

19694/2022

19655/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AM 688953

*Handwritten signature*

*Handwritten notes:*  
 2/336108u/m  
 06 Colha 10cm.  
 12 fu  
 20706909/-

Verified that the Document is admitted of Registration. The Signaturesheet and the endorsement sheets attached to this document are the part this Documents

*Signature*  
 Additional Registrar of Assurances-IV, Kolkata

7 DEC 2022

*Handwritten signature*  
 Additional Registrar of Assurances-IV, Kolkata

**CONVEYANCE**

THIS DEED OF CONVEYANCE IS EXECUTED ON THIS 7<sup>TH</sup> DAY OF DECEMBER, 2022.

8100

05 DEC 2022

No..... ₹ 100/- Date.....

Name: .....

Address: .....

Vendor: .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

DMD LEGAL CONSULTANTS  
12, Park Street, Kolkata-700 071



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 DEC 2022

**BETWEEN:**

- ✓ 1. **MRS. SANTANA PAL**, Daughter of Late Paresh Chandra Pal, having **PAN: CLLPP8808H** and **ADHAAR NO. 7235 0162 6448**, by occupation- Housewife, Religion-Hindu, by Nationality-Indian, residing at 2/15, Vidya Sagar Upanibesh, Vidya Sagar, P.O: Bagha Jatin, P.S Patuli, Kolkata-700086.
- ✓ 2. **MR. SWAPAN KUMAR PAL**, son of Late Paresh Chandra Pal, having **PAN: AFFPP9310L** and **ADHAAR NO. 5016 8230 5104**, by occupation- Retired, Religion- Hindu, by Nationality-Indian, residing at 4C, Shyampukur Lane, Police Station- Shyampukur, Post Office Shyambazar, Kolkata- 700004, West Bengal
- ✓ 3. **MR. SHYAMAL KUMAR PAL**, son of Late Paresh Chandra Pal, having **PAN: AFAPP0117L** and **ADHAAR NO. 9153 3929 7044**, by occupation- Retired, by Religion-Hindu, by Nationality-Indian, residing at 4C, Shyampukur Lane, Police Station- Shyampukur, Post Office Shyambazar, Kolkata- 700004, West Bengal;
- ✓ 4. **MRS. SAKUNTALA BASAK**, daughter of Paresh Chandra Pal, having **PAN: AKXPB4214G** and **ADHAAR NO. 9374 4768 5144**, by occupation- Housewife, By Religion-Hindu, by Nationality-Indian, residing at P-787, Block-A, Lake Town, South Dum Dum, 700089, District- North 24 Parganas, Police Station- Lake Town, Post Office - Lake Town, Pin: 700089
- ✓ 5. **MR. SOMENATH PAL**, son of Late Smriti Kumar Pal, having **PAN: AGLPP2794H** and **ADHAAR NO. 2087 5860 7428** by occupation- Service, By Religion-Hindu, by Nationality-Indian, residing at P-4, Arcadia Extension, P.S Behala, P.O Behala District South 24 Parganas Pin. 700034;
- ✓ 6. **MRS. SOMA BASAK** alias **SOMA PAL**, daughter of Late Smriti Kumar Pal having **PAN: AJSPB1592M** and **ADHAAR NO. 8184 9395 7065**, by occupation- Housewife, by religion-Hindu, by Nationality-Indian, residing at 171A, A.P.C Road, Post Office- Shyambazar, Police Station- Shyampukur; Pin 700004



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
27 DEC 2022

Hereinafter referred to and collectively called as the "**OWNERS/VENDORS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, heiresses and legal representatives and assignees) of the **FIRST PART**.

**AND**

**M/S ASA ENTERPRISE**, having (**PAN: ABJFA1879M**), a partnership firm having its registered Office at 2A Lower Range, Ground Floor, P.O Circus Avenue, P.S Benia Pukur Kolkata Pin- 700017, represented by its two partners namely **MR. SHAHNAWAZ ALAM (AFDPA7896N)** and (**AADHAAR: 721628889125**) (**PHONE NUMBER: 9831010585**), son of Late Badre Alam, by faith – Islam, by occupation – Business, by Nationality – Indian, residing at Premises No. P-233, Park Street, Police Station – Beniapukur, P.O Park Street, Kolkata – 700017 and **SMT. SANDHYA DEVI (PAN ARAPD3153E)** and (**AADHAAR: 917030248581**), daughter of Basudev Bhakat, by faith- Hindu, by occupation Business, residing at 4/48, Hudco Housing Estate, 95-Ultadanga Main Road, P.O. Kakurgachi, P.S Maniktala, Kolkata-700054,

Hereinafter referred to and called as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successor or successors in office, administrators and / or assigns) of the **SECOND PART**.

**AND**

**SRI PUSKAR BASU (PAN: AVHPB8355K)** and (**AADHAAR: 2920 2820 5455**) son of Paritosh Basu, by Faith Hindu, by Nationality Indian, by Occupation: Business, Residing at 19/1, Nilmoni Mitra Street, Police Station- Burtolla, Post Office: Beadon Street, Kolkata- 700006 hereinafter referred to and called the "**CONFIRMING PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context he deemed to mean and include his heirs, heiresses and legal representatives and assignees) of the **THIRD PART**

The "**VENDORS**", "**PURCHASER**" and the "**CONFIRMING PARTY**" are hereinafter individually referred as "**PARTY**" and collectively referred as the "**PARTIES**".



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
27 DEC 2022

**A. SUBJECT MATTER:**

Sale of **ALL THAT** piece and parcel of land measuring about **6 Katha 10 chittak 12 sq. ft.** more or less along with a Dwelling House standing thereupon being G+1 storied building (dwelling house) measuring about 1000 Sq. Ft more or less comprising of 550 Sq. Ft. area more or less on the Ground Floor and 450 Sq. Ft. more or less on the 1<sup>st</sup> Floor, lying and situated at and being **Premises No. 4C, Shyampukur Lane**, Police Station- Shyampukur, Post Office- Shyambazar within the local limits of K.M.C Ward No. 010, within the ambit of Kolkata Municipal Corporation having its **Assesse No. 110104100089**, District: Kolkata- Pin. 700004, The Land and the structure herein after collectively referred to as the "**Said Property**", Together With all the rights, liberties, easements, privileges, advantages and appurtenances thereto. More fully delineated by color **RED** in the annexed site plan.

