

15/12/22

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AM 666514

Certified that the document is admitted for registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

14/12/2022  
Q-2003359194/2022  
6-45 PM

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14.12.22  
19.12.22

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

19 DEC 2022

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made this the 14th day of December

Two Thousand Twenty-two (2022)

BETWEEN

6-45 PM  
19/12/22

*Handwritten signature*  
A. B. C. D.

22 NOV 2022

SL. NO. 34876 DT.....

NAME.....

ADDRESS.....  
Jyoti K. Misra (Adv.)  
Delhi High Court, Calcutta

RS. 100/-

TANMOY KAN PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27

*Shyamol Paul*



9436

PAUL CONCERNS

*Shyamol Paul*  
Proprietor



9437

- Krishna Roy Chowdhury

Identified by:

Abhijit Kumar Mishra  
S/O Late Niranjana Mishra  
69/1, Baghobatin Place

P. S. Patule

Kolkata-700086, Law clerk



**SMT. KRISHNA ROY CHOWDHURY, (PAN – ADJPRI729F), (Aadhar No. 9335 2435 5502),** wife of Sri Swapan Kumar Roy Chowdhury, daughter of Late Chittaranjan Ghatak and Late Bela Ghatak, by faith – Hindu, by Occupation – House wife, by Nationality – Indian, residing at 4/2, Lake East 4th Road, Santoshpur, Post Office – Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, hereinafter called and referred to as the **“OWNER/ VENDOR”** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heir/ heirs, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns) of the **FIRST PART**

**AND**

**PAUL CONCERNS** having **PAN NO. AFYPP8238E**, a Proprietorship Concern having its registered office at 12, Priyanath Ghosh Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, represented by its sole Proprietor namely **SRI SHYAMAL PAUL** having **PAN NO. AFYPP8238E** ,( **Aadhaar No. 2885 4578 3329**), son of Late Monmohan Paul, residing at 32/1, Lake East 3rd Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075, Permanent Address at 12, Priyanath Ghosh Road, P.O. Santoshpur, P.S. formerly Purba Jadavpur, at present P.S. Survey Park, Kolkata- 700 075, District- South 24 Parganas, hereinafter called and referred to as the **“PURCHASER”** (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to include his heir/ heirs, executor/ executors, administrator/ administrators, legal representative/ representatives and assign/ assigns) of the **SECOND PART**.

**WHEREAS** one Smt. Nilima Banerjee wife of Sri Satya Banerjee of 87C, Gardenreach Road, Kolkata-700023, acquired the ownership of a plot of land measuring an area of 3 (Three) Cottahs 7 (Seven) Chittacks situated in Mouza-Santoshpur, J.L. No. 22, comprising in C.S. Dag No. 590,591, and 593 under C.S. Khatian No. 187,123 and 138 respectively corresponding to R.S. Nos. 658, 659 and 661, under R.S. Khatian No.72, 91 and 119 respectively being Scheme Plot No. 152 from the previous Owner namely Modern House Land Development, a Joint Stock Company Ltd. having its Office at 9,

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Gariahat Road, P.S. Ballygunge, Kolkata, by virtue of a registered Deed of Sale dated 07.12.1962, registered in the Office of Alipore Sadar Joint Sub-Registrar and entered in to Book No. 1, Volume No. 169, at pages 175 to 181, Deed No. 9838 for the year 1962 and the said property was firstly under Haltu Union Board, thereafter Gram Panchayet thereafter Jadavpur Municipality at present The Kolkata Municipal Corporation Word No. 103.

**AND WHEREAS** by dint of a registered Sale Deed one Smt. Bela Ghatak, since deceased, wife of Late Chittaranjan Ghatak of 11/38, Jhil Road, Kolkata- 700 075 purchased the said demarcated plot of land being **ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 7 (Seven) Chittacks more or less, lying and situated in Mouza – Santoshpur, J.L. No.22, Touzi No. 151, comprising in R.S.Dag No. 658, 659 and 661, under R.S. Khatian No. 72, 91 and 119, corresponding to C.S. Dag No.590, 591 and 593, under C.S. Khatian No. 187, 123 and 138 , under formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, presently P.S. Survey Park, District – South 24-Parganas from one Smt. Nilima Banerjee, wife of Sri Satya Banerjee of 87, Gardenreach, Kolkata- 700 023 and the said Deed of Sale was duly registered on 03.10.1978, registered in the Office of District Sub-Registrar, Alipore and recorded into Book No. I, Volume No. 189, at Pages 216 to 225, Being No. 5596 for the year 1978.

