

Niloy Prokash Gangoli
Gautam Deo
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

14

NS CONSTRUCTION
Gautam Deo
Partner

necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.

12. The PURCHASER shall be entitled to or will have the right to 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.

FURTHER NOTED THAT THE VENDOR has sold out 50% of her total property as described in the SCHEDULE – B below and after Sale of the said property the VENDOR is now the Owner of remaining portion of the land measuring an area of 1 (One) Cottahs 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. alongwith one title shed measuring an area of 100 (One hundred) Sq.ft. being part of K.M.C. Premises No. 295, Kalikapur.

BE IT NOTED THAT the VENDOR shall deliver the Original title Deed, link Deed, upto date paid up land-tax bills, B.L. & L.R.O. Mutation certificate, R.S. Record of Right, etc, relating to the said land and Property as mentioned in the SCHEDULE hereunder written to the PURCHASERS herein at the time of execution of these presents.

SCHEDULE – 'A' REFERRED TO ABOVE
(DESCRIPTION OF ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring net land area of 3 (Three) Cottahs 6 (Six) Chittacks 30.866 (Thirty Point Eight Six Six) Sq.ft. more or less as per present physical measurement alongwith two Nos. of tile sheds standing thereon each measuring an area of 100 (one hundred) Sq.ft. more or less situated in Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3 comprising in portion of R.S. Dag No.365, under R.S. Khatian No.169, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata – 700 099 and the entire land as delineated

[Signature]

Niloy Prokash Gangoli
Gautam Deo
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitutive Attorney of
ANIRBAN BHAAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

15

NS CONSTRUCTION
Gautam Deo
Partner

in the Site Plan annexed hereto and the property zone is Kalikapur – Kalikapur and the entire property is bounded in the manner following :-

ON THE NORTH : Land of others/Scheme Plot No. 12 ;
ON THE SOUTH : 30'-0" wide Road;
ON THE EAST : Land of others/Scheme Plot No. 4 ;
ON THE WEST : Land of others/Scheme Plot No. 2 .

SCHEDULE – 'B' REFERRED TO ABOVE
(SOLD PORTION OF THE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring 1 (One) Cottah 11 (Eleven) Chittacks 15.433 (Fifteen Point Four Three Three) Sq.ft. out of total net land area of 3 (Three) Cottahs 6 (Six) Chittacks 30.866 (Thirty Point Eight Six Six) Sq.ft. more or less as per present physical measurement alongwith one Tile shed measuring an area of 100 (One hundred) Sq.ft. out of two Nos. of tile sheds standing thereon each measuring an area of 100 (one hundred) Sq.ft. more or less situated in **Mouza : Kalikapur, J.L. No.20, Touzi Nos.3-5,12, Scheme Plot No. 3** comprising in portion of **R.S. Dag No.365, under R.S. Khatian No.169**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No.109, **K.M.C. Premises No.295, Kalikapur, P.S. Purba Jadavpur, Kolkata – 700 099** and the sold land is delineated in the Site Plan annexed hereto and the property zone is Kalikapur – Kalikapur and sold property is butted and bounded in the manner following :-

ON THE NORTH : Land of others/Scheme Plot No. 12 ;
ON THE SOUTH : 30'-0" wide Road;
ON THE EAST : Part of/Scheme Plot No. 3;
ON THE WEST : Land of others/Scheme Plot No. 2 .

[Handwritten signature]

Niloy Prokash Gangoli
Gautam Dey

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Con. State Attorney of
ANIRBAN LHAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Dey
Partner

16

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

WITNESSES :

1. *Alokjib Kumar Meshre*
69/1, Baghajatin Place
Kolkata - 700 86

Sornita Laha
SIGNATURE OF THE VENDOR

2. *Sanjita Laha*
P-11/1/02, Prayas Co-operative
Housing Society,
Bardhalighata - Patuli,
Kolkata - 700094.