**B. BACKGROUND (TITLE):**

1. **WHEREAS** one **Dhanendra Nath Mitter** S/o Late Girish Chunder Mitter and **Sreemutty Golap Mohini Dassi** w/o Late Girish Chunder Mitter were jointly the owners and in possession of partly upper roomed and partly lower roomed brick built messuage, tenement or dwelling house together with land hereditaments at **Premises No. 4, Shyampukur Lane**, in Suttanuty in the North Division of Calcutta, by way of inheritance.

2. **AND WHEREAS** By a Deed of Conveyance dated 30.07.1896, the said **Dhanendra Nath Mitter** and **Sreemutty Golap Mohini Dassi** jointly sold transferred and conveyed the abovementioned property to one **Behari Lal Basak** S/o Kulla Chand Basak, which was registered with the office of Sub-Registrar of Assurances in Calcutta, recorded in Book- I, Volume No. 59, from pages 215 to 220, being **Deed No. 2524 for the year 1896**.

3. **AND WHEREAS** prior to demise, the said **Behari Lal Basak** had published his last Will and Testament dated 20.11.1910, whereby he appointed his wife **Sreemutty Hurromoni Dassi** and his son **Hem Chandra Basak** as his executrix and executor to the said Will, whereby he had gave, devised and bequeathed upon his wife all the properties as mentioned in Schedule "A" of the said Will including Premises No. 4,



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA.  
7 DEC 2022



Shyampukur Lane, Calcutta, which was to be held and enjoyed during her lifetime without any power of alienation and after her death all his properties including **Premises No. 4 Shyampukur Lane**, Calcutta shall devolve upon his sons namely **1. Sarat Chandra Basak, 2. Probodh Chandra Basak, 3. Satish Chandra Basak and 4. Hem Chandra Basak** in equal shares.

4. **AND WHEREAS** while enjoying and possessing the same, the said **Behari Lal Basak** died intestate on or about 01.11.1911 leaving behind his wife **1. Sreemutty Hurromoni Dassi** and four sons namely **2. Sarat Chandra Basak, 3. Probodh Chandra Basak, 4. Satish Chandra Basak and 5. Hem Chandra Basak** and his other legal heirs.

5. **AND WHEREAS** by virtue of order of Probate of the said last Will and Testament of **Behari Lal Basak** dated 21.06.1912, the executor and executrix namely **Hurromoni Dassi** and **Hem Chandra Basak** administered the estate of the said Behari Lal Basak.

6. **AND WHEREAS** the said **Sarat Chandra Basak** died intestate on 04.11.1929 leaving behind his two daughters namely **Sreemutty Labangalalta Dassi** and **Sreemutty Sarbamangala Dassi** as his only legal heirs.

7. **AND WHEREAS** **Sarat Chandra Basak**, prior to his death published his last Will and Testament dated 10.09.1929 whereby he appointed both his son in law namely **Ashutosh Basak** (husband of Sreemutty Labangalalta Dassi) and **Kiran Chandra Basak** (husband of Sarbamangala Dassi) as the executors of his last Will and Testament and he gave devised and bequeathed all his estate upon his two daughters namely **Sreemutty Labangalalta Dassi** and **Sreemutty Sarbamangala Dassi** in equal shares.

8. **AND WHEREAS** said **Sreemutty Sarbamangala Dassi** died intestate in the year 1929 leaving behind her husband **Kiran Chandra Basak** as her only legal heir.

9. **AND WHEREAS** said **Satish Chandra Basak**, died intestate in the year 1934 leaving behind his wife namely **Sreemutty Basanata**



*[Handwritten mark]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 DEC 2022

**Kumari Dassi** and two sons namely **Chandidas Basak** and **Nakari Basak** as his legal heirs.

10. **AND WHEREAS** with effect from about December 1935, Premises **No. 4 Shyampukur Lane** was separately assessed and numbered as **4A Shyampukur Lane ,4B Shyampukur Lane & 4C Shyampukur Lane** respectively.

11. **AND WHEREAS** said **Hem Chandra Basak**, who was the executor to the last Will and Testament of **Behari Lal Basak**, died intestate on 17.10.1941 leaving behind his wife namely **Sreemutty Mohamaya Dassi** and his only son namely **Hrishikesh Basak** as his legal heirs.

12. **AND WHEREAS** That **Sreemutty Hurromoni Dassi**, who was the executrix to the last Will and Testament of **Behari Lal Basak**, died intestate on 11.01.1945 and upon her death the entire property devolved upon said 1. **Basanata Kumari Dassi**, 2. **Chandidas Basak** 3. **Nakari Basak**, 4. **Probodh Chandra Basak**, 5. **Sreemutty Mohamaya Dassi**, 6. **Hrishikesh Basak**, 7. **Sreemutty Labangalalta Dassi** and 8. **Kiran Chandra Basak** jointly.

13. **AND WHEREAS** that order of Probate to the last Will and Testamant of **Sarat Chandra Basak** was granted by the Hon'ble High Court of Judicature at Fort William in Bengal, to said **Kiran Chandra Basak** as the sole surviving executor (**Ashutosh Basak** was deceased at the time of grant of the said Probate) vide order dated 26.07.1945.

14. **AND WHEREAS** that **Basanata Kumari Dassi**, **Chandidas Basak** and **Nakari Basak**, instituted a suit against **Probodh Chandra Basak**, **Sreemutty Mohamaya Dassi**, **Hrishikesh Basak**, **Sreemutty Labangalalta Dassi** and **Sreemutty Kanansassi Dassi** for partition and administration of the estate of the said **Behari Lal Basak** and for determination of shares of the parties and for partition and allotment being **Suit No. 1226 of 1945** instituted in the Hon'ble High Court of Judicature at Fort William in Bengal.



✓

REGISTRAR OF ASSURANCES  
KOLKATA  
27/07/2022

15. **AND WHEREAS** said **Kiran Chandra Basak** died intestate leaving behind his sole widow **Sreemutty Jogemaya Dassi** and his minor son namely **Sudhir Kumar Basak**, as his sole legal heirs.