**AND WHEREAS** after purchase, the said Smt. Bela Ghatak since deceased got the said property duly mutated in her name in the record of the then Jadavpur Municipality and thereafter The Kolkata Municipal Corporation, under Ward No. 103, known and numbered as **K.M.C. Premises No. 55, Lake East 4th Road, having Assessee No. 31-103-23-0055-1, corresponding to Postal Address 4/2, Lake East 4th Road, Post Office – Santoshpur, P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas** and subsequently erected a two Storied residential building thereon in the year 1980-1981 as per building Plan and started to reside thereon with her family.

**AND WHEREAS** during her life time said Bela Ghatak executed a Last Will and Testament dated 21.03.1988 in respect of her said property as mentioned in the **FIRST SCHEDULE** below in favour of her eldest married daughter namely **SMT. KRISHNA**



**ROY CHOWDHURY**, wife of Sri Swapan Kumar Roy Chowdhury, the **VENDOR** herein and at the time of execution of the said Last Will and Testament dated 21.03.1988 the **VENDOR** herein had also been residing with her mother in the **SCHEDULE** property.

**AND WHEREAS** said Bela Ghatak died on 21.12.2010 and father of the **VENDOR** namely Chittaranjan Ghatak died intestate on 03.11.2011.

**AND WHEREAS** thereafter the **VENDOR** herein filed an application for granting of Probate of the Last Will and Testament dated 21.03.1988 of the said Late Bela Ghatak before the Learned District Delegate at Alipore vide **Probate Case No. i.e. Act 39 Case No. 267 of 2017** and Learned 1st Court of Civil Judge (Senior Division) at Alipore (District Delegate) granted Probate on 25.04.2022 in favour of the **VENDOR** herein.

**AND WHEREAS** thereafter the **VENDOR** herein has recorded her name in respect of the said property as described in the **SCHEDULE** below vide **K.M.C. Premises No. 55, Lake East 4th Road**, corresponding to Postal Address 4/2, Lake East 4th Road, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata- 700 075.

**AND WHEREAS** thus the present **OWNER/VENDOR** herein becomes the absolute recorded owner of **ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs 7 (Seven) Chittacks more or less together with the existing two storied building standing thereon of which Ground floor built up area of 1140 (One Thousand One Hundred Forty) Sq.ft. and First Floor covered area of 870 (Eight Hundred Seventy) Sq.ft. lying and situated in Mouza – Santoshpur, J.L. No.22, Touzi No. 151, comprising in R.S. Dag No. 658, 659 and 661, under R.S. Khatian No. 72, 91 and 119, under formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Survey Park, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 103, known as **K.M.C. Premises No. 55, Lake East 4th Road**, having Assessee No. 31-103-23-0055-1, corresponding to Postal Address 4/2, Lake East 4th Road, Post Office – Santoshpur, Kolkata – 700 075, District – South 24-Parganas, which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written.



**AND WHEREAS** the present **VENDOR** and the **PURCHASER** have jointly taken physical measurement of the property by a surveyor and it is found that the actual land area of the **Premises is 3 (Three) Cottahs 2 (Two) Chittacks as per physical measurement** instead of 3 (Three) Cottahs 7 (Seven) Chittacks as the land area 5 (Five) Chittacks have been decreased due to extension of road and also encroachment of the adjacent plot holders.

**AND WHEREAS** now being in need of urgent money the present **OWNER/ VENDOR** has decided and declared to sell her said land measuring an area of **3 (Three) Cottahs 2 (Two) Chittacks more or less** as per present physical measurement together with a two storied old building total measuring covered area of 2010 (Two Thousand and Ten) Sq.ft. more or less standing thereon, of which Ground floor built up area of 1140 (One Thousand One Hundred Forty) Sq.ft. and First Floor covered area of 870 (Eight Hundred Seventy) Sq.ft. known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road**, within **Ward No. 103**, being Assessee No. 31-103-23-0055-1 and the property is also known as **Postal Address 4/2, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas**, as morefully mentioned in the **FIRST SCHEDULE** below as free from all encumbrances, mortgages, charges, liens, lispense, attachment, claims, demands, liabilities and trusts whatsoever and howsoever at or for the total consolidated consideration price of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lac) only** to the **PURCHASER** herein who has agreed to purchase the same at or for the total consolidated consideration price as declared by the **VENDOR**.

**AND WHEREAS** that at or before the execution of this Deed of Sale the **VENDOR** has made representation, warranty and assured the **PURCHASER** as follows :-

- i) Since acquiring the right title interest in the said land and hereditament the **VENDOR** is in physical possession of the said land and hereidatament which is a free-hold land and free from all encumbrances.

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ii) The **VENDOR** has not received any notice from any authority for acquisition or requisition and declare that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.

iii) Save as mentioned hereinabove and since acquiring the right, title, interest of the said land and hereditament the **VENDOR** has not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or charged or affected or defected in title.

iv) The **VENDOR** has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land and hereditament.

v) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDOR** or the **VENDOR'S** predecessor in title further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.

