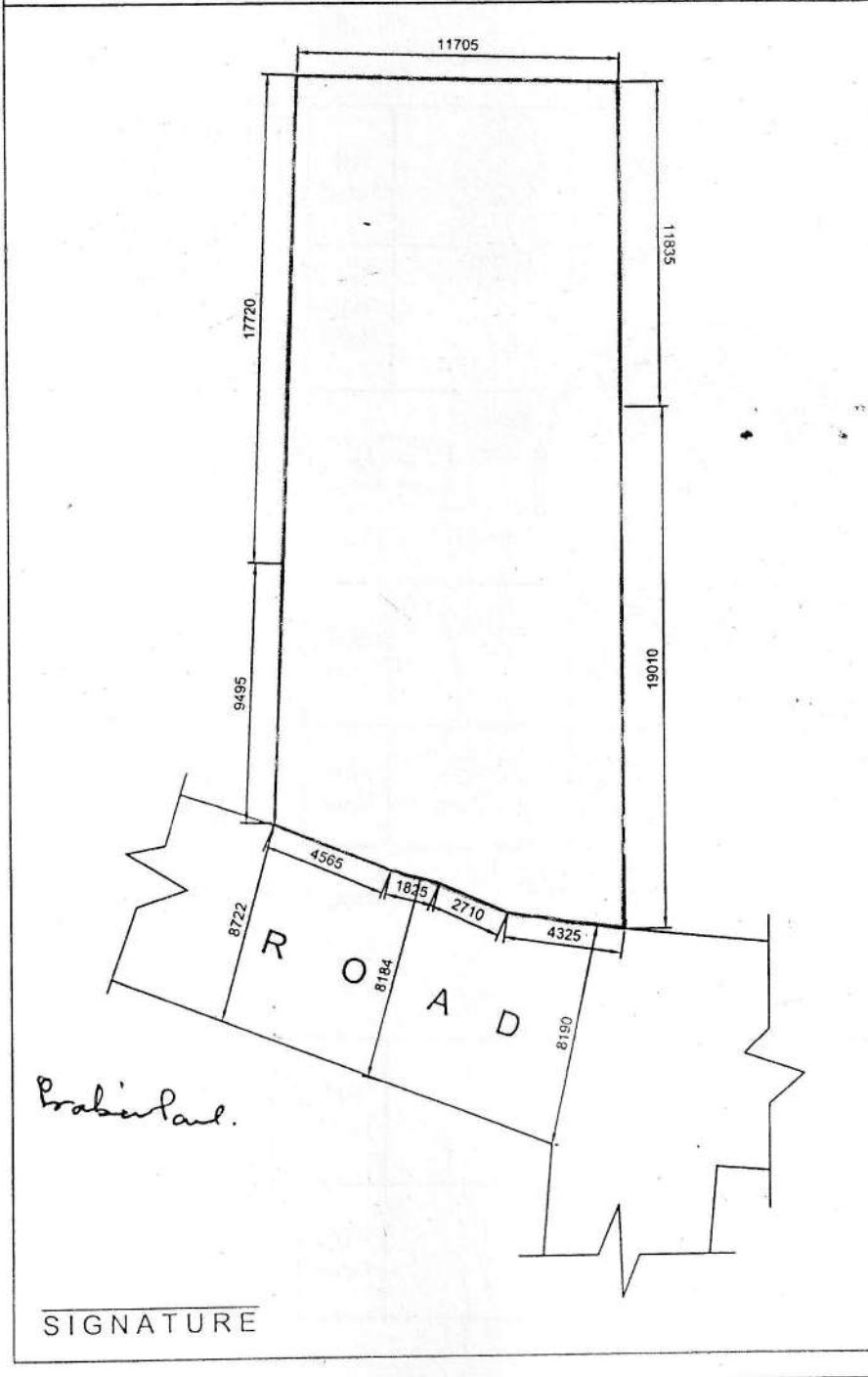
TOTAL LAND AREA - 05 Kl. 05 Ch. 44.99 Sft. (359,501 Sq.m.) [More or Less]