16. **AND WHEREAS** that by virtue of a Preliminary Decree dated 03.09.1948 said **Nakari Basak** and **Chandidas Basak** jointly were entitled to undivided 1/4<sup>th</sup> share of and in the estate of Behari Lal Basak including Premises No. 4A, 4B and 4C Shyampukur Lane. And said **Probodh Chandra Basak** was entitled to another undivided 1/4<sup>th</sup> share of and in the estate of Behari Lal Basak. And said **Sreemutty Mohamaya Dassi** and **Hrishikesh Basak** was entitled to another undivided 1/4<sup>th</sup> share of and in the estate of Behari Lal Basak, and said **Sreemutty Labangalalta Dassi** was entitled to undivided 1/8<sup>th</sup> share of and in the estate of Behari Lal Basak and said **Jogemaya Dassi** and **Sudhir Kumar Basak** was entitled to the remaining undivided 1/8<sup>th</sup> share of and in the estate of Behari Lal Basak.

17. **AND WHEREAS** one **Mr. Manindralal Bose** was appointed as the Commissioner of Partition by the order dated 03.09.1948 passed by the Hon'ble Court.

18. **AND WHEREAS** said **Basanta Kumari Dasi** died intestate on 12.08.1953 leaving behind her two sons namely **Chandidas Basak** and **Nakari Basak**.

19. **AND WHEREAS** said **Chandidas Basak** died intestate and unmarried on 09.01.1955, thereby said **Nakari Basak** became the owner of 1/4<sup>th</sup> share of the aforesaid property.

20. **AND WHEREAS** by an order dated 12.07.1955 issued by the Hon'ble Court in suit 1226 of 1945, wherein the leave was granted to the Commissioner of Partition to sell the said property being Premises No. 4A, Premises No. 4B and Premises No. 4C Shyampukur Lane in the town of Calcuttaa.

21. **AND WHEREAS** by Deed of Conveyance dated 07.05.1956 **Manindralal Bose** S/o Probodh Chandra Bose in his capacity as Commissioner of Partition appointed in Suit No. 1226 of 1945 of Hon'ble High Court of Judicature at Fort William in Bengal (thereinafter referred



*[Handwritten mark]*

ADDITIONAL REGISTRAR  
OF ASSURANCES - BANGALORE  
7 DEC 2022

to as Commissioner of Partition) being the confirming Party of the **First Part**, said **Nakari Basak** S/o Satish Chandra Basak, **Probodh Chandra Basak** s/o Behari Lal Basak, **Sreemutty Labangalalta Dassi** widow of Ashutosh Basak, **Jogemaya Dassi** widow of Kiran Chandra Basak, **Sudhir Kumar Basak Dassi** Son of Kiran Chandra Basak, **Sreemutty Mohamaya Dassi** widow of Hem Chandra Basak and **Hrishikesh Basak** son of Hem Chandra Basak jointly sold transferred and conveyed to **Jayanti Bala Pal** w/o Paresh Chandra Pal and **Smriti Kumar Pal** S/o Paresh Chandra Pal the aforesaid property being All that the piece and parcel of land admeasuring **2 Cottah 15 Chittak 36 Sq. Ft.** situated at Premises No. 4A Shyampukur land and Part of Premises No. 4B Shyampukur lane in Sutanutty in the north division of Calcutta together with the common passage situated on the north of the Premises No. 4B Shyampukur Lane admeasuring an area of 2 Chittak 38 sq. Ft. and Partly One storied and Partly two stories brick built messuage tenements or dwelling house, together with All that the piece and parcel of land admeasuring an area of 3 Cottah 10 Chittak 21 sq. Ft. more or less situated at Premises No. 4C Shaympukur Lane and Part of Premises 4B Shyampukur Lane in total **6 Cottah 10 Chittak 12 Sq. Ft.** land which was registered with the office of the Registrar of Assurances, Calcutta, recorded in Book-I, Volume No. – 53, pages 142 to 159, being Deed No. 2224 for the year 1956.

22. **AND WHEREAS** subsequently said **Jayanti Bala Pal** and **Smriti Kumar Pal** entered into an Articles of Agreement with Moti Chand Mallik, Sushil Kumar Mallik and Sunil Kumar Mallik, who were the owners of Premises No. 4B Shyampukur Lane dated 07.05.1956, to agree upon terms of usage of land as stated there in the Agreement, which was registered with the office of the Registrar of Assurances, Calcutta, recorded in Book-I, Vol. No. – 48, from pages 277 to 284, being **Deed No. 2227 for the year 1956.**

23. **AND WHEREAS** While possessing and enjoying the piece and parcel of the aforesaid property said **Smriti Kumar Pal** died intestate on 09.03.2003 leaving behind his wife namely **Ila Pal** one son **Somenath Pal** and one daughter namely **Soma Pal alias Soma Basak** and they all inherited the aforesaid property as per the Hindu Law of Succession



2

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
= 7 DEC 2022



24. **AND WHEREAS** While possessing and enjoying the piece and parcel of the aforesaid property said **Jayanti Bala Pal** died intestate on 04.12.2014 leaving behind her two sons namely **Swapan Kumar Pal** and **Shyamal Kumar Pal** and two daughters namely **Santana Pal** and **Shakuntala Basak** and they all inherited the aforesaid property as per the Hindu Law of Succession. It is pertinent to mention that Paresh Chandra Pal husband of Jayanti Bala Pal predeceased her.

25. **AND WHEREAS** While possessing and enjoying the aforesaid property said **Swapan Kumar Pal , Shyamal Kumar Pal , Santana Pal , Shakuntala Basak, Somenath Pal, Soma Pal** and **Ila Pal** (All being the Vendors/owners therein) executed a **Memorandum of Understanding** with **Sri Puskar Basu** (being vendee/ developer therein) and (Confirming Party herein) for sale of ALL THAT a piece and parcel of land measuring about **6 Katha 10 chittak 12 sq. ft.** more or less along with a Dwelling House standing thereupon being G+1 storied building lying and situated at and being Premises No. **4C, Shyampukur Lane** and **Premises No. 4A, Shyampukur Lane,** Police Station-Shyampukur, Post Office- Shyambazar within the local limits of KMC Ward No. 010, within the ambit of Kolkata Municipal Corporation, Kolkata- 700004 along with various terms and conditions mentioned therein for a consideration amount of **Rs. 1,50,00,000/- (One Crore Fifty Lakhs Only)** and out of the entire consideration amount an amount of **Rs. 10,00,000/- (Rupees Ten lakhs Only)** was paid as an advance towards the vendors therein and the Balance amount was agreed to be paid at the time of execution of Deed of Conveyance. The payment of **Rs. 10,00,000/- (Rupees Ten lakhs Only)** was made in the following manner:

Sl No.	Cheque No.	Date	Drawn On	Amount
1	000808	15.12.2020	ICICI BANK SHYAM BAZAR	Rs. 3,50,000/-
2	000809	15.12.2020		Rs. 3,50,000/-
3	000810	15.12.2020		Rs. 1,00,000/-
4	000811	15.12.2020		Rs. 1,00,000/-
5	000812	15.12.2020		Rs. 1,00,000/-

26. **AND WHEREAS** after execution of the Memorandum of Understanding said **Sri Puskar Basu** also incurred expenses which is including payment of arrear taxes, Maintenance of the property, various



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 7 DEC 2022

repair, renovation related work of the said Property, removal of tenants, other statutory payments, etc. and entire expenses which is calculated to an amount of **Rs. 20,00,000/- (Rupees Twenty lakhs Only)** more or less.

