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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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wherein the conditions of registration, the signature sheets and the endorsement sheets attached with the document are part of this document

Chief Sub-Registrar IV  
Registrar (RS 7 (2)) of  
Registration 1908  
Alipore, South 24 Parganas

16 OCT 2020

03 NOV 2020

**DEED OF CONVEYANCE**

THIS INDENTURE OF SALE made this the 16<sup>th</sup> day of **October**  
Two Thousand and Twenty (2020)

BETWEEN

*[Signature]*  
Advocate

S. 1359/000/20

56

01.10.2020



Date \_\_\_\_\_  
Send to Tapesh Mishra (Adv)  
at High Court Calcutta  
Rupees 500

*Das*  
Samir Das  
Stamp Vendor  
Alipore Police Court  
South 24 Prg., Kol

- Naresh Chopra



3606

- Naresh chopra



3607

- Boudh day



3608

- Abhijit Day

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

16 OCT 2020

Identified by:

Sam Bharat Chopra  
Son of Naresh chopra  
PL-113, Sec-B  
Metropolitan Housing Society  
KOL-700105 (Business)



(1) **SRI BULBUL DEY, (PAN - ADPPD7172G), (Aadhaar No. 2895 2712 6239)**, son of Late Lal Mohan Dey, by Occupation : Business and (2) **SRI ABHIJIT DEY, (PAN - BFQPD3365H), (Aadhaar No. 6857 8452 3536)**, son of Sri Bulbul Dey, by Occupation – Service, both by Faith - Hindu, both by Nationality – Indian, both are residing at Ruchira Residency, Tower-7, Flat No.6/3, 369, Purbachal Kalitala Main Road, Post Office : Haltu, Police Station – Garfa, Kolkata - 700078, District – South 24-Parganas, hereinafter jointly called and referred to as the **“OWNERS/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 **ONE PART**

**AND**

**SRI NARESH CHOPRA, (PAN – ACDPC4401G), (Aadhaar No. 3561 8319 2308)**, son of Late Ram Ratan Chopra, by faith - Hindu, by Occupation – Business, by Nationality - Indian, residing at Plot No.113, Sector – B, Metropolitan Housing Society, South Canal Road, Post Office – Dhapa, Police Station – Tiljala, Kolkata – 700 105, District – South 24-Parganas, hereinafter called and referred to as the **“PURCHASER”** (which expression shall unless repugnant to or excluded by the context be deemed to mean and include his heirs, executors, administrators, representatives, successors and assigns) of the **OTHER PART**.

**WHEREAS** the present **OWNERS/VENDORS** herein are the absolute joint recorded Owners of a Plot of 'Bastu' land measuring net land area of **2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty) Sq.ft. more or less** togetherwith one Tile shed measuring an area of **200 (Two Hundred) Sq.ft.** standing thereon lying and situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag Nos. 195 and 196, under present R.S. Khatian No.117,** lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as **K.M.C. Premises No.2643, Nayabad,** being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District – South 24-Parganas.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 12<sup>th</sup> December, 1984, registered in the Office of Addl. District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.65, at Pages 348 to 359, Being No.5725,



Deputy Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration Act  
Alipore, South 24 Parganas

16 OCT 2020



for the year 1984, one Mr. B.K. Lala, Sub-Ordinate Judge, 3<sup>rd</sup> Court, Alipore on behalf of one Smt. Kamala Bala Mondal, wife of Late Bholanath Mondal, residing at 81/3, Tollygunge Road, Kolkata – 700 033, sold, conveyed, transferred, assigned and granted a big plot of land measuring an area of 20 (Twenty) Bighas situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag Nos.195 and 196, under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, formerly P.S. Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, District South 24 Parganas, in favour of one (i) Sri Sasanka Sekhar Chowdhury, son of Late Kali Krishna Chowdhury, of 5/21, Bijoygarh, P.S. Jadavpur, Kolkata – 700 32 and (ii) Sri Dharendra Maitra, son of Sri Bhuvan Mohan Maitra of 2/65, Gandhi Colony, Kolkata – 700 040.