AREA SHOWN IN RED BORDER



SCALE - 1 : 200



*Nakul Biscuit  
 Self vendor  
 NO. 4 and attorney  
 of vendors No.  
 1 to 3 herein.*

*NO  
 Advance*

*Nitya Ghosh*



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature *Prabir Paul* .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

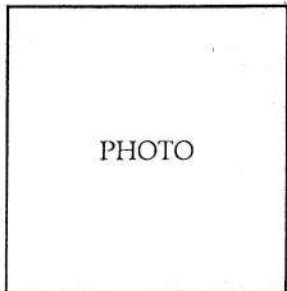
Signature *Nakul Biswas* .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name *Nitya Ghosh* .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name .....

Signature .....



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2000565779/2021	Office where deed will be registered
Query Date	12/03/2021 7:25:47 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh MISHRA HC,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status :Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 21,00,000/-]	
Set Forth value	Market Value	
Rs. 70,00,000/-	Rs. 1,11,76,376/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,82,368/- (Article:23)	Rs. 1,32,778/- (Article:A(1), E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2651, , Ward No: 109, Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land UseROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 5 Chatak 44.99 Sq Ft	69,70,000/-	1,11,46,376/-	Width of Approach Road: 30 Ft.
Grand Total :				8.8687Dec	69,70,000 /-	111,46,376 /-	

**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.	30,000/-	30,000/-	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					
Total :		100 sq ft	30,000 /-	30,000 /-	



Query No: 2000565779 of 2021, Printed On : Mar 14 2021 11:31PM, Generated from wbregistration.gov.in

er Details :

No	Name & address	Status	Execution Admission Details :
1	Mr Babul Biswas Son of Late Nityananda Biswas,Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. DBxxxxxx8Q, Aadhaar No.: 83xxxxxxx5904,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
2	Mr Jadab Biswas Son of Late Nityananda Biswas,Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx4K, Aadhaar No.: 56xxxxxxx1097,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
3	Mr Sanjoy Biswas Son of Late Nityananda Biswas,Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. APxxxxxx3Q, Aadhaar No.: 53xxxxxxx5163,Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney
4	Mr Nakul Biswas Son of Late Nityananda Biswas,Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CCxxxxxx3J, Aadhaar No.: 68xxxxxxx5016,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Prabir Paul Son of Late Santi Ranjan Paul,248D BB Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFxxxxxx7Q, Aadhaar No.: 90xxxxxxx0937,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & Address	Attorney of
1	Mr Nakul Biswas Son of Late Nityananda BiswasSreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CCxxxxxx3J, Aadhaar No.: 68xxxxxxx5016	Mr Babul Biswas, Mr Jadab Biswas, Mr Sanjoy Biswas



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192020210249554401 Payment Mode: Online Payment  
GRN Date: 24/03/2021 22:42:40 Bank/Gateway: HDFC Bank  
BRN : 1401729735 BRN Date: 24/03/2021 22:03:12  
Payment Status: Successful Payment Ref. No: 2000565779/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SOMESH MISHRA  
Address: HIGH COURT, CALCUTTA  
Mobile: 9051446430  
Contact No: 09051446430  
Depositor Status: Advocate  
Query No: 2000565779  
Applicant's Name: Mr Somesh MISHRA  
Identification No: 2000565779/5/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000565779/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	782268
2	2000565779/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	132778
			<b>Total</b>	<b>915046</b>

IN WORDS: NINE LAKH FIFTEEN THOUSAND FORTY SIX ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT  
NITYA GHOSH



भारत सरकार  
GOVT. OF INDIA

SATISH CHANDRA GHOSH

16/03/1966

Permanent Account Number

ACWPG7860L

*Nitya Ghosh*

Signature



इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 थीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल 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, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

आयकर विभाग  
INCOME TAX DEPARTMENT

JADAB BISWAS  
NITTANANDA BISWAS  
20/12/1968  
Permanent Account Number  
AIQP7894K

Jadab Biswas  
Signature

भारत सरकार  
GOVT. OF INDIA



Jadab Biswas

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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :  
आयकर पैन सेवा यूनिट, UTISL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.