Anirban Lhaumik
SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :

Debes Kumar Misra (MS)
(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/198
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

Niloy Prokash Gangoli
Gautam De
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituted Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

17

NS CONSTRUCTION
Gautam De
Partner

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASERS the within mentioned sum of Rs.49,50,000/- (Rupees Forty nine lac Fifty Thousand) only as full and final settlement of entire consideration sum in respect of the within mentioned property as mentioned in the SCHEDULE B above in the manner followings :

Sl. No.	Cheque No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	083781	30.03.2021	State Bank of India, New Market Branch, 401-13	Rs. 10,00,000.00
2.	083782	30.03.2021	DO	Rs. 10,00,000.00
3.	083783	30.03.2021	DO	Rs. 10,00,000.00
4.	083784	30.03.2021	DO	Rs. 10,00,000.00
5.	083785	30.03.2021	DO	Rs. 9,50,000.00
TOTAL :				Rs.49,50,000.00

Samita Laha

(Rupees Forty nine lac Fifty Thousand) only
WITNESSES :

1. Dipak Kumar Das.
S/o Late Kumarish Chandra Das
26A. Dr. Suresh Sarkar Road.
Kolkata 700014.

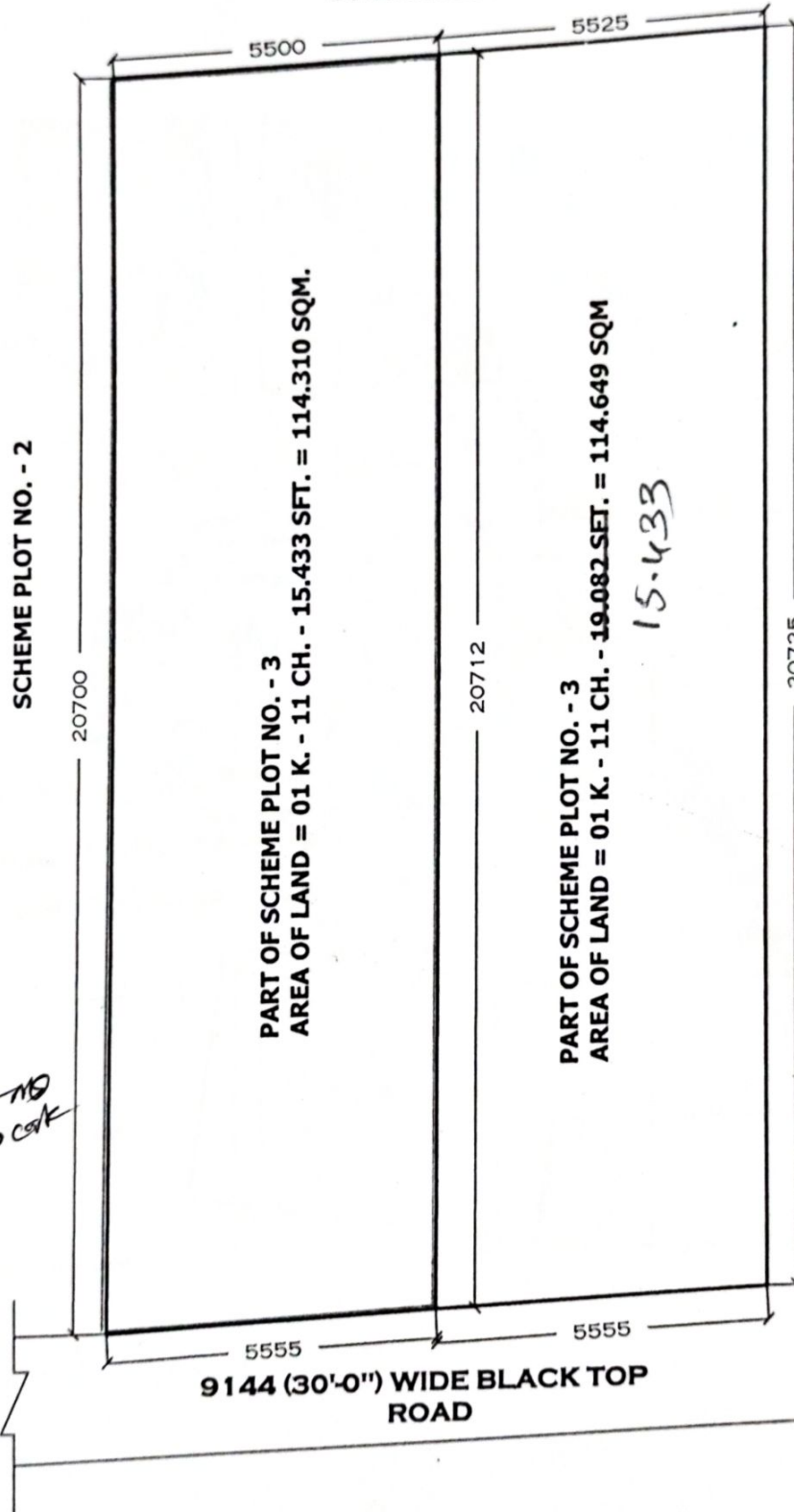
Samita Laha

SIGNATURE OF THE VENDOR

2. *Samita Laha*,
P-11/1/02, Prayas Co-operative
Housing Society,
Banshualighala - Pakuli,
Kolkata - 700094.