**AND WHEREAS** thereafter by virtue of a registered Deed of Conveyance dated 15.01.1985, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.4, at Pages 270 to 277, Being No.220, for the year 1985, said (i) Sri Sasanka Sekhar Chowdhury and (ii) Sri Dharendra Maitra, sold, conveyed, transferred, assigned and granted part of the demarcated land measuring an area of 16 (Sixteen) Cottahs out of total land area measuring 20 (Twenty) Bighas situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag Nos.195 and 196, under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, formerly P.S. Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, District South 24 Parganas, in favour of one Smt. Minati Chowdhury, wife of Sri Prabir Chowdhury, of Mahajati Nagar, Birati, P.S. DumDum, Kolkata – 700 051.

**AND WHEREAS** thereafter the said Owner namely Smt. Minati Chowdhury developed the property and prepared a master plan wherein she showed several plots, road and Block owing to sell the same to different intending purchasers.

**AND WHEREAS** by virtue of a registered Deed of Conveyance dated 12.08.1985, registered at the Office of District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Volume No.190, at Pages 255 to 268, Being No.11226 for the year





1985, said Smt. Minati Chowdhury, sold, conveyed, transferred, assigned and granted one plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, presently within P.S. Panchasayar, formerly P.S. Purba Jadavpur, District - South 24-Parganas, in favour of Smt. Krishna Majumder alias Krishna Mazoomder, wife of Sri Subrata Majumder of 58A, Park Street, P.S. Karya, Kolkata – 700 017.

**AND WHEREAS** thereafter said Smt. Krishna Majumder, mutated and recorded her land in the record of The Kolkata Municipal Corporation known and numbered as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094.

**AND WHEREAS** while enjoying the same peacefully by virtue of a registered Deed of Conveyance dated 10.04.2012, registered at the Office of District Sub-Registrar - III, Alipore, South 24-Parganas and recorded in Book No.I, CD Volume No.7, Pages from 5727 to 5745, Being No.03119 for the year 2012, said Smt. Krishna Majumder alias Krishna Mazoomder, sold, conveyed, transferred, assigned and granted her aforesaid purchased plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos.117 and 118, corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, known as K.M.C. Premises No.2643, Nayabad, within the Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 094, District - South 24-Parganas, in favour of the previous



Owner namely Smt. Nandini Ganguly, wife of Mr. Abhijit Ganguly, residing at 117A, Selimpur Road, Flat No. A-3, Ashina, P.O. Dhakuria, P.S. Jadavpur, Kolkata – 700 031, for a valuable consideration as mentioned therein.

**AND WHEREAS** after purchase said Smt. Nandini Ganguly, mutated and recorded her land in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2643, Nayabad, within the Ward No.109**, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094.

**AND WHEREAS** after purchasing the aforesaid plot of land said Smt. Nandini Ganguly mutated and recorded her name in the record of Ld. B.L. & L.R.O. Kasba vide Reference M/Case No.545/2013 and Memo No.18/mut/5385/BLLRO/ ATM/Kasba dated 09.10.2013 and the property is now under R.S. Dag Nos.195 and 196, under present R.S. Khatian No.117 of said Mouza - Nayabad and accordingly the Ld. B.L. & L.R.O. Kasba, has issued the mutation Certificate in favour of the previous Owner said Smt. Nandini Ganguly.

**AND WHEREAS** thereafter the said Smt. Nandini Ganguly taken conversion in respect of the nature and character of her Land from 'Shali' to 'Bastu vide Case No.193/2014 and Memo No.17/3378/Con. Certificate/BLLRO/ATM/Kasba dated 02.07.2015 issued by Ld. BL. & L.R.O office Kasba.

**AND WHEREAS** while seized and possessed of by virtue of a registered Deed of Sale dated 30.05.2016, registered at the Office of District Sub-Registrar - V, Alipore, South 24-Parganas and recorded in Book No. I, Volume No. 1630-2016, Pages from 49050 to 49073, Being No. 163001662 for the year 2016, said Smt. Nandini Ganguly, sold, conveyed, transferred, assigned and granted her aforesaid purchased plot of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprised in R.S. Dag No.195, measuring land area of 1 (One) Cottah 15 (Fifteen) Chittacks 08 (Eight) Sq.ft. and in R.S. Dag No.196, measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian Nos.117 and 118,



corresponding to C.S. Dag No.102, C.S. Khatian Nos.5 & 6, known as K.M.C. Premises No.2643, Nayabad, within the Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District - South 24-Parganas, in favour of the present **OWNERS/VENDORS** herein namely **SRI BULBUL DEY** and **SRI ABHIJIT DEY**, for a valuable consideration as mentioned therein.