आयकर विभाग

INCOME TAX DEPARTMENT

NAKUL BISWAS

NITYANANDA BISWAS

02/06/1975

Permanent Account Number

CCNPB2943J

NAKUL BISWAS

Signature



भारत सरकार  
GOVT. OF INDIA



NAKUL BISWAS

*In case this card is lost / found, kindly inform / return to:*  
Income Tax PAN Services Unit, UTI/MSL  
Plot No. 2, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्ति पर कृपया सूचित करें/सीटीएसए :  
आयकर सेवा इकाई, ए.टी.एम.एस.एल.  
प्लॉट नं. 2, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANJOY BISWAS  
NITYANANDA BISWAS  
25/03/1978  
Permanent Account Number  
APEPB8713Q



*Sanjoy Biswas*  
Signature

*Sanjoy Biswas*

*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/लौटाएं :  
आयकर पैन सेवा यूनिट, मुंबई, नवी मुंबई  
प्लॉट नं: ३, सेक्टर ११, सीबीडी बेलपुर,  
नवी मुंबई-४०० ६१४.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DBZPB1648Q

नाम  
BAGUL BISWAS

पिता का नाम / Father's Name  
NITYANANDA BISWAS

दिनांक  
10/02/1995

BAGUL BISWAS  
नाम / Signature



BAGUL BISWAS





भारत सरकार  
Government of India



Nitya Ghosh

DOB: 16/03/1966

MALE



8420 4152 7489

मेरा आधार, मेरी पहचान



भारत सरकार  
Unique Identification Authority of India

**Address:**

S/O Late Satish Chandra Ghosh,  
P-9, A-52, Sammilani Park, PS  
Survey Park, Santoshpur S.O.,  
Kolkata,  
West Bengal - 700075

8420 4152 7489



19-47



help@uidai.gov.in



www.uidai.gov.in



भारत सरकार  
Government of India



Sanjoy Biswas

DOB: 25/03/1978  
MALE



5367 0403 5163

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:

S/O: Nityananda Biswas,  
Guansangha club, srikhanda,  
Rajpur Sonarpur (M), South 24  
Parganas,  
West Bengal - 700152

5367 0403 5163

1547

help@uidai.gov.in

www.uidai.gov.in



সংসদে সংস্কার  
GOVERNMENT OF INDIA



Babul Biswas  
Date of Birth/DOB: 10/02/1965  
Male/ MALE



8387 1939 5904

আমার আধার, আমার পরিচয়



আমার

সংসদে সংস্কার  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O: Nityananda Biswas, SRIKHANDA,  
P.O.-PANCHPOTA, NEAR AGUAN SANGHA,  
P.S.- SONARPUR, Rajpur Sonarpur (M),  
South 24 Parganas,  
West Bengal - 700152



1947

help@uidai.gov.in

www.uidai.gov.in

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



भारत सरकार  
Government of India

Jadab Biswas

DOB: 20/12/1968  
MALE



5666 9925 1097

मेरा आदान, मेरी पहचान



यूनाइटेड इंडियन गवर्नमेंट ऑथोरिटी  
Unique Identification Authority of India

Address:  
S/O: Nittananda Biswas,  
AGUANSANGHA CLUB,  
SRIKHANDA, Rajpur Sonarpur  
(M), South 24 Parganas,  
West Bengal - 700162

5666 9925 1097



help@uidai.gov.in

www.uidai.gov.in



भारत सरकार  
Government of India



Nakul Biswas  
DOB: 02/06/1975  
MALE



6808 9531 5016

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
S/O: Nityananda Biswas, ...  
AGUANSANGHA CLUB,  
SRIKHANDA, Rajpur Sonarpur  
(M), South 24 Parganas,  
West Bengal - 700152