27. **AND WHEREAS** While possessing and enjoying a piece and parcel of the aforesaid property said **Ila Pal** also died intestate on 02.02.2022 leaving behind **Somenath Pal** and **Soma Pal** and her legal heirs and they inherited the property left by **Ila Pal** as per the Hindu Law of Succession.

28. **AND WHEREAS** Premises No. 4A Shyampukur Lane having its **Assessee No. 110104100065** and Premises No. 4C Shyampukur Lane having **Assessee No. 110104100089** amalgamate to **Premises No. 4C Shyampukur Lane** having its **Assessee No. 110104100089** vide Order No. **Dy. M AC (N) dated 02.08.2022**.

29. While possessing and enjoying the aforesaid land said **Swapan Kumar Pal , Shyamal Kumar Pal , Santana Pal , Shakuntala Basak, Somenath Pal** and **Soma Pal** (All the Vendors herein) recorded the aforesaid property being **ALL THAT** a piece and parcel of land measuring about **6 Katha 10 chittak 12 sq. ft.** more or less along with a Dwelling House standing thereupon being G+1 storied building measuring about 1000 Sq. Ft area more or less, comprising of 550 Sq. Ft. area more or less in the Ground Floor, and 450 Sq. Ft. area more or less in the 1<sup>st</sup> Floor, lying and situated at and being Premises No. **4C, Shyampukur Lane**, Police Station- Shyampukur, Post Office- Shyambazar within the local limits of KMC Ward No. 010, within the ambit of Kolkata Municipal Corporation, Kolkata- 700004 recorded under Assessee No. **110104100089** of the Kolkata Municipal Corporation,

30. **AND WHEREAS** the Confirming Party herein could not complete the transaction as per the Memorandum of Understanding due to its paucity of fund and therefore approached the **Purchaser** on behalf of the Owners herein to purchase the "**Said Property**" marked and delineated in color **RED** in the plan annexed herewith and morefully and specifically described in the **SCHEDULE** hereunder written and the Vendors/Owners out of their free will and consent having accepted to sell the "**Said Property**" to the Purchaser herein and are executing this



✓

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 DEC 2022

Deed of Conveyance in favor of the Purchaser. And the Confirming Party joining in the execution of these present with an undertaking and thereby confirming that he will fulfill all legal requirements leaving behind no impediments in law for the sale and conveyance of the Said Property to and in favor of the Purchaser and the Purchaser herein shall pay back the amount paid by the confirming Party herein i.e **Rs. 10,00,000/- (Rupees Ten lakhs Only)** as per the Memorandum of Understanding, out of the entire consideration amount without any interest before the execution of this instant Deed of Conveyance and the details of which is mentioned hereunder below.

31. **AND WHEREAS** the purchaser herein also agrees to pay back the entire expenses incurred by the Confirming Party herein for the purpose of payment of arrear taxes, Maintenance of the property, various repair, renovation related work of the said Property, removal of tenants, various statutory work related to the said property, etc. and entire expenses is calculated to an amount of **Rs. 20,00,000/- (Rupees Twenty lakhs Only)** and the details of the payment is explained herein under and shall be paid to the Confirming Party herein out of the entire consideration amount.

32. **AND WHEREAS** the Vendors/Owners and the Confirming Party have assured the Purchaser that the **Said Property** as described in the **Schedule** hereunder written is free from all kinds of encumbrances, attachments, charges, any other claims and demands such as prior sale, gift, mortgage, will, trust, exchange, lease, legal flaws, prior agreement to sale, loan, surety, lien, court injunctions, litigation, stay orders, notices, charges, attachment in the decree of any court or other judicial fora, hypothecation or any other registered or unregistered encumbrances acquisitions, requisitions trusts whatsoever.

33. **AND WHEREAS** the Purchaser relying on the aforesaid representations and assurances made by the Vendors/Owners and the confirming party herein and believing the same to be true and correct has agreed to purchase the Said Property as described in the **Schedule** hereunder written, from the Vendors at a fixed consideration price of **Rs. 1,70,0000/- (Rupees One Crore Seventy Lakhs Only)** on certain terms and conditions.



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 DEC 2022

34. The Vendors considering the said offer price as fair, proper and reasonable and highest according to present market value prevailing in and around the locality have accepted the said offer of the Purchaser herein and agreed to sell the Said Property mentioned in the **Schedule** hereunder as given below with all common and easement rights and facilities unto the PURCHASER.

**C. NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

**C.1.** Purchaser herein the "Said property" together with the rights of easement for beneficial enjoyment of the property free from all encumbrances which the Purchaser shall have and hold forever hereafter upon payment of the consideration.

**C.2. Consideration of Vendors/Owners:** At or before the execution hereof, the Purchaser has paid to the Vendors/Owners the consideration of **Rs. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only)** against the sale and transfer of the schedule mentioned property herein (Said property) which the Vendors accepts and acknowledges in the Receipts and Memo of Consideration hereunder.

**C.3. Consideration of Confirming Party:** At or before the execution hereof, the Purchaser has paid to the Confirming Party an amount of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** which the Confirming Party accepts and acknowledges in the Receipts and Memo of Consideration hereunder.

**C.4. Transfer:** The transfer being affected herein is a "Sale within the meaning of Section 54 of the Transfer of Property Act, 1882.

**C.5. Possession:** At or before the execution hereof, the Vendors herein have handed over the khas, vacant and peaceful possession of the schedule mentioned property unto the Purchaser, and all other appurtenances, structures thereto including but not limited to rights of easements for the beneficial use of the Property, which the Purchaser shall have and hold forever hereafter.