**AND WHEREAS** after purchase the present **OWNERS/VENDORS** mutated and recorded their purchased land in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.2643, Nayabad, within Ward No.109**, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas.

**AND WHEREAS** thereafter the present **OWNERS/VENDORS** mutated and recorded their names in the record of **Ld. B.L. & L.R.O, Kasba** vide Reference M/Case No.919/2016 and Memo No.18/mut/206/BLLRO/ ATM/Kasba/17 dated 16.01.2017 in the name of Sri Bulbul Dey and Reference M/Case No.920/2016 and Memo No.18/mut/205/BLLRO/ATM/Kasba/17 dated 16.01.2017 in the name of Sri Abhijit Dey.

**AND WHEREAS** the present **OWNERS/VENDORS** herein are the absolute joint owners and possessors of the said plot of land measuring land area of **2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less** togetherwith one Tile shed measuring an area of **200 (Two Hundred) Sq.ft.** in Block "A" Plot No.39, situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56**, comprising in **R.S. Dag Nos.195 & 196**, under present **R.S. Khatian No.117**, known as **K.M.C. Premises No.2643, Nayabad, within Ward No.109**, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas, as described in the **SCHEDULE** below and since purchase the present **OWNERS** herein are in physical possession of the said property which is free from all encumbrances.

**AND WHEREAS THE VENDORS** have made representation, warranty and declare that :



- i) Since acquiring the right title interest in the said land and hereditament the **VENDORS** are in physical possession of the said land and hereditament.
- ii) The **VENDORS** have not received any notice from any authority for acquisition or requisition and declares that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove and since acquiring the right title interest of the said land and hereditament the **VENDORS** have not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached encumbered or affected or defected in title.
- iv) The **VENDORS** have now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDORS** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDORS** or the **VENDORS'** predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.

**AND WHEREAS** being in need of money the present **VENDORS** have decided for absolute sale of his said land measuring land area of **2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft.** more or less togetherwith one Tile shed measuring an area of **200 (Two Hundred) Sq.ft.** in Block "A" Plot No.39, situate in **Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56,** comprising in present **R.S. Dag Nos.195 & 196, under R.S. Khatian No.117, known as K.M.C. Premises No.2643,**





Nayabad, within the Ward No.109, Assessee No.31-109-08-2754-0, presently P.S. Panchasayer, formerly P.S. Purba Jadavpur, Kolkata – 700094, District South 24 Parganas, as morefully mentioned in the SCHEDULE below and the PURCHASERS herein have also agreed to purchase the same at or for the consideration price declared by the VENDORS and the PURCHASER has paid to the VENDORS the total consideration sum of Rs.37,45,000/- (Rupees Thirty Seven Lac and Forty Five Thousand) only as full and final consideration money as described in the Memo herein below against ALL THAT piece and parcel of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less togetherwith one Tile shed measuring an area of 200 (Two Hundred) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in present R.S. Dag Nos.195 & 196, under R.S. Khatian No.117, known as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas, as morefully mentioned and described in the SCHEDULE hereunder written and delineated and shown in the annexed Plan/ Map by RED borderline which is the part and parcel of this deed.

