

04297/05

114

02107

2



02CC 461586  
REV 12,28,000/-

P.S. Jalavpur

81 80000  
71001000  
Sale  
73

A = 7689  
E = 7  
E = 7  
7703

Admissible under Regn. Rule  
Duly stamped under the Indian stamp  
Act 1899 as amended by Act III of 1982  
And secured by the Land Improvement  
Act 1911 and the Land Revenue  
Amendment Act 1978  
Stamp Act, 1957 as amended in 1978  
Rs. ....  
Additional duty under Section 4  
Kolkata Improvement Act - 1911  
Rs. ....  
Total Rs. .... Fee paid

13/1/06

A = 7689  
E = 7  
E = 7  
7703

Add. Dist Sub-Registrar,  
Alipore South 24 Parganas

29/03/06

THIS INDENTURE made this the 5<sup>th</sup> day of September, Two  
Thousand Five BETWEEN (1) SHRI DILIP KUMAR DEY, son of Late  
Jogendra Nath Dey, by faith Hindu, by occupation Service, by nationality -  
Indian, (2) SMT. ANITA DEY, daughter of Late Jogendra Nath Dey, by faith -  
Hindu, by occupation - Service, by nationality - Indian, residing at 76, Tanu  
Pukur Road, Post Office - Dhakuria, Police Station - Kasba, Kolkata - 700 031,

No. 29/12/05  
 dt. 29/12/05  
 Registration  
 29/12/05

As per M.R. No. 29/12/05  
 Rs. 16800/-  
 From 2425915  
 29/12/06

As per M.R. No. 29/12/05  
 Rs. 2893/-  
 29/12/06

Add. Dist Sub Registrar  
 Alipore South 24 Parganas  
 29/12/06

Add. Dist Sub Registrar  
 Alipore South 24 Parganas  
 29/12/06

115

12103

Mr. Daben Kurman Mehta  
Advocate

69/1 Bafujatin Place, Kol-86

Kolkata Collectors,  
Treasury

DM

Dated 04/08/2025.



Advt. No. Sub-Regd.  
All India Form 21-2

20,000 x 4 = 80,000 /  
20 /  
80,020 /

A.M.P. on the  
A.M.P. on the  
By 1 Oct, 2010  
Add. Registrar office  
At Ali, ...  
by Subi Sultana  
...  
attorney No. ...  
authentic ...

Subi Sultana



8556

Subi Sultana

As constituted lawful  
attorney of Sri Dishi  
Kumar Das and Mrs.  
Anita Das, The vendors  
No. 1 & 2 here,

Subi Sultana ...  
of 49/58 P.O. M. Laha ...  
700033  
as const. held attorney for  
Dishi K. Das ...  
S/o, W/o

Of Anita Das



8557

Anita Das

...  
of ...  
...  
...  
...  
...

Nani Gopal Das  
s/o Sri Narayan Ch. Das  
c 11/1 Rakesha Pally  
Kolkata - 70086

Nani Gopal Das  
S/o, W/o Narayan Ch.  
Of Cufi Rakesha Pally  
Thana ...  
Dit by ...  
By caste ...





02CC 461587

2

District : South 24-Parganas represented by their registered lawful attorney, **SRI SUBIR DUTTA**, son of Late Sukumar Dutta, of 49/58, P.G.M. Saha Road, Kolkata-700 033, by virtue of Registered General Power of Attorney registered in the Office of D.S.R.-IV, Alipore vide Book No.IV, Deed No. 182 for the year 2003, hereinafter called jointly and referred to as “the **VENDORS**” (which expression shall unless otherwise excluded by or repugnant to the context be

*MS*

117

No 12103

Sold to Mr. Debes Kumar Misra  
Advocate

of 69/1 Baghajatin Place Kol-86

Kolkata Collectorate,  
Treasury



Dated .. 04/08/2005.

20,000 x 4 = 80,000/-  
                  20/-  
-----  
80,020/-



স্বাক্ষরিত: ০৪-০৮-২০০৫  
অফিস নম্বর ৪৬-পাশান  
5 OCT 2005





deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART AND SMT. ANITA DAS**, wife of Sri Shyam Sundar Das, by faith – Hindu, by occupation – Housewife, by nationality – Indian, residing at A-41, Rabindra Pally, Police Station – Jadavpur, Kolkata-700 086, hereinafter called and referred to as “the **PURCHASER**” (which terms or expression unless excluded by or repugnant to the subject or

119

Sl. No. 12103  
Sold to Mr. Debes Kumar Misra  
Advocate  
at 69/1 Baghajatin Place Kol-86

Kolkata Collectorate,  
Treasury

*[Signature]*

Dated 04/08/2005.