**D. Representations and Warranties of the Vendor:**

Subject: [Faint text]



✓

ADDITIONAL REGISTRAR  
OF ASSURANCES, KARNATAKA  
27 DEC 2022



- D.1.1. Clear & marketable title:** The Owners/Vendors possesses clear, marketable, unfettered, absolute and unrestricted right, title and interest on the Said Property and are jointly are the absolute and exclusive Owners of the respective portions of the Said Property having peaceful, legal and physical possession thereof and no other person and/or persons have any right, title, interest, claim or concern of any nature therein. The Owners have made all payments to be made in terms of, the Said Property was acquired and there are no impediments, defaults, omissions or constraints whatsoever with regard to the rights, Ownership, title, estate, privileges and interests vesting in the Owners. All current and antecedent title documents have been duly registered and stamped at the correct valuation of the said Land as required under Applicable law;
- D.1.2. No litigation:** There are no pending or threatened litigation(s) including any appellate proceedings, arbitrations, suits, proceedings, disputes, lis-pendens, attachment, claims, demands, notices of acquisition or requisition, reservations, prohibitory orders, notices of any nature whatsoever concerning or relating to or involving the said Land or the Owners pertaining to the Said Property. There are no court orders or any orders / directions from any Governmental Authority or any other person, which may have any adverse effect on the Ownership of the Said Property;
- D.1.3. No Encumbrance & Contiguous:** The said property is free from all kinds of Encumbrance and third party claims including any prior sale / agreement to sell, gift, mortgage, tenancy, license, trust, exchange, lease, encroachment by or settled possession of a third party, legal flaw, claims, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, disputes, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered Encumbrance whatsoever. The Said Property is contiguous land and there are no impediments with regard to the development of the said land;
- D.1.4 Due disclosures:** All information contained or referred to in this Instrument which has been given to Purchaser, continues to be, true, complete and accurate in all respects and not misleading in any manner. Nothing has occurred (since the time such



2

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 7 DEC 2022

information was given) that results in any information, provided by them or on his behalf in connection with the transaction contemplated herein, becoming untrue or only partially true in any respect;

**D.1.5 Land Acquisition:** The Owners shall keep the Purchaser indemnified if any loss is caused due to any action etc. taken by any Governmental Authority in respect of acquisition or purchase of the said Land, or any part thereof or any interest in it, revocation of any Development Rights, withdrawal of permission to convert land use such that it affects the transaction contemplated herein, Kolkata Municipal Corporation for any purpose whatsoever, etc. In any event, the Owners shall always keep the Purchaser duly indemnified and harmless against any claim and demand whatsoever as may be made at any point of time in respect of or against the said property;

**D.1.6. Land Ceiling:** The Vendors hereby represents and warrant that the said property is not adversely affected by ceiling limit, whether under the Urban Land (Ceiling & Regulation) Act, 1976 or any other statute.

**D.1.7. Mutation:** The Vendors/Owners declares and affirms that the Purchaser is fully entitled to mutate its name in the record of Kolkata Municipal Corporation and in all public and statutory records in respect of the said property.

**D.1.8. Documentation:** The Vendors/Owners in future shall, at the request and cost of the Purchaser execute, such and all other supplementary deeds and/or documents that may be required for perfecting or bettering the title of the Purchaser to the said schedule mentioned said property or for more effectually transferring the said property to the Purchaser.

**D.1.9. No further Claim:** After the execution of the Deed of Conveyance, the Vendors/Owners/Confirming Party shall have no further (Future Claim or past Claim) monetary claim or any other kind of Claim of any kind or in nature from the Purchaser herein, arising out of the Said property situated upon the Said Land.

**E. Indemnity:** The Vendors/Owners/Confirming Party hereby indemnify and agrees to keep the Purchaser saved, harmless and indemnified against all actions, proceedings, claims, demands,



~

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 DEC 2022

costs, losses or expenses that the Purchaser may suffer or incur hereafter by reason of any claims of any nature whatsoever arising in connection with the Said Property, or any breach of the representations of the Vendor, whether statutory or contractual and the Vendors hereby further undertake and covenant to forthwith pay, reimburse and/or make good such losses, expenses or costs incurred by the Purchaser.

**SCHEDULE**  
**CONVEYED PROPERTY (SAID PROPERTY)**

**ALL THAT** a piece and parcel of land measuring about **6 Katha 10 chittak 12 sq. ft.** more or less along with a Dwelling House <sup>80 YEARS OLD</sup> standing thereupon being G+1 storied building measuring about 1000 Sq. Ft more <sup>CEMENTED</sup> or less, comprising of 550 Sq. Ft. area more or less in the Ground Floor and 450 Sq. Ft. area more or less in the 1<sup>st</sup> Floor, lying and situated at and being Premises No. **4C, Shyampukur Lane**, Police Station- Shyampukur, Post Office- Shyambazar within the local limits of KMC Ward No. 010, within the ambit of Kolkata Municipal Corporation having its Assesse No. 110104100089, District: Kolkata- Pin. 700004, butted and bounded by:

DIRECTION	PARTICULARS
North	3/1 Shyampukur Lane and 4B Shyampukur lane
South	Common Passage <sup>15 FT</sup>
East	Shyampukur lane <sup>15 FT</sup>
West	25 Shyampukur lane

**TOGETHER WITH** all the rights, liberties, easements, privileges, advantages and appurtenances thereto. More fully delineated by color **RED** in the annexed site plan.

Sovereignty of Government



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 DEC 2022

**IN WITNESSES WHEREOF** the Parties have executed this Indenture at Kolkata on the 7<sup>th</sup> Day of December, 2022 as first above written.

**SIGNED AND DELIVERED**

By the **Vendors** above named  
In the presence of:

S. Pal. (Santana Pal.)

1. MRS. SANTANA PAL

Swapan Kumar Pal

2. MR. SWAPAN KUMAR PAL

Shyamal Kumar Pal

3. MR. SHYAMAL KUMAR PAL

Sakuntala Basak

4. MRS. SAKUNTALA BASAK

Somenath Pal.

5. MRS. SOMENATH PAL

Soma Basak

6. MRS. SOMA BASAK

**SIGNED AND DELIVERED** by  
The **Purchaser** above named

ASA ENTERPRISE

ASA ENTERPRISE

Shahnewaz Alam

Sardhya Devi

Partner

Partner

M/S ASA ENTERPRISE

**SIGNED AND DELIVERED** by  
The **Confirming Party**

Sri Puskar Basu

SRI PUSKAR BASU

**Witnesses:**

1. Nagesh-Mukherjee, 54, Borjha St-Kol-17

2. Gagan Paul

Drafted this Deed on the basis of the available documents & information / instruction as provided by the client also read over and explained in Bengali/Hindi and admitted the same by the executants as true and correct.