NOW THIS INDENTURE WITNESSETH that in pursuance of the verbal Agreement and in declared consideration of the said sum of Rs.37,45,000/- (Rupees Thirty Seven Lac and Forty Five Thousand) only well and truly paid by the PURCHASER to the VENDORS on or before the execution of these presents and that being the full consideration money at the said land and tile shed (the receipt whereof the VENDORS do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the VENDORS do hereby acquit, release and forever discharge the said PURCHASER as well as the said land hereby conveyed) and the VENDORS do hereby grant, transfer, convey, sell assure and assigns unto the said PURCHASER ALL THAT piece and parcel of land measuring an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less togetherwith one Tile shed measuring an area of 200 (Two Hundred) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in present R.S. Dag Nos.195 & 196, under R.S. Khatian No.117,



known as **K.M.C. Premises No.2643, Nayabad, within Ward No.109**, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094, District - South 24-Parganas and also lying within the jurisdiction of The Kolkata Municipal Corporation and more specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDORS** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control or possession of the **VENDORS** or any person or persons from whom the said **VENDORS** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so to be unto the said **PURCHASER** absolutely forever free from all encumbrances and the **VENDORS** do hereby covenant with the **PURCHASER** that **NOTWITHSTANDING** any act thing deed matters whatsoever made done or executed or knowingly suffered to the contrary the **VENDORS** now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the **PURCHASER** in manner aforesaid and delivered vacant and peaceful possession of the said land unto the **PURCHASER** simultaneously with the execution of these presents **AND** the **PURCHASER** shall and may **AT ALL** times hereafter peaceably and quietly hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting his name duly mutated in the Kolkata Municipal





Corporation in place of the **VENDORS** or their predecessor in title and receive the rents, issues and profits thereof without any lawful eviction, interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the **VENDORS** or any of their predecessor in title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the **PURCHASER** indemnified from or against all charges, estates, encumbrances, created by the **VENDORS** or any of their predecessor in title and that free from all encumbrances whatsoever made or suffered by the **VENDORS** or any person or persons lawfully or equitably claiming as aforesaid **FURTHER** that the **VENDORS** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDORS** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said **PURCHASER** as shall or may reasonably be required.

**THE VENDORS** do hereby declare that the land hereby sold and fully described in the **SCHEDULE** hereunder written has not been previously leased, mortgaged sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever in the said land. The said land has not been acquired by the State of West Bengal or any Public body nor did the **VENDORS** receive any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law. The **VENDORS** sold the said land while having good, clear and marketable title and free from all encumbrances and delivered vacant and peaceful possession of the said land unto the **PURCHASER**.

If any of the statements or covenants made hereinbefore by the **VENDORS** is found to be false or any fraud is detected hereafter the **VENDORS** shall be liable to compensate the **PURCHASER** for the same.

If any error or omission is transpired in future in the recitals of this Deed, the **VENDORS** shall at the costs and request of the **PURCHASER** do and execute any

supplementary deed or deed of rectification or Deed of Declaration in favour of the **PURCHASER**, his heirs, successors representatives and assigns.

**THE VENDORS 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 as lawful owners with full and absolute power and authority to convey transfer assure and assign the said land 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 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 Owners of the said land and hereditament hereby conveyed and transferred to them by necessary proceedings or otherwise without any objection from the **VENDORS**.
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 said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the **VENDORS** or any person claiming through under or in trust arising through or for them.
4. That the said land and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispences, debts liabilities and the **VENDORS** 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** 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** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** makes do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land 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 their full 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 said Bastu land measuring land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less togetherwith one Tile shed measuring an area of 200 (Two Hundred) Sq.ft. in Block "A" Plot No.39, situate in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in present R.S. Dag Nos.195 & 196, under R.S. Khatian No.117, known as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700094, District – South 24-Parganas, and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS**.

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 any person lawfully or equitably claiming from under or in trust for the **VENDORS**.



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 with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDORS** 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 property 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** declare that the land togetherwith a tile shed standing thereon hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDORS** sold the said land togetherwith a tile structure which 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 said land with tile shed while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASER**.
10. That the said **VENDORS** have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.
11. That the **VENDORS** also declare that they shall give full co-operation for necessary mutation (if required) under the concerned authorities in future in favour of 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 making construction or erecting the building thereon and enjoy the same without any interruption and hindrances.





13. The PURCHASER shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the PURCHASER shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the VENDORS have delivered the Original title Deed, original link Deeds, paid up land-tax bills, B.L. & L.R.O. Mutation Certificates, Conversion Certificates, R.S. Record of Right, K.M.C. Mutation Certificate, paid up K.M.C. tax bills etc, relating to the said land and Property as mentioned in the SCHEDULE hereunder written to the PURCHASER herein at the time of execution of these presents.