Relying on the aforesaid representations of the **VENDOR** to the satisfaction of the **PURCHASER** with regard to the said land with two storied old building thereon, believing the same to be true and correct and acting on the faith thereof, the **PURCHASER** herein has agreed to purchase the said property from the **VENDOR** herein at or for the total consolidated consideration price of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lac) only** with a clear and marketable title and free from all encumbrances, charges, liens, lispens and attachments, and on the other terms, conditions, covenants, stipulations, rights and obligations as are appearing hereinafter and both the parties entered into an Agreement for Sale dated 25.07.2022 and as per said Agreement for Sale dated 25.07.2022. the **PURCHASER** herein has paid the total consideration sum to the **VENDOR** part by part as mentioned in the Memo of Consideration below in respect of the property as described in the **FIRST SCHEDULE** below.

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**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said offer and acceptance as mentioned in the Agreement for Sale dated 25.07.2022 made between the parties herein and in consideration of the said total sum **Rs.1,20,00,000/- (Rupees One Crore Twenty Lac) only** to the **VENDOR** herein paid by the **PURCHASER** on or before the execution of these present the receipt whereof as per memo of consideration hereunder written the **VENDOR** doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the said **PURCHASER** his heirs, executors, administrators, representatives and assigns and also the said property, the **VENDOR** herein as beneficiary owner and possessor by these presents indefeasibly do grant, sell, convey, and transfer assign and assure unto the above **PURCHASER** and his heirs, executors, administrators, representatives and gassings in free from all encumbrances, attachments and defects in title **ALL THAT** the said plot of land measuring land area of **3 (Three) Cottahs 2 (Two) Chittacks more or less** as per present physical measurement together with a two storied old building **having total measuring an area of 2010 (Two Thousand and Ten) Sq.ft.** more or less standing thereon, of which Ground floor built up area of 1140 (One Thousand One Hundred Forty) Sq.ft. and First Floor covered area of 870 (Eight Hundred Seventy) Sq.ft. lying and situated in Mouza – Santoshpur, J.L. No.22, comprising in C.S. Dag Non. 590, 591 and 593, under C.S. Khatian Nos. 187, 123 and 138, corresponding to **R.S. Dag Nos. 658, 659 and 661**, under **R.S. Khatian Nos. 72, 91 and 119**, under A.D.S.R. Sealdah, known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road**, within Ward No. 103, being Assessee No. 31-103-23-0055-1 and the property is also known as **Postal Address 4/2, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas**, as morefully described in the **FIRST SCHEDULE** hereunder written **OR HOWSOEVER OTHERWISE** the said property now or hereto before were or was situated, butted, called, known, numbered described and distinguished and benefit and advantages of ancient and other lights, liberties, easement, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be

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appurtenant, thereto **AND THE** reversion and reversions, remainder and remainders, rents, issues and profits thereof and or every part thereof together with further more all the estate, right, title, interest, inheritances, interest, use, trust, property claim, demands whatsoever both at law and in equity of the **VENDOR** into the said property or every part thereof known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road, within Ward No. 103, being Assessee No. 31-103-23-0055-1 and also known as Postal Address 4/2, Lake East 4<sup>th</sup> Road, P.O. Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas AND all deeds, pattahs, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the **VENDORS**, their heirs, executors, administrators, representatives and assign and/or any person or persons from whom she can or may procure the same without any action or suit at law or in equity **TO ENTER INTO AND HAVE TO HOLD OWN POSSESS AND ENJOY** the said property and every part thereof measuring land area of **3 (Three) Cottahs 2 (Two) Chittacks** as per present physical measurement whereon standing an **old two storied building measuring total covered area 2010 (Two Thousand and Ten) Sq.ft.** of which Ground floor built up area of 1140 (One Thousand One Hundred Forty) Sq.ft. and First Floor covered area of 870 (Eight Hundred Seventy) Sq.ft. known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road** and also known as **Postal Address 4/2, Lake East 4<sup>th</sup> Road, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700 075**, hereby granted, sold, conveyed, transferred or expressed and intended so to be with their heirs, executors, members and appurtenances unto and to the use of the **PURCHASER** and his heirs, executors, administrators; legal representative and assigns for ever freed and discharged from or against or otherwise by the **VENDOR** well and sufficiently entitled indefeasible of and against all encumbrances, claims, etc. whatsoever created or suffered by the **VENDOR** free from or these presents. **AND** the **VENDOR** do hereby for herself and her heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the **VENDOR** or by any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary, the **VENDOR****