**FOR DMD LEGAL CONSULTANTS**

*Soumya Sundar Mukherjee*

**SOUMYA SUNDAR MUKHERJEE**

Advocate

Enrollment No. F/746/626/2014



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 DEC 2022



**RECEIPT AND MEMO OF CONSIDERATION OF THE OWNERS HEREIN**

Vendors herein namely **MRS. SANTANA PAL, MR. SWAPAN KUMAR PAL, MR. SHYAMAL KUMAR PAL, MRS. SAKUNTALA BASAK, MRS. SOMENATH PAL and MRS. SOMA BASAK** herein have received from the Purchaser the consideration of **Rs. 1,40,00,000/- (Rupees One Crore Forty Lakhs Only)** the manner as mentioned herein below:

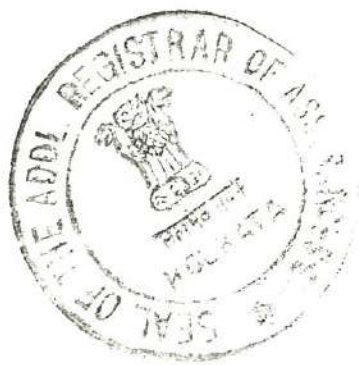
DATE	BANK	Demand Draft NO.	IN FAVOUR OF	AMOUNT
14.11.2022	S.B.I (PARK CIRCUS)	230715	SWAPAN KUMAR PAL	2400000
03.12.2022		230772		75000
TDS				
14.11.2022	S.B.I (PARK CIRCUS)	230718	MRS. SANTANA PAL	2400000
03.12.2022		230771		75000
TDS				
21.11.2022	S.B.I (PARK CIRCUS)	230741	MR. SHYAMAL KUMAR PAL	2400000
03.12.2022		230770		75000
TDS				
30.11.2022	S.B.I (PARK CIRCUS)	230760	MRS. SAKUNTALA BASAK	2400000
03.12.2022		230769		75000
TDS				
16.11.2022	S.B.I (PARK CIRCUS)	230724	MRS. SOMA BASAK	1950000
03.12.2022		230773		30000
TDS				
14.11.2022	S.B.I (PARK CIRCUS)	230714	MRS. SOMENATH PAL	1950000
03.12.2022		230744		30000
TDS				
<b>TOTAL AMOUNT: ONE CRORE FORTY LAKHS ONLY</b>				<b>1,40,00,000/-</b>

Received the entire Consideration

Witness:

1. Nagira Anil,  
54, B. G. Street Kol-17
2. Goutam Paul,  
Sante City, Flat 16D/T-1  
375, P.A.S. Road,  
Kolkata. 700068

- 1 S. Pal, (Santana Pal)
  - 2 Swapan Kumar Pal
  - 3 Shyamal Kumar Pal
  - 4 Sakuntala Basak
  - 5 Somenath Pal.
  - 6 Soma Basak
- (VENDORS/OWNERS HEREIN)



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 DEC 2022

**RECEIPT AND MEMO OF CONSIDERATION OF THE CONFIRMING  
PARTY HEREIN**

**Confirming Party** namely **SRI PUSKAR BASU**, herein have received from the Purchaser an amount of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** the manner as mentioned herein below:

DATE	BANK	CHEQUE NO.	IN FAVOR OF	AMOUNT
06.12.2022	S.B.I (PARK CIRCUS)	180964	PUSKAR BASU	1500000
06.12.2022	S.B.I (PARK CIRCUS)	180965		500000
06.12.2022	S.B.I (PARK CIRCUS)	180966		500000
06.12.2022	S.B.I (PARK CIRCUS)	180967		470000
TDS				30000
<b>TOTAL AMOUNT</b>			<b>30,00,000/-</b>	

Received the Amount

**SRI PUSKAR BASU**

**(CONFIRMING PARTY)**

**Witnesses:**

- (1) ..... *M. S. K. - M. S. K.* .....
- (2) ..... *Goutam Paul* .....





*[Handwritten signature]*

REGISTRAR OF ASSURANCES  
KOLKATA  
27/11/2012

**DEED PLAN AT PREMISES NO.- 4C, SHAMPUKUR LANE, UNDER K.M.C. WARD NO.- 010, BOROUGH - II, KOLKATA - 700004, P.S.- SHYAMPUKUR.**

LAND AREA :- 06K.- 10CH.- 12SFT. OR, 444.259 SQ.M. (M/L) (AS PER DEED)  
 COV. AREA OF GROUND FLOOR :- 550 SFT. (MORE OR LESS)  
 COV. AREA OF FIRST FLOOR :- 450 SFT. (MORE OR LESS)

NOTE :- ALL DIMENSIONS ARE IN MM. & SCALE = 1:150



SHYAMPUKUR LANE  
**ASA ENTERPRISE**

*Shahnawaz Alam*  
 Partner

**ASA ENTERPRISE**  
*Sandhya Devi*

*[Signature]*

SIGN. OF CONFIRMING PARTY

SIGN. OF PURCHASER(S) :-

**Partner**

- 1/ S. Pal.
- 2/ Sasapan Kumar Pal
- 3/ Shyamal Kumar Pal
- 4/ Sakuntala Basak
- 5/ Somnath Das
- 6/ Soma Basak

SIGN. OF VENDOR(S)



✓

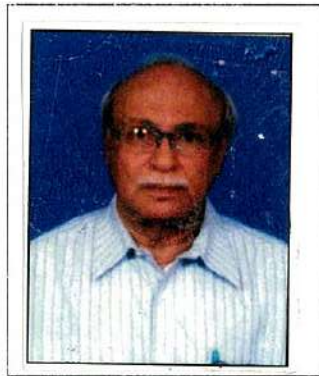
ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
7 DEC 2022

PHOTOGRAPHS AND FINGER PRINTS



So Pal (Santana Pal.)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Soabam Kumar Pal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



~

ADDITIONAL REGISTRAR  
OF ASSURANCES IN P.O. KATA  
- 7 DEC. 2022



PHOTOGRAPHS AND FINGER PRINTS



Shyamal Kumar Dal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sakuntala Basak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 DEC 2022

PHOTOGRAPHS AND FINGER PRINTS



Somenath Pal,

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Some Basak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