**SCHEDULE REFERRED TO ABOVE**

ALL THAT piece and parcel of 'Bastu' land measuring land area of 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. more or less togetherwith one residential Tile shed measuring an area of 200 (Two Hundred) Sq.ft. having cemented flooring, in Block "A" Plot No.39, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in present R.S. Dag No.195 measuring land area 1 (One) Cottah 15 (Fifteen) Chittacks 8 (Eight) Sq.ft. and in R.S. Dag No.196 measuring land area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft. totaling land area 2 (Two) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft., under R.S. Khatian No.117, known as K.M.C. Premises No.2643, Nayabad, within Ward No.109, being Assessee No.31-109-08-2754-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094, District - South 24-Parganas, together with the right to take electric, tap water, Gas, Telephone etc. connections through the adjacent road and also togetherwith all easement rights through the adjacent passage and the entire sold plot of land as delineated in the Site Plan annexed hereto and shown by **RED BORDER** lines and entire sold property is butted and bounded in the manner following :-

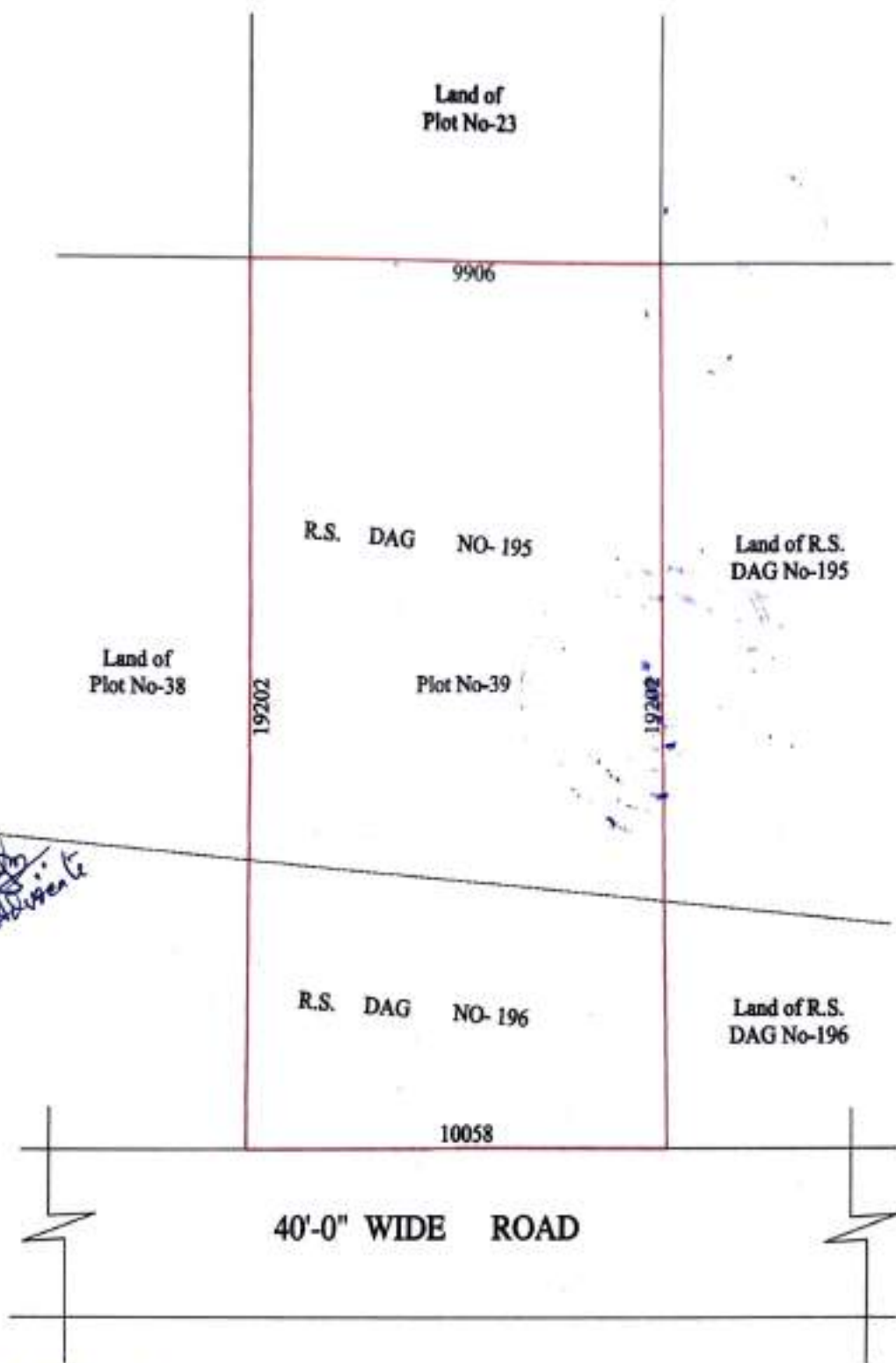
<u>ON THE NORTH</u>	:	Plot No.23 of R.S. Dag No.195(Part);
<u>ON THE SOUTH</u>	:	40'-0" wide K.M.C. Road;
<u>ON THE EAST</u>	:	Property of others of R.S. Dag No.195 and 196(Part);
<u>ON THE WEST</u>	:	Plot No.38 of R.S. Dag No.195 and 196(Part).