20,000 x 4 = 80,000 / -  
                              - 20 / -  
                              -----  
                              80,020 / -



आ. वि. प्र. सं. १४-१५०००  
आ. वि. प्र. सं. १४-१५०००

30/8/2005







02CC 461589

4

context shall deem to mean and include her legal heirs, representatives, executors, administrators and assigns) of the **SECOND PART** ;

**WHEREAS** by virtue of a registered Deed registered in the Office of Sub-Registrar Alipore and entered into Book No. 1, Volume No.54, at pages 63 to 65, Deed No. 3003 for the year 1952, the previous Owners namely Sri Taran Krishna Ray, son of Late Bhuson Chandra Roy of Putiari, Police Station – Behala,

 ms

121

A. No ... 12103

Bold to ... Mr. Goban Kumar <sup>M.A.</sup> Advocate

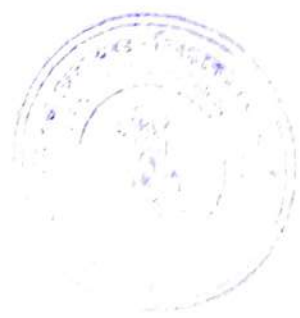
of ... 69/1 Bosejatin Place Kol. 26

Kolkata Collectorate,  
Treasury

(P)

Dated ... 24/08/2005.

20000 x 4 =	80,000/-
	20/-
	<hr/>
	80,020/-



100% Govt. Sub-Department  
Allotment 14-Percent

3 OCT 2005



122

20 Rs.



पश्चिम बंगाल WEST BENGAL

00AA 282109

5

at present District : 24-Parganas (South) and Sri Satish Chandra Baidya, son of Late Farak Nath Baidya of Village - Briji, Police Station - Jadavpur (formerly Police Station Tollygunge), at present District : 24-Parganas (South) acquired the right, title and interest of a plot of land measuring an area of 15 (Fifteen) Cottaks and also other land situate and lying at Mouza Chakmasur. J.L. No.30, R.S. No.21½, Touzi No.151, Comprising in C.S. Dag No.35, under C.S. Khatian No.34, corresponding to R.S. Dag No.44, under R.S. Khatian No.45, within Police

*[Handwritten signature]*

No. 12103  
Sold to Mr. Seban Kumar Misra  
of Advocate  
69/1 Baghjatir Place, Kol-26

Kolkata Collectorate,  
Treasury

*(Signature)*  
Treasurer

Dated .. 04/08/2005.

$20,000 \times 4 = 80,000/-$   
 $\underline{\hspace{1cm}}$   
 $80,020/-$



Asst. Comr. Sub-Division,  
Alipore South 24-Parasana

5 OCT 2005



Station - Jadavpur, (formerly Police Station - Tollygunge Sadar), District formerly 24-Parganas, at present, District South 24-Parganas, from the previous recorded Owners from Smt. Khateman Nessa Bibi, wife of Hazi Eleasali Malla and Smt. Ahida Khaten Bibi, wife of Hazi Kabbat Ali Malla, both of 4A, St. George Terrace Hastings, Kolkata morefully mentioned in the said Title Deed.

**AND WHEREAS** by virtue of a registered Deed of Sale registered in the Office of Sub-Registrar Alipore and entered into Book No. I, Volume No. 40, at pages 237 to 241, Deed No. 1469 for the year 1965, said previous Owners namely Sri Taran Krishna Ray and Sri Satish Chandra Baidya sold, transferred, conveyed, assigned and granted their total purchased land measuring an area of 15 (Fifteen) Cottahs as aforesaid in favour of Sri Santosh Kumar Dey, son of Sri Jogendra Nath Dey, deceased brother of the present **VENDOR NOS. 1 AND 2** herein for a valuable consideration money as mentioned in the said Deed of Sale.