6808 9531 5016

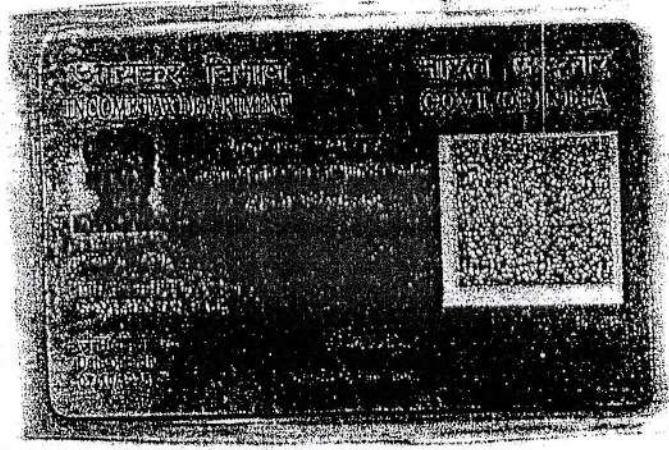


help@uidai.gov.in

www

www.uidai.gov.in







**भारत सरकार**  
Unique Identification Authority of India  
Government of India

Enrolment No.: 0647/03107/64583

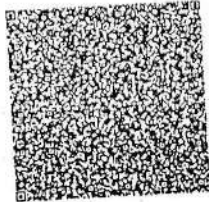
To  
PRABIR PAUL  
C/O Santi Ranjan Paul  
URBANA, TOWER-6, FLAT NO.-2404  
783 ANANDAPUR  
E.K.T  
E.k.t  
Kolkata West Bengal - 700107  
9433443846

Download Date: 29/06/2013

Generation Date: 15/06/2013

Signature Not Verified

Digitally signed by PRABIR PAUL  
DN: cn=PRABIR PAUL, o=Unique Identification Authority of India, email=prabir.paul@uidai.gov.in



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

**9058 9891 0937**  
VID : 9117 4808 1074 5403

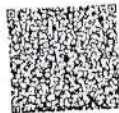
मेरा आधार, मेरी पहचान



PRABIR PAUL  
Date of Birth/DOB: 07/10/1973  
Male/ MALE

**9058 9891 0937**  
VID : 9117 4808 1074 5403

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

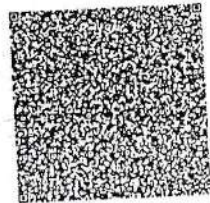
- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार / Government of India  
आधार / Unique Identification Authority of India

Address:  
C/O Santi Ranjan Paul, URBANA,  
TOWER-6, FLAT NO.-2404, 783  
ANANDAPUR, E.K.T, Kolkata,  
West Bengal - 700107



QR Code with Photograph

**9058 9891 0937**  
VID : 9117 4808 1074 5403

www.uidai.gov.in

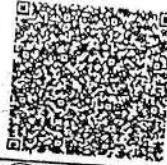


ভারত সরকার

সংসদ ভবন, লোকসভা ভবন



সোমেশ মিশ্র  
Somesh Mishra  
জন্মতারিখ/DOB: 02/02/1983  
পুরুষ/ MALE



4232 6452 4800

VID: 9172 7194 6616 9268

আমার আধার, আমার পরিচয়

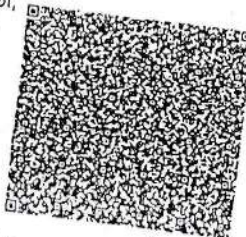


ভারত সরকার

সংসদ ভবন, লোকসভা ভবন

ঠিকানা:  
69/1, বাঘাযতীন প্লেস, বাঘাযতীন, কোলকাতা,  
কোলকাতা,  
পশ্চিমবঙ্গ - 700086

Address:  
69/1, BAGHA JATIN PLACE, BAGHA  
JATIN, KOLKATA, Kolkata,  
West Bengal - 700086



4232 6452 4800

VID: 9172 7194 6616 9268

12345

www.aadhaar.gov.in

www.aadhaar.gov.in

for Details :

Name & address

Somesh Mishra  
 Son of Mr. D K Mishra  
 H.C. CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700042, Sex: Male,  
 By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Nakul Biswas, Mr Prabir Paul