SITE PLAN SHOWN THE PLOT NO -39, AT PREMISES NO -2643, NAYABAD  
CORRESPONDING TO R.S. DAG NO- 195 & 196, R.S. KHATIAN NO- 117 IN  
MOUZA- NAYABAD, J.L. NO-25, UNDER P.S. PANCHASAYAR, K.M.C. WARD  
NO- 109, BOROUGH- XII, KOLKATA- 700094.

AREA OF LAND = 02 K-13 CH-38 SFT ( SHOWN IN RED BORDER LINE)



SCALE - 1:150



*Submittal*

*Pranab Day*  
*Abijit Day*

SIGNATURE OF VENDER

*B Sarkar*  
BIJOY SARKAR  
L.B.S. No.- 1515 (I)  
K.M.C.  
SIGNATURE OF SURVEYOR

*Nareem chofar*

SIGNATURE OF PURCHASER



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

**WITNESSES :**

1. Ram Bhavrat Chopra  
PL-113 sec-B  
Metropolitan  
Housing Society  
At Kolkata-700105

1. *Bonkul Day*

2. *Abhijit Day*

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

2. Bikram Saha  
Nayabad Kol-krogy

*Naseem chopra*

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

PREPARED & DRAFTED BY :

*Tapesh Mishra*

(TAPESH MISHRA)  
ADVOCATE [ Enrol. No. F/1224/07 ]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-700086

Mob. 9836115120

Email: tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.37,45,000/- (Rupees Thirty Seven Lac and Forty Five Thousand) only as full and final settlement of entire consideration sum in respect of the within mentioned land and property known as K.M.C. Premises No.2643, Nayabad, Kolkata - 700 094 alongwith a tile shed in the manner followings :

Sl. No.	Demand Draft No.	Date	Name of the Bank and Branch	Paid in favour of	Amount
1.	471353	15.10.2020	State Bank of India, Canal South Road Branch.	Bulbul Dey	Rs.18,72,500.00
2.	471355	16.10.2020	-Do-	Abhijit Dey	Rs.18,72,500.00

Total : Rs.37,45,000.00

(Total Rupees Thirty Seven Lac and Forty Five Thousand) only)

WITNESSES :

1. Ram Bharatchopra  
Metropolitan Housing  
Society PL-113 Sec-B  
KOL-105

1. Bulbul Dey  
2. Abhijit Dey

2. Bikram Saha  
Nayabad Kol-70094

SIGNATURE OF THE VENDORS





Name .. BULBUL DEY ..  
 Signature .. Bulbul Dey ..

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



Name .. ABHIJIT DEY ..  
 Signature .. Abhijit Dey ..

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



Name .. NARESH CHOPRA ..  
 Signature .. Nareesh Chopra ..