SITE PLAN OF THE PLOT AT C.S. DAG NO. - 306/213, PORTION OF R.S. DAG NO. - 365, J.L. NO. - 20, MOUZA - KALIKAPUR, KHATIAN NO. - 169, BEING PART OF K.M.C. PREMISES NO.- 295, KALIKAPUR, WARD NO.-109, BOROUGH NO. - XII, P.S. - PURBA JADAVPUR, KOLKATA - 700 099 .
AREA OF LAND = 01 K. - 11 CH. - 15.433 SFT. = 114.310 SQM. (SHOWN IN RED BORDER.)

SCHEME PLOT NO. - 12



SCALE : - 1:100



SCHEME PLOT NO. - 2

20700

PART OF SCHEME PLOT NO. - 3
 AREA OF LAND = 01 K. - 11 CH. - 15.433 SFT. = 114.310 SQM.

20712

PART OF SCHEME PLOT NO. - 3
 AREA OF LAND = 01 K. - 11 CH. - 15.433 SFT. = 114.649 SQM

15.433

20725

SCHEME PLOT NO. - 4

*Niloy Prokash Gangoli
 Gautam Deo*

**NILOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constitute Attorney of
 ANIRBAN BHAUMIK**

NS CONSTRUCTION
Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION
Gautam Deo
 Partner

*NS
 78/10 COTK*

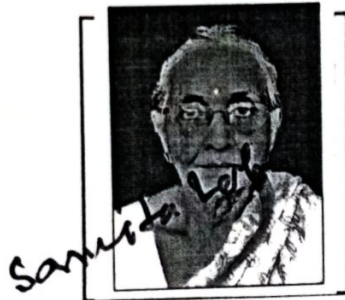
D. I. P. . .

Sarmita Laha

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

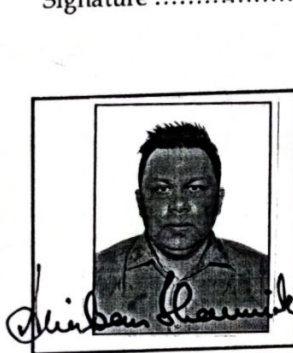
Signature



	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.....

Signature Samita Laha



	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name ANIRBAN BHAUMIK

Signature Anirban Bhaumik

	Thumb	1st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

Niloy Prakash Gangoli
Gautam Dey
 NILOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constitute Attorney of
 ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prakash Gangoli
 Partner

NS CONSTRUCTION
Gautam Dey
 Partner



Niloy Prokash Gangoli
Gautam De

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam De
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFSPB6803K



नाम /NAME

ANIRBAN BHAUMIK

पिता का नाम /FATHER'S NAME

MANABENDRA NARAYAN BHAUMIK

जन्म तिथि /DATE OF BIRTH

15-01-1978

हस्ताक्षर /SIGNATURE

Anirban Bhaumik

आयकर आयुक्त, प.सं.-111

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069;

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

Niroy Prokash Gangoli
Gautam Deo

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constituent Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION

Niroy Prokash Gangoli
Partner

Self Attested

Anirban Bhaumik

NS CONSTRUCTION

Gautam Deo
Partner



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

4232 6452 4800
 VID: 9172 7194 6616 9268

আমার আধার, আমার পরিচয়

Niloy Prokash Gangoli
Gautam Deo
 NILOY PROKASH GANGOLI
 & GAUTAM DEY
 As a Constitute Attorney of
 ANIRBAN BHAUMIK



 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

NS CONSTRUCTION
Niloy Prokash Gangoli
 Partner

NS CONSTRUCTION
Gautam Deo
 Partner

Major Information of the Deed

Deed No :	I-1603-02782/2021	Date of Registration	31/03/2021
Query No / Year	1603-2000674649/2021	Office where deed is registered	
Query Date	26/03/2021 10:56:04 PM	1603-2000674649/2021	
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]		
Set Forth value	Market Value		
Rs. 49,50,000/-	Rs. 54,13,145/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,24,809/- (Article:23)	Rs. 54,177/- (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: Kalikapur, Road Zone : (Kalikapur -- Kalikapur) , , Premises No: 295, , Ward No: 099 Pin Code : 700099