**AND WHEREAS** said Santosh Kumar Dey died intestate as bachelor leaving behind his only surviving legal heirs and successors of his said land and property his only brother and sister namely **SRI DILIP KUMAR DEY** and **SMT. ANITA DEY**, the **VENDOR NOS. 1 AND 2** herein who become the joint owners of the entire land and property as described above measuring land area 15 (Fifteen) Cottahs 0 (Zero) Chittack 0 (Zero) Sq.ft. situated in Mouza Chakmasur, J.L. No.30, comprising in C.S. Dag No.35, R.S. Dag No.44, under C.S. Khatian No.34, R.S. Khatian No.45, within Police Station - Jadavpur, District : South 24-





U.S. DEPT. OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

5 OCT 2025



125

7

Parganas as per Hindu Succession Act 1956 each having undivided One-third share of the said entire property

**AND WHEREAS** the **VENDORS** herein become the absolute joint owners of the said plot of Danga land measuring an area of 15 (Fifteen) Cottahs as per registered Deed as mentioned above.

**AND WHEREAS** the entire land part of which is being conveyed herein was at first under the Jurisdiction of Haltu Union Board, thereafter Bademasur Gram Panchayat and thereafter Jadavpur Municipality and at present within the jurisdiction of The Kolkata Municipal Corporation Ward No. 101, Kolkata - 700 086.

**AND WHEREAS** the **VENDORS No. 1 and 2** herein are jointly seized and sufficiently entitled to the said entire land measuring area of 15 (Fifteen) Cottahs morefully described in the Schedule herein as well as described above and the said land has been recorded in the Office of Revenue Officer, West Bengal and the **VENDORS** have also recorded their entire property in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.666, Bashnabghata Patuli, Assessee No. 31-101-09-0793-0, within K.M.C. Ward No. 101, as morefully mentioned in the **SCHEDULE** hereunder written.

**AND WHEREAS** being in need of money and various legal reasons the present **VENDORS** have now decided for absolute sale part of their said land

*[Handwritten signature]*



ಆರೋ. ವಿ. ಸಬ-ರೀಜಿಷನ್  
ಆರೋಗ್ಯ ಸಚಿವರು 24-ಬೆಂಗಳೂರು

5 OCT 2025



126

measuring an area of 2 (Two) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq.ft. being part of Premises No. 666, Baishnabghata Patuli within K.M.C. Ward No. 101, as morefully mentioned in the **SCHEDULE** below and the present **PURCHASERS** herein have agreed to purchase the same which is free from all encumbrances at a highest marketable consideration price of Rs.7,00,000.00 (Rupees Seven Lakhs) only and the **PURCHASER** has paid to the **VENDORS** through their aforesaid Attorney herein the total consideration sum of Rs.7,00,000.00 (Rupees Seven Lakhs) only as full and final consideration money and said Constituted Attorney of the **VENDORS** has received the full and final consideration money of Rs.7,00,000.00 (Rupees Seven Lakhs) only as per Memo herein below against **ALL THAT** piece and parcel of land measuring an area of 4 (Four) Cottahs 1 (One) Chittack 17 (Seventeen) Sq.ft. more or less togetherwith all easement rights situated within the jurisdiction of The Kolkata Municipal Corporation Ward No.101, comprising in C.S. Dag No. 35, under C.S. Khatian No.34, corresponding to R..S. Dag No.44, Under R.S. Khatian No.45, in Mouza : Chakmasur, J.L. No.30, Touzi No.151, Pargana - Khaspur, Revenue Survey No.21½, Police Station formerly - Tollygunge Sadar, at present Police Station - Jadavpur, within the limits of The Kolkata Municipal Corporation Ward No. 101, part of Premises No. 666, Baishnabghata Patuli, 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 :**

1. In pursuance of the said agreement and in consideration of the said total sum of Rs.7,00,000.00 (Rupees Seven Lakhs) only in full and final paid