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



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

Name ..  
 Signature ..

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

3957/20

19-202021-011738993-1

Payment Mode Online Payment

Bank : ICICI Bank

BRN Date: 15/10/2020 10:33:55

BRN Date: 15/10/2020 10:21:33  
53398066

DEPOSITOR'S DETAILS

Id No. : 2001359000/1/2020  
[Query No./Query Year]

Name : NARESH CHOPRA

Mobile No. : +91 8820219942

Contact No. :

Address : P 113 SEC B METROPOLITON HSG KOLKATA 700105

E-mail :

Applicant Name : Mr Tapesh Mishra

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	2001359000/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	381337
2	2001359000/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	63650

Total

444987

In Words : Rupees Four Lakh Forty Four Thousand Nine Hundred Eighty Seven only








Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001359000/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Bulbul Dey Ruchira Residency, 369, Purbachal Kalitala Main Ro, Flat No: 6/3, Tower-7,, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Seller			<i>Bulbul Dey</i> 16.10.2020
2	Mr Abhijit Dey Ruchira Residency, 369, Purbachal Kalitala Main Ro, Flat No: 6/3, Tower-7,, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078	Seller			<i>Abhijit Dey</i> 16.10.2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Naresh Chopra Metropolitan Housing Society, South Canal Road, Block/Sector: B, Plot No.113,, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105	Buyer			Naresh chopra 16-10-2020
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ram Bharat Chopra Son of Mr Naresh Chopra Plot No.113, Metropolitan Housing Society, South C, Block/Sector: B, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105	Mr Bulbul Dey, Mr Abhijit Dey, Mr Naresh Chopra			Ram Bharat chopra 16-10-2020

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





सत्यमेव जयते

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

Query No / Year	2001359000/2020	Office where deed will be registered
Query Date	15/10/2020 9:32:43 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Tapeshe Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 37,45,000/-	Rs. 63,63,610/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 3,81,837/- (Article:23)	Rs. 63,650/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
		Rs. 500/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2643, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 13 Chatak 38 Sq Ft	36,85,000/-	63,03,610/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>				4.7277Dec	36,85,000 /-	63,03,610 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	60,000 /-	60,000 /-	





Buyer Details :		
SI No	Name & address	Execution Admission Details :
1	Mr Bulbul Dey Son of Late Lal Mohan Dey, Ruchira Residency, 369, Purbachal Kalitala Main Ro, Flat No: 6/3, Tower-7,, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx2G, Aadhaar No.: 28xxxxxxxx6239, Status : Individual, Executed by: Self To be Admitted by: Self	Individual Executed by: Self To be Admitted by: Self
2	Mr Abhijit Dey Son of Mr Bulbul Dey, Ruchira Residency, 369, Purbachal Kalitala Main Ro, Flat No: 6/3, Tower-7,, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BFxxxxxx5H, Aadhaar No.: 68xxxxxxxx3536, 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	Execution Admission Details :
1	Mr Naresh Chopra Son of Late Ram Ratan Chopra, Metropolitan Housing Society, South Canal Road, Block/Sector: B, Plot No.113,, P.O:- Dhapa, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx1G, Aadhaar No.: 35xxxxxxxx2308, Status : Individual, Executed by: Self To be Admitted by: Self	Individual Executed by: Self To be Admitted by: Self

Identifier Details :	
Name & address	
Mr Ram Bharat Chopra Son of Mr Naresh Chopra Plot No.113, Metropolitan Housing Society, South C, Block/Sector: B, P.O:- Dhapa, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . Identifier Of Mr Bulbul Dey, Mr Abhijit Dey, Mr Naresh Chopra	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Bulbul Dey	Mr Naresh Chopra-2.36385 Dec
2	Mr Abhijit Dey	Mr Naresh Chopra-2.36385 Dec

Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr Bulbul Dey	Mr Naresh Chopra-100 Sq Ft
2	Mr Abhijit Dey	Mr Naresh Chopra-100 Sq Ft