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Babul Biswas	Mr Prabir Paul-2.21718 Dec
2	Mr Jadab Biswas	Mr Prabir Paul-2.21718 Dec
3	Mr Sanjoy Biswas	Mr Prabir Paul-2.21718 Dec
4	Mr Nakul Biswas	Mr Prabir Paul-2.21718 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Babul Biswas	Mr Prabir Paul-25 Sq Ft
2	Mr Jadab Biswas	Mr Prabir Paul-25 Sq Ft
3	Mr Sanjoy Biswas	Mr Prabir Paul-25 Sq Ft
4	Mr Nakul Biswas	Mr Prabir Paul-25 Sq Ft

**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090827630 Premises No. : 2651 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI BABUL BISWAS, JADAB BISWAS, NAKUL BISWAS & , SANJOY BISWAS. Owner Address : SREE KHANDA , RAM KRISHNA NAGAR ROAD , SONARPUR , 24-PARGS(S) Pin No. :	Character of Premises: Total Area of Land:

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 11-04-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 11-04-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/- .
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.



Query No: 2000565779 of 2021, Printed On : Mar 14 2021 11:31PM, Generated from wbregistration.gov.in

## Major Information of the Deed

Deed No :	I-1604-02550/2021	Date of Registration	26/03/2021
Query No / Year	1604-2000565779/2021	Office where deed is registered	
Query Date	12/03/2021 7:25:47 PM	1604-2000565779/2021	
Applicant Name, Address & Other Details	Somesh MISHRA HC,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9051446430, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 21,00,000/-]		
Set Forth value	Market Value		
Rs. 70,00,000/-	Rs. 1,11,76,376/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,82,368/- (Article:23)	Rs. 1,32,810/- (Article:A(1), E, B, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District. South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2651, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	5 Katha 5 Chatak 44.99 Sq Ft	69,70,000/-	1,11,46,376/-	Width of Approach Road: 30 Ft.,
<b>Grand Total :</b>				<b>8.8687Dec</b>	<b>69,70,000 /-</b>	<b>111,46,376 /-</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.	30,000/-	30,000/-	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

<b>Total :</b>	100 sq ft	30,000 /-	30,000 /-	
----------------	-----------	-----------	-----------	--

### Seller Details :



SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Babul Biswas</b> Son of Late Nityananda Biswas Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business Citizen of: India, PAN No.: DBxxxxx8Q, Aadhaar No: 83xxxxxxxx5904, Status :Individual, Executed by: Attorney

**Mr Jadab Biswas**



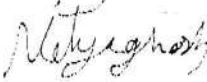
Son of Late Nityananda Biswas Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur,  
 District: South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business  
 Citizen of: India, PAN No.:: Alxxxxxx4K, Aadhaar No: 56xxxxxxxx1097, Status :Individual, Executed by: Attorney

**3 Mr Sanjoy Biswas**

Son of Late Nityananda Biswas Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur,  
 District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business  
 Citizen of: India, PAN No.:: APxxxxxx3Q, Aadhaar No: 53xxxxxxxx5163, Status :Individual, Executed by: Attorney




Name	Photo	Finger Print	Signature
<b>Mr Nakul Biswas</b> Son of Late Nityananda Biswas Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office	 26/03/2021	 LTI 26/03/2021	 26/03/2021

Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700152 Sex: Male, By Caste: Hindu, Occupation: Business,  
 Citizen of: India, PAN No.:: CCxxxxxx3J, Aadhaar No: 68xxxxxxxx5016, Status :Individual,  
 Executed by: Self, Date of Execution: 26/03/2021  
 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Nitya Ghosh</b> Son of Late Satish Chandra Ghosh Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office	 26/03/2021	 LTI 26/03/2021	 26/03/2021




A52 Sammiliani Park, P.O:- Santoshpur, P.S:- Purba Jadabpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business,  
 Citizen of: India, PAN No.:: ACxxxxxx0L, Aadhaar No: 84xxxxxxxx7489, Status :Confirming Party,  
 Executed by: Self, Date of Execution: 26/03/2021  
 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Prabir Paul (Presentant )</b> Son of Late Santi Ranjan Paul Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office	 26/03/2021	 LTI 26/03/2021	 26/03/2021