by the **PURCHASER** to the **VENDORS** herein (the receipt whereof the **VENDORS** through their Attorney as aforesaid do hereby acknowledge as per Memo of Consideration hereinunder written and of and from the same and every part thereof release the **PURCHASER** and the said plot of land as mentioned in the Schedule below) the **VENDORS** do hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER** **ALL THAT** the piece and parcel of the said land measuring an area of 4 (Four) Cottahs 1 (One) Chittack 17 (Seventeen) Sq.ft. situated within the jurisdiction of The Kolkata Municipal Corporation Ward No.101, Part of Premises No. 666, Baishnabghata Patuli, Kolkata - 700086 together with all easement rights upon the land and also adjacent road/passage comprising in C.S. Dag No.35, under C. S. Khatian No.34, corresponding to R.S. Dag No.44, under R.S. Khatian No.45 situated in Mouza : Chakmasur, Pargana - Khaspur, J.L. No.30, Touzi No.151, R.S. No.21½, within Police Station : formerly Tollygunge Sadar, at present Police Station : Jadavpur, District : South 24-Parganas morefully described in the Schedule hereunder written and more specifically shown and delineated in the annexed Site Plan or Map in **RED** border line which is as part and parcel of this Indenture **TOGETHERWITH** all sorts of easement right over the land and also adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law in equity of the **VENDORS** into and upon the said land hereditaments and holding and reversion

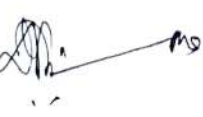


of reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights little interest and right liberties privileges easements advantages and appurtenances thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and holding and **TO HAVE AND TO HOLD** the same hereby granted, conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and his heirs, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fees simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

- 2. The **VENDORS** do hereby covenant with the **PURCHASER** as follows:
  - a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDORS** or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDORS** are lawfully and absolutely

entitled to the said land the hereditaments and premises and that has and had acquire indefeasible title to and grant sell, convey, assure, transfer and assign the said land hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

- b) The **PURCHASER** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said land measuring an area of 4 (Four) Cottahs 1 (One) Chittack 17 (Seventeen) Sq.ft. in the said Premises hereby granted and conveyed the said property situated in Mouza Chakmasur, J.L. No.30, R.S. No. 21½, Touzi No.151, comprising in C.S. Dag No.35, R.S. Dag No.44, under R.S. Khatian No.45, C.S. Khatian No.34, within the jurisdiction of The Kolkata Municipal Corporation Ward No.101, being part of Premises No.666, Baishnabghata Patuli. Police Station : formerly Tollygunge, at present Police Station : Jadavpur, Kolkata - 700086, 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**




- c) The **VENDORS** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and release 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 **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.
  
- d) The **VENDORS** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land hereditaments and premises and holding 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 or these presents as shall or may reasonably required.
  
- e) The **VENDORS** declare that the land 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 which is not the subject matter of any case,

*[Handwritten signature]*



121

uit or proceedings pending before any Court of Law. The said land is not vested one and it has neither been acquired nor required by the Government or authority concerned nor there is any notification upon it. The **VENDORS** sold the said land while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER** herein. If the title of the property proves a defective one in future, the **VENDORS** herein shall indemnify the **PURCHASER** herein in all respects and shall refund the consideration money received by the **VENDORS** togetherwith interest and shall also pay all other compensations and damages.

- f) **AND WHEREAS** the said **VENDORS** made a Plan or Map of the land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) If any of the statement or covenants made herein by the **VENDORS** are found to be false or any fraud is detected hereafter, the **VENDORS** shall be liable to pay for all the interest damages compensation togetherwith the consideration amount to the **PURCHASER** and if any error or omission is transpired in the deed in future the **VENDORS** shall at the cost and request of the **PURCHASER** do and execute or cause to be done and executed any supplementary deed or deeds of Rectification and Declaration in favour of the **PURCHASER** free of remuneration.
- 

132

15

- h) The **PURCHASER** and his heirs, executors, successors, representatives, administrators and assigns shall be allowed and permitted to use the adjacent/passage/road as shown in the Plan annexed hereto with border **R E D** with right to take electric, tap water, gas, telephone etc. connection through the said passage/road with all leasehold right thereto.
- i) The **VENDORS** also declare that they shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER** in respect of the land which is conveyed in favour of the **PURCHASER** for valuable consideration.
- j) The **VENDORS** also declare herein that the **PURCHASER** shall have every right of transfer the property as described in the **SCHEDULE** hereunder written such as gift, sell, lease, mortgage to any Third Party or as and when necessary or make, construct or erect the building thereon and enjoy the same without any interruption.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :**