**Note:**  
1. If the given information are found incorrect, then the assessment made stands invalid.





## Major information of the Deed

Deed No :	I-1604-03957/2020	Date of Registration	03/11/2020
Query No / Year	1604-2001359000/2020	Office where deed is registered	
Query Date	15/10/2020 9:32:43 AM	1604-2001359000/2020	
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, 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. 37,45,000/-	Rs. 63,63,610/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,81,837/- (Article:23)	Rs. 63,682/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2643, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		2 Katha 13 Chatak 38 Sq Ft	36,85,000/-	63,03,610/-	Width of Approach Road: 40 Ft.,
<b>Grand Total :</b>					<b>4.7277Dec</b>	<b>36,85,000 /-</b>	<b>63,03,610 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>60,000 /-</b>	<b>60,000 /-</b>	

**Seller Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Bulbul Dey</b> Son of Late Lal Mohan Dey Ruchira Residency, 369, Purbachal Kallitola Main Ro, Flat No: 6/3, Tower-7., P.O:- Haitu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2G, Aadhaar No: 28xxxxxxxx6239, Status :individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Pvt. Residence
2	<b>Mr Abhijit Dey</b> Son of Mr Bulbul Dey Ruchira Residency, 369, Purbachal Kallitola Main Ro, Flat No: 6/3, Tower-7., P.O:- Haitu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5H, Aadhaar No: 68xxxxxxxx3536, Status :individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Pvt. Residence

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Naresh Chopra (Presentant )</b> Son of Late Ram Ratan Chopra Metropolitan Housing Society, South Canal Road, Block/Sector: B, Plot No.113., P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1G, Aadhaar No: 35xxxxxxxx2308, Status :individual, Executed by: Self, Date of Execution: 16/10/2020 , Admitted by: Self, Date of Admission: 16/10/2020 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ram Bharat Chopra</b> Son of Mr Naresh Chopra Plot No.113, Metropolitan Housing Society, South C, Block/Sector: B, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105			

Identifier Of Mr Bulbul Dey, Mr Abhijit Dey, Mr Naresh Chopra

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Bulbul Dey	Mr Naresh Chopra-2.36385 Dec
2	Mr Abhijit Dey	Mr Naresh Chopra-2.36385 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Bulbul Dey	Mr Naresh Chopra-100.00000000 Sq Ft
2	Mr Abhijit Dey	Mr Naresh Chopra-100.00000000 Sq Ft



**Endorsement For Deed Number : I - 160403957 / 2020**

**On 16-10-2020**

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

Presented for registration at 16:47 hrs on 16-10-2020, at the Private residence by Mr Naresh Chopra ,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 63,63,610/-

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

Execution is admitted on 16/10/2020 by 1. Mr Bulbul Dey, Son of Late Lal Mohan Dey, Ruchira Residency, 369, Purbachal Kalitala Main Ro, Flat No: 6/3, Tower-7,, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Mr Abhijit Dey, Son of Mr Bulbul Dey, Ruchira Residency, 369, Purbachal Kalitala Main Ro, Flat No: 6/3, Tower-7,, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Mr Naresh Chopra, Son of Late Ram Ratan Chopra, Metropolitan Housing Society, South Canal Road, Sector: B, Plot No.113,, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business

Identified by Mr Ram Bharat Chopra, , , Son of Mr Naresh Chopra, Plot No.113, Metropolitan Housing Society, South C, Sector: B, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by profession Business

*Pradipta*

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

**On 03-11-2020**

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 63,682/- ( A(1) = Rs 63,636/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 63,650/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/10/2020 10:33AM with Govt. Ref. No: 192020210117389931 on 15-10-2020, Amount Rs: 63,650/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 53398066 on 15-10-2020, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,81,837/- and Stamp Duty paid by Stamp Rs 500/-  
by online = Rs 3,81,337/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 56, Amount: Rs.500/-, Date of Purchase: 01/10/2020, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 15/10/2020 10:33AM with Govt. Ref. No: 192020210117389931 on 15-10-2020, Amount Rs: 3,81,337/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 53398066 on 15-10-2020, 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 1604-2020, Page from 154353 to 154389

being No 160403957 for the year 2020.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA

Date: 2020.11.10 16:23:51 +05:30

Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2020/11/10 04:23:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)