Son of Late Santi Ranjan Paul Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India  
 PAN No.: AFxxxxxx7Q, Aadhaar No: 90xxxxxxxx0937, Status :Individual, Executed by: Self, Date  
 of Execution: 26/03/2021  
 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Nakul Biswas</b> Son of Late Nityananda Biswas Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 26/03/2021, Place of Admission of Execution: Office	 <small>Mar 26 2021 12:45PM</small>	 <small>LTI 26/03/2021</small>	 <small>26/03/2021</small>
Sreekhanda Ramkrishna Nagar Road, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas West Bengal, India, PIN - 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.: CCxxxxxx3J, Aadhaar No: 68xxxxxxxx5016 Status : Attorney, Attorney of : Mr Babul Biswas Mr Jadab Biswas, Mr Sanjoy Biswas				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Somesh Mishra</b> Son of Mr D K Mishra H C CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700042	 <small>26/03/2021</small>	 <small>26/03/2021</small>	 <small>26/03/2021</small>

Identifier Of Mr Nakul Biswas, Mr Nakul Biswas, Mr Prabir Paul, Mr Nitya Ghosh

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Babul Biswas	Mr Prabir Paul-2.21718 Dec
2	Mr Jadab Biswas	Mr Prabir Paul-2.21718 Dec
3	Mr Sanjoy Biswas	Mr Prabir Paul-2.21718 Dec
4	Mr Nakul Biswas	Mr Prabir Paul-2.21718 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Babul Biswas	Mr Prabir Paul-25.00000000 Sq Ft
2	Mr Jadab Biswas	Mr Prabir Paul-25.00000000 Sq Ft
3	Mr Sanjoy Biswas	Mr Prabir Paul-25.00000000 Sq Ft
4	Mr Nakul Biswas	Mr Prabir Paul-25.00000000 Sq Ft

**Endorsement For Deed Number : I - 160402550 / 2021**

On 26-03-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2 of Indian Stamp Act 1899.

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

Presented for registration at 12:03 hrs on 26-03-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Prabir Paul ,Claimant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,11,76,376/-

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

Execution is admitted on 26/03/2021 by 1. Mr Nakul Biswas, Son of Late Nityananda Biswas, Sreekhanda Ramkrishna Nagar Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business, 2. Mr Prabir Paul, Son of Late Santi Ranjan Paul, 248D BB Chatterjee Road, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 3. Mr Nitya Ghosh, Son of Late Satish Chandra Ghosh, A52 Sammilani Park, P.O: Santoshpur, Thana: Purba Jadabpur, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , , Son of Mr D K Mishra, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Advocate

**Executed by Attorney**

Execution by Mr Nakul Biswas, . Son of Late Nityananda Biswas, Sreekhanda Ramkrishna Nagar Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Business as the constituted attorney of 1. Mr Babul Biswas Sreekhanda Ramkrishna Nagar Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, 2. Mr Jadab Biswas Sreekhanda Ramkrishna Nagar Road, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, 3. Mr Sanjoy Biswas Sreekhanda Ramkrishna Nagar Road, P.O: Narendrapur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152 is admitted by him

Indetified by Mr Somesh Mishra, , , Son of Mr D K Mishra, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,32,810/- ( A(1) = Rs 1,11,764/- .B = Rs 21,000/- .E = Rs 14/- .H = Rs 28/- .M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,32,778/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/03/2021 10:43PM with Govt. Ref. No: 192020210249554401 on 24-03-2021, Amount Rs: 1,32,778/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1401729735 on 24-03-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,82,368/- and Stamp Duty paid by Stamp Rs 100/-  
by online = Rs 7,82,268/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4880, Amount: Rs.100/-, Date of Purchase: 12/03/2021, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on: 24/03/2021 10:43PM with Govt. Ref. No: 192020210249554401 on 24-03-2021, Amount Rs: 7,82,268/-

Bank : HDFC Bank (HDFC0000014), Ref. No. 1401729735 on 24-03-2021, Head of Account 0030-02-103-003-02

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 115376 to 115418

being No 160402550 for the year 2021.



Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2021.04.07 17:24:06 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/04/07 05:24:06 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)