**(DESCRIPTION OF THE PROPERTY WHICH IS BEING CONVEYED)**

ALL THAT piece and parcel of 'Danga' land at present measuring an area of 4 (Four) Cottahs 1 (One) Chittack 17 (Seventeen) Sq.ft. situate and lying at Mouza : Chakmasur, J.L. No.30, Touzi No.151, R.S. No.21½, A.D.S.R. Office at Alipore, formerly Police Station : Tollygunge Sadar, at present Police Station :

Jadavpur, Pargana : Khaspur, District : South 24-Parganas, togetherwith all easement rights upon the adjacent passage and land of which proportionate rent of the said land is payable to the District Collectorate South 24-Parganas on behalf of The State of West Bengal comprised in C.S. Dag No.35, under C.S. Khatian No.34, corresponding to R.S. Dag No.44, under R.S. Khatian No.45, Plot No.9 within the Jurisdiction of The Kolkata Municipal Corporation Ward No.101, being part of Premises No. 666, Baishnabghata Patuli, Assessee No. 31-101-09-0793-0, Kolkata - 700086 and the said land has been shown in the annexed plan and demarcated by **RED** border line which is butted and bounded by :-

- ON THE NORTH : Land of S.E. Railway and their boundary Line ;
- ON THE SOUTH : 25-0" wide Road ;
- ON THE EAST : Part of Premises No. 666, Baishnabghata Patuli ;
- ON THE WEST : Part of Premises No.666, Baishnabghata Patuli.



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

WITNESS :

1. *Manik Lal Das*  
B/9 - Rabintra Pally,  
Cal - 86.

2. *Abhijit Kumar Mishra*  
69/1, Baghajatin Place  
Kolkata - 700086

3. *Debes Kumar Misra*  
Advocate  
High Court, Calcutta.

*Sri Subir Dutta*

(SRI SUBIR DUTTA)  
As Constituted lawful Attorney of Sri  
Dilip Kumar Dey and Smt. Anita Dey,  
the Vendors herein

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

*Anita Das*

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

DRAFTED &  
PREPARED BY :

*Debes Kumar Misra*

(MR. DEBES KUMAR MISRA)  
ADVOCATE  
HIGH COURT, CALCUTTA.



Left Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					

Sulini Das

Signature.....



Left Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					

135

Name.....

Signature.....



Left Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					

Name..... EMT. ANITA DAS

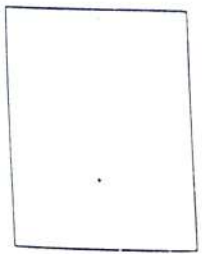
Signature..... Anita Das



Left Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					

Name.....

Signature.....