2

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
7 DEC 2022

PHOTOGRAPHS AND FINGER PRINTS



Shah Nawaz Alam

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sandhya Devi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



2

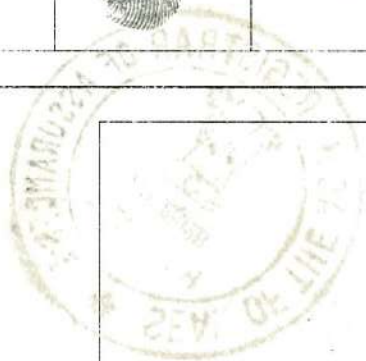
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 DEC 2022

PHOTOGRAPHS AND FINGER PRINTS



*[Handwritten signature]*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*[Empty signature box]*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



~

ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 7 DEC 2022





**THE KOLKATA MUNICIPAL CORPORATION**  
**MUNICIPAL ASSESSMENT BOOK (Portal Copy)**  
**LANDS AND BUILDINGS**  
**ASSESSMENT DEPARTMENT**

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
2	010	41	4C	SHAMPUKUR LANE	NO	NO	110104100089	0000

No of Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Mt.))	Floor((in Sq.ML))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
	D.H.											2/2022		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asstt. making correction (2)
Owner : SANTANA PAL, SWAPAN KUMAR PAL, ,SHYAMAL KUMAR PAL, SAKUNTALA BASAK, ,SOMENATH PAL, SOMA BASAK ,,,,, Address : 4C, SHAMPUKUR LANE, ,KOLKATA - 700004,.....	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
27000		40	08/08/2003	1998-04-01 00:00:00.0	2700	0	2700
42000		40	31/05/2007	2004-04-01 00:00:00.0	4200	0	4200
50820		40	26/02/2022	2016-04-01 00:00:00.0	5082	0	5082
114240		20	26/02/2022	2017-04-01 00:00:00.0	5855	0	5855
233141		20	03/08/2022	2022-07-01 00:00:00.0	11371	0	11371

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionated Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alternations(21)	Remarks (22)
33.75			50	0	2734	136.7	2537				ARV
52.5			50	0	4253	212.65	4040				ARV
63.53			50	0	5146	257.3	4889				ARV
142.8			0	0	5855	292.75	5562.25				JAA
291.43			0	0	11371	568.55	10802.45				JAA

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC. as applicable.



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



192022230205182518

GRN Details

GRN:	192022230205182518	Payment Mode:	SBI Epay
GRN Date:	06/12/2022 19:55:22	Bank/Gateway:	SBIePay Payment Gateway
ERN :	1956811715129	BRN Date:	06/12/2022 19:56:20
Gateway Ref ID:	223409395064	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	061220222020518250	Payment Init. Date:	06/12/2022 19:55:22
Payment Status:	Successful	Payment Ref. No:	2003361084/9/2022

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr DMD LEGAL CONSULTANTS
Address:	12, PARK STREET
Mobile:	9831765559
Email:	registration@dmdlegalconsultants.com
Period From (dd/mm/yyyy):	06/12/2022
Period To (dd/mm/yyyy):	06/12/2022
Payment Ref ID:	2003361084/9/2022
Dept Ref ID/DRN:	2003361084/9/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003361084/9/2022	Property Registration- Stamp duty	0030-02-103-003-02	1037356
2	2003361084/9/2022	Property Registration- Registration Fees	0030-03-104-001-16	237483
			<b>Total</b>	<b>1274839</b>

IN WORDS: TWLEVE LAKH SEVENTY FOUR THOUSAND EIGHT HUNDRED THIRTY NINE ONLY.

## Major Information of the Deed

Deed No :	I-1904-19655/2022	Date of Registration	07/12/2022
Query No / Year	1904-2003361084/2022	Office where deed is registered	
Query Date	28/11/2022 12:11:06 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DMD Legal Consultants 12 Park Street, Queen Mansion, Gate No.1, 5th Floor, Office No. 503,,Thana : Shakespeare Sarani, District : Kolkata, WEST BENGAL, PIN - 700071, Mobile No. : 9831765559, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 2,07,46,909/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,37,456/- (Article:23)	Rs. 2,37,487/- (Article:A(1), E.)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :


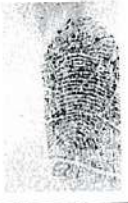
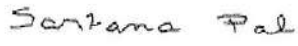





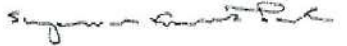
District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Shyam Pukur Lane, Premises No: 4C, , Ward No: 010 Pin Code : 700004



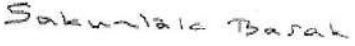








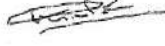
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	6 Katha 10 Chatak 12 Sq Ft	1,69,00,000/-	2,03,41,909/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				<b>10.9588Dec</b>	<b>169,00,000 /-</b>	<b>203,41,909 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1,00,000/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 550 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 450 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 80 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1000 sq ft</b>	<b>1,00,000 /-</b>	<b>4,05,000 /-</b>	

**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mrs Santana Pal</b> Daughter of Late Paresh Chandra Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
2/15, Vidya Sagar Upanibesh, City:- Not Specified, P.O:- Bagha Jatin, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: clxxxxxx8h, Aadhaar No: 72xxxxxxxx6448, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
2	<b>Mr Swapan Kumar Pal</b> Son of Late Paresh Chandra Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
4c, Shyampukur Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: afxxxxxx0l, Aadhaar No: 50xxxxxxxx5104, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
3	<b>Mr Shyamal Kumar Pal</b> Son of Late Paresh Chandra Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office	 07/12/2022	 LTI 07/12/2022	 07/12/2022
4C, Shyampukur Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: afxxxxxx7l, Aadhaar No: 91xxxxxxxx7044, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				



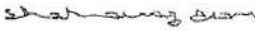



4	Name	Photo	Finger Print	Signature
	<b>Mrs Sakuntala Basak</b> Daughter of Late Paresh Chandra Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
	07/12/2022	LTI 07/12/2022	07/12/2022	
P-787, Lake Town, Block/Sector: A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: akxxxxxx4g, Aadhaar No: 93xxxxxxxx5144, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Mr Somenath Pal</b> Son of Late Smriti Kumar Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
	07/12/2022	LTI 07/12/2022	07/12/2022	
P-4, Arcadia Extension, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx4h, Aadhaar No: 20xxxxxxxx7428, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	<b>Mrs Soma Basak</b> Daughter of Late Smriti Kumar Pal Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
	07/12/2022	LTI 07/12/2022	07/12/2022	
171A, ACP Road, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxxx2m, Aadhaar No: 81xxxxxxxx7065, Status :Individual, Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	<b>Mr PUSKAR BASU</b> Son of Mr Paritosh Basu Executed by: Self, Date of Execution: 07/12/2022 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office			
	07/12/2022	LTI 07/12/2022	07/12/2022	