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	1 Katha 11 Chatak 15.433 Sq Ft	49,20,000/-	53,83,145/-	Width of Approach Road: 30 Ft.,
Grand Total :					2.8197Dec	49,20,000 /-	53,83,145 /-

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 /-	



Niloy Prokash Gangoli
Gautam De

**NILOY PROKASH GANGOLI
& GAUTAM DEY**
As a Constitute Attorney of
ANIRBAN BHAUMIK



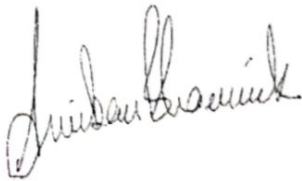
NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam De
Partner



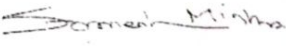
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Samita Laha Wife of Late Sambhunath Laha Executed by: Self, Date of Execution: 30/03/2021 , Admitted by: Self, Date of Admission: 31/03/2021 ,Place : Office			Samita Laha 31/03/2021
43, New Santoshpur Main Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx0N, Aadhaar No: 69xxxxxxxx4952, Status :Individual, Executed by: Self, Date of Execution: 30/03/2021 , Admitted by: Self, Date of Admission: 31/03/2021 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anirban Bhaumik (Presentant) Son of Late Manabendra Narayan Bhaumik Executed by: Self, Date of Execution: 30/03/2021 , Admitted by: Self, Date of Admission: 30/03/2021 ,Place : Office			 30/03/2021
Son of Late Manabendra Narayan Bhaumik Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx3K, Aadhaar No: 71xxxxxxxx7544, Status :Individual, Executed by: Self, Date of Execution: 30/03/2021 , Admitted by: Self, Date of Admission: 30/03/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra H C CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014			 30/03/2021
Identifier Of Mrs Samita Laha, Mr Anirban Bhaumik			

Niloy Prokash Gangoli
Gautam Dey
NILOY PROKASH GANGOLI & GAUTAM DEY
 As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Dey
Partner

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Samita Laha	Mr Anirban Bhaumik-2.81974 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Samita Laha	Mr Anirban Bhaumik-100.00000000 Sq Ft

Niloy Prokash Gangoli
Gautam Deu

**NILOY PROKASH GANGOLI
& GAUTAM DEY**
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam Deu
Partner

On 30-03-2021

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

Presented for registration at 14:13 hrs on 30-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Anirban Bhaumik ,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 54,13,145/-

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

Execution is admitted on 30/03/2021 by Mr Anirban Bhaumik, Son of Late Manabendra Narayan Bhaumik, P-44, Dr. Sundari Mohan Avenue, P.O: Entally, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others

Indetified by Mr Somesh Mishra, , , Son of Mr D K Misra, H C CALCUTTA, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,177/- (A(1) = Rs 54,131/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 54,145/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 12:38PM with Govt. Ref. No: 192020210251277731 on 30-03-2021, Amount Rs: 54,145/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKQ0756452 on 30-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,24,809/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,24,709/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AG6258, Amount: Rs.100/-, Date of Purchase: 25/03/2021, Vendor name: Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 12:38PM with Govt. Ref. No: 192020210251277731 on 30-03-2021, Amount Rs: 3,24,709/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKQ0756452 on 30-03-2021, Head of Account 0030-02-103-003-02

Dhar

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 31-03-2021

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 : 23 of Indian Stamp Act 1899.

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

Execution is admitted on 31/03/2021 by Mrs Samita Laha, Wife of Late Sambhunath Laha, 43, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Niloy Prokash Gangoli

**NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK**

NS CONSTRUCTION
Niloy Prokash Gangoli
Partner

NS CONSTRUCTION

Gautam De
Partner

Indetified by Mr Somesh Mishra, , Son of Mr D K Misra, H C CALCUTTA, P.O: GPO, Thana: Hare Street, , City/Town:
KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Dhar

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Niroy Prokash Gangoli
Gautam Dey

NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION
Niroy Prokash Gangoli
Partner

NS CONSTRUCTION
Gautam Dey
Partner

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1603-2021, Page from 91260 to 91288
being No 160302782 for the year 2021.



Digitally signed by DEBASISH DHAR
Date: 2021.04.23 17:43:21 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2021/04/23 05:43:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

NS CONSTRUCTION

Niloy Prokash Gangoli
Partner

Niloy Prokash Gangoli
Gautam De
NILOY PROKASH GANGOLI
& GAUTAM DEY
As a Constitute Attorney of
ANIRBAN BHAUMIK

NS CONSTRUCTION

Gautam De
Partner

(This document is digitally signed.)