Left Hand	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Right Hand					

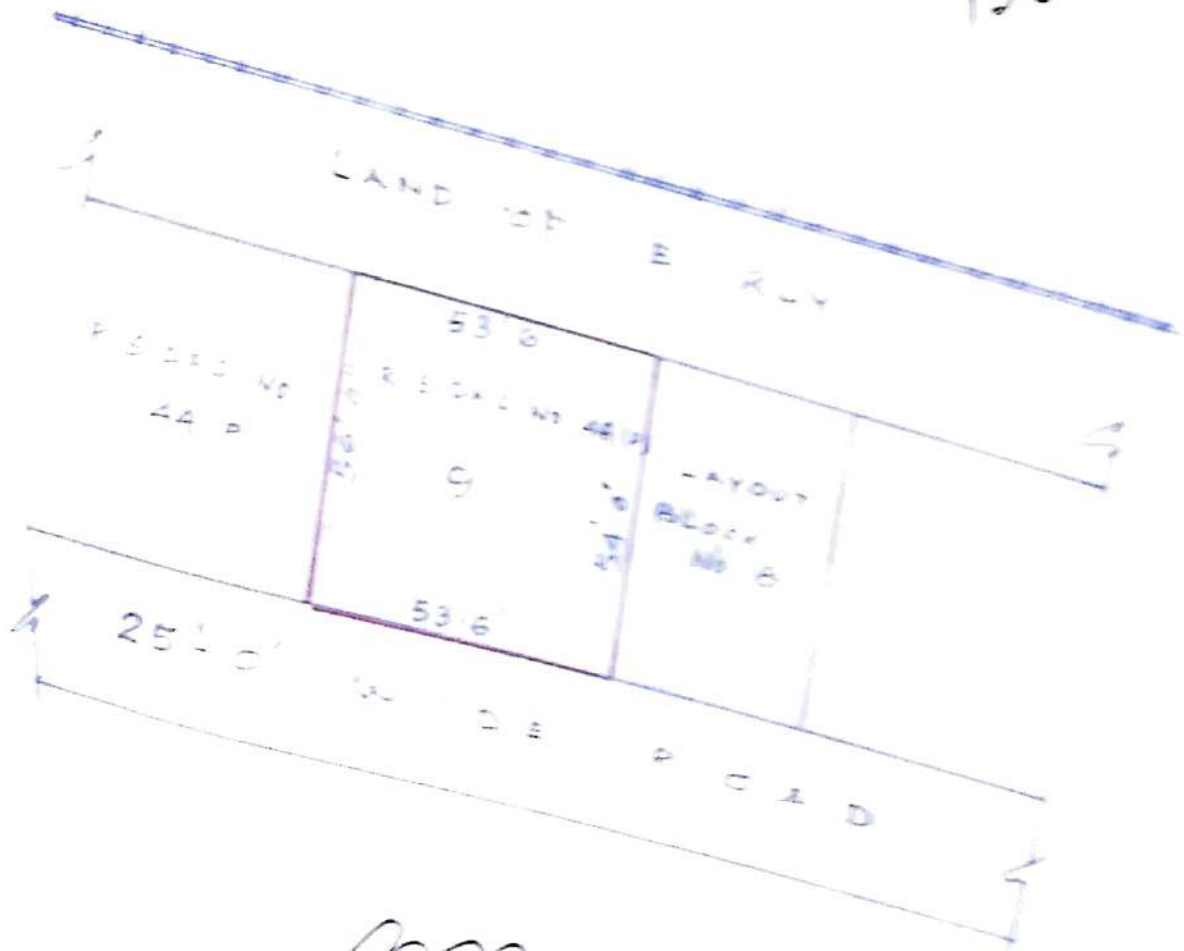
Name.....

Signature.....

SHOWING THE SITE PLAN OF C. D. DAS'S LAND IN  
 PART NO. 44, UNDER PART NO. 12 OF THE P. W. S. &  
 ROAD CHARGES ACT, 1947, IN THE DISTRICT OF BANGALORE  
 WITH A PLAN NO. 100 IN PART NO. 10000 OF THE BANGALORE  
 TOWN UNDER THE TOWN AND COUNTRY PLANNING ACT, 1966.  
 SCALE : 1 : 400

AREA OF LAND : 4.01.17 MORE OR LESS  
 SOLD AREA LAY OUT BLOCK NO 9 SHOWN IN RED BORDER LINE

136



ms  
Havocake

Aneta Das  
 As consolidated layout  
 after way of an identity  
 present day and  
 sub. Aneta Das  
 The Members No. 12  
 & 13

Aneta Das



MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.7,00,000.00 (Rupees Seven Lakhs) only as full and final settlement of entire consideration sum in respect of the within mentioned land and property within The Kolkata Municipal Corporation Ward No.101, part of Premises No. 666, Baishnabghata Patuli, within Police Station -Jadavpur, Kolkata - 700086 in the manner followings :

By Cash Rs.7,00,000/-  
(Rupees Seven lac only)

WITNESSES :



(SRI SUBIR DUTTA)

As Constituted lawful Attorney of Sri Dilip Kumar Dey and Smt. Anita Dey, the Vendors herein

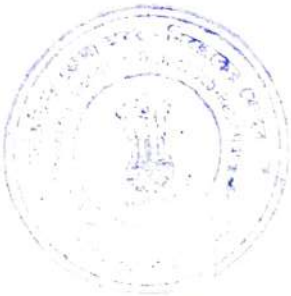
\_\_\_\_\_  
SIGNATURE OF THE VENDORS

1. Manik Lal Kar  
B/9, Rabindra Pally  
Kal - 86.

2. Abhijit Kumar Mishra  
69/2, Baghajatin Place  
Kolkata - 700086

3. Debip Kumar Mishra  
Advocate  
High Bar, Kolkata.

139



Addl. Dist. Sub-Registrar  
Alipore South 24-Parganas

5 OCT 2005



Addl. Dist. Sub-Registrar  
Alipore South 24 Parganas  
28/5/06

Book No ..... 5  
 Volume No ..... 164  
 Page ..... 114 To 139  
 Being No ..... 02107  
 For the year of 200-6