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had at all material times hereto before and now have good right, full power, absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property hereby granted, sold, conveyed, expressed or transferred or intended so to be unto and to the use of the **PURCHASER**, his heirs, executors, administrators, legal representatives, administrators, and assigns in the manner aforesaid **AND THAT** the **PURCHASER** and his heirs, executors, administrators, legal representatives, administrators, and assigns shall and may at all times hereafter peaceably and quietly hold, enter into possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder, interruption, disturbances, claims or demands whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or and under any of her ancestors or predecessor in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and related released or otherwise by and at the costs and expenses of the **VENDOR** well and sufficiently save indemnified of from and against all encumbrances in manner of claims, charges, liens, debts whatsoever attachments and encumbrances whatsoever made or suffered by the **VENDOR** or any of her ancestors or predecessors in title or any person or persons lawfully or equitable claiming as aforesaid forever **AND FURTHER THAT** the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof under from or under in trust for her the **VENDOR** or from or under any of her predecessors or ancestors in title shall and costs and of the **PURCHASER** and his heirs, executors, administrators, legal representatives, administrators, and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the **PURCHASER**, his heirs, executors, administrators, legal representatives, administrators, and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the **VENDOR** and all her heirs, executors, administrators, legal representatives, administrators, and assigns declare and confirm that they shall at all times hereafter indemnify and keep indemnified the **PURCHASER** and his heirs,



executors, administrators, legal representatives, administrators, and assigns against any losses, damages, costs, charges, expenses, if the **PURCHASER** suffers in future any defect in the title of the property of the **VENDOR** or any breach of the covenants hereunder contained.

**THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :**

1. All right title and interest as sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDORS** and conveyed herein subsists and the **VENDORS** have good right as lawful owners with full and absolute power and authority to convey transfer assure and assign the said land and hereditament known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road, within K.M.C. Ward No.103** hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declares that she has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of her said land and hereditament save and except with the **PURCHASER** herein.
2. The **PURCHASER** shall have the right to mutate his name in the Settlement record of right and in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the said land and hereditament hereby conveyed and transferred to him by necessary proceedings or otherwise without any objection from the **VENDOR**.
3. It shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without any interruption claim or demand whatsoever by the **VENDOR** or any person claiming through under or in trust arising through or for her.
4. The said land and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispences, debts liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge,



saved harmless and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDOR** or any of her predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the **VENDOR** or any of their predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** makes do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land hereditament in favour of the **PURCHASER** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring his full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.
  
6. The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said Bastu land measuring land area of **3 (Three) Cottahs 2 (Two) Chittacks more or less** as per present physical measurement together with a two storied old building **total measuring covered area of 2010 (Two Thousand and Ten) Sq.ft.** more or less standing thereon, lying and situated in Mouza – Santoshpur, J.D. No.22, comprising in C.S. Dag Nos. 590, 591 and 593, under C.S. Khatian Nos. 187, 123 and 138, corresponding to **R.S. Dag Nos. 658, 659 and 661, under R.S. Khatian Nos. 72, 91 and 119**, known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road**, within Ward No. 103, being Assessee No. 31-103-23-0055-1 and the property is also known as **Postal Address 4/2, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas**, as morefully described in the **SCHEDULE** hereunder written and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.


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7. The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispdents, 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**.
8. The **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with building hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** 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.
9. The **VENDOR** declare that the said land together with old building standing thereon known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road** as described in the **FIRST SCHEDULE** below 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 **VENDOR** sold the entire plot of land together with old two storied building which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land with two storied old building while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASER**. The **VENDOR** declare that if any of the statement of this Deed is found false, the **VENDOR** shall refund the entire paid up consideration togetherwith the all other damages and compensation to the **PURCHASER** on demand.

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10. The said **VENDOR** made a Plan or Map of the entire land with building which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.
11. The **VENDOR** also declare that they shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.
12. The **VENDOR** also declares herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances.
13. The **PURCHASER** shall take properly positive initiative to transfer the existing electric meter in the Premises in his name and the **VENDOR** shall give Written Co-operation to the **PURCHASER** as and when required.
14. The **PURCHASER** shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.
15. The **VENDOR** has delivered peaceful vacant possession of the property as mentioned in the **FIRST SCHEDULE** below and the **PURCHASER** herein has received the such physical possession of the property as the time of registration.

**BE IT NOTED THAT** the **VENDOR** has delivered the Original Title Deed, Xerox copy of Link Deed, K.M.C. Mutation Certificate, up to date all original paid up K.M.C. Tax bill, Probate documents and all necessary Original papers relating to the

  
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said land and building as mentioned in the **SECOND SCHEDULE** hereunder written to the **PURCHASER** herein at the time of execution of these presents.

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

**ALL THAT** piece and parcel of a plot of 'Bastu' land measuring an area of **3 (Three) Cottahs 2 (Two) Chittacks more or less** as per present physical measurement together with a two storied old residential building total measuring covered area of 2010 (Two Thousand and Ten) Sq.ft