19/1, Nilmoni Mitra Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx5K, Aadhaar No: 29xxxxxxxx5455, Status :Confirming Party, Executed by: Self, Date of Execution: 07/12/2022  
 , Admitted by: Self, Date of Admission: 07/12/2022 ,Place : Office




**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ASA ENTERPRISE</b> 2A, LOWER RANGE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: ABxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SHAHNAWAZ ALAM (Presentant)</b> Son of Late BADRE ALAM Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office			
		Dec 7 2022 3:22PM	LTI 07/12/2022	07/12/2022
	P-233, Park Street,, City:- Kolkata, P.O:- Park Street, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6N, Aadhaar No: 72xxxxxxxx9125 Status : Representative, Representative of : ASA ENTERPRISE (as PARTNER)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs SANDHYA DEVI</b> Daughter of Mr BASUDEV BHAKAT Date of Execution - 07/12/2022, , Admitted by: Self, Date of Admission: 07/12/2022, Place of Admission of Execution: Office			
		Dec 7 2022 3:26PM	LTI 07/12/2022	07/12/2022
	4/48, HIDCO HOUSING ESTATE, City:- Not Specified, P.O:- KAKURGACHI, P.S:-Manicktalla, District:- North 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx3E, Aadhaar No: 91xxxxxxxx8581 Status : Representative, Representative of : ASA ENTERPRISE (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr KRISHANU MONDAL</b> Son of Mr DIBAKAR MONDAL KARATBERIA, City:- Not Specified, P.O:- KARATBERIA, P.S:-Uluberia, District:- Howrah, West Bengal, India, PIN:- 711316			
	07/12/2022	07/12/2022	07/12/2022
Identifier Of Mrs Santana Pal, Mr Swapan Kumar Pal, Mr Shyamal Kumar Pal, Mrs Sakuntala Basak, Mr Somenath Pal, Mrs Soma Basak, Mr SHAHNAWAZ ALAM, Mrs SANDHYA DEVI, Mr PUSKAR BASU			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Santana Pal	ASA ENTERPRISE-1.82646 Dec
2	Mr Swapan Kumar Pal	ASA ENTERPRISE-1.82646 Dec
3	Mr Shyamal Kumar Pal	ASA ENTERPRISE-1.82646 Dec
4	Mrs Sakuntala Basak	ASA ENTERPRISE-1.82646 Dec
5	Mr Somenath Pal	ASA ENTERPRISE-1.82646 Dec
6	Mrs Soma Basak	ASA ENTERPRISE-1.82646 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Santana Pal	ASA ENTERPRISE-166.66666700 Sq Ft
2	Mr Swapan Kumar Pal	ASA ENTERPRISE-166.66666700 Sq Ft
3	Mr Shyamal Kumar Pal	ASA ENTERPRISE-166.66666700 Sq Ft
4	Mrs Sakuntala Basak	ASA ENTERPRISE-166.66666700 Sq Ft
5	Mr Somenath Pal	ASA ENTERPRISE-166.66666700 Sq Ft
6	Mrs Soma Basak	ASA ENTERPRISE-166.66666700 Sq Ft

On 07-12-2022

**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.

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

Presented for registration at 14:47 hrs on 07-12-2022, at the Office of the A.R.A. - IV KOLKATA by Mr SHAHNAWAZ ALAM ,

**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 2,07,46,909/-

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

Execution is admitted on 07/12/2022 by 1. Mrs Santana Pal, Daughter of Late Paresh Chandra Pal, 2/15, Vidya Sagar Upanibesh, P.O: Bagha Jatin, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. Mr Swapan Kumar Pal, Son of Late Paresh Chandra Pal, 4c, Shyampukur Lane, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person, 3. Mr Shyamal Kumar Pal, Son of Late Paresh Chandra Pal, 4C, Shyampukur Lane, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Retired Person, 4. Mrs Sakuntala Basak, Daughter of Late Paresh Chandra Pal, P-787, Lake Town, Sector: A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 5. Mr Somenath Pal, Son of Late Smriti Kumar Pal, P-4, Arcadia Extension, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 6. Mrs Soma Basak, Daughter of Late Smriti Kumar Pal, 171A, ACP Road, P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 7. Mr PUSKAR BASU, Son of Mr Paritosh Basu, 19/1, Nilmoni Mitra Street, P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Mr KRISHANU MONDAL, , , Son of Mr DIBAKAR MONDAL, KARATBERIA, P.O: KARATBERIA, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by profession Service

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

Execution is admitted on 07-12-2022 by Mr SHAHNAWAZ ALAM, PARTNER, ASA ENTERPRISE (Partnership Firm), 2A, LOWER RANGE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr KRISHANU MONDAL, , , Son of Mr DIBAKAR MONDAL, KARATBERIA, P.O: KARATBERIA, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by profession Service

Execution is admitted on 07-12-2022 by Mrs SANDHYA DEVI, PARTNER, ASA ENTERPRISE (Partnership Firm), 2A, LOWER RANGE, City:- Kolkata, P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr KRISHANU MONDAL, , , Son of Mr DIBAKAR MONDAL, KARATBERIA, P.O: KARATBERIA, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,37,487.00/- ( A(1) = Rs 2,07,469.00/- ,B = Rs 30,000.00/- ,E = Rs 14.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 2,37,483/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2022 7:56PM with Govt. Ref. No: 192022230205182518 on 06-12-2022, Amount Rs: 2,37,483/-, Bank: SBI EPay ( SBlePay), Ref. No. 1956811715129 on 06-12-2022, Head of Account 0030-03-104-001-16

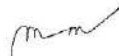


### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,37,366/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,37,356/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 8400, Amount: Rs.100.00/-, Date of Purchase: 05/12/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/12/2022 7:56PM with Govt. Ref. No: 192022230205182518 on 06-12-2022, Amount Rs: 10,37,356/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 1956811715129 on 06-12-2022, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1131704 to 1131741

being No 190419655 for the year 2022.



*mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.12.08 14:20:10 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/08 02:20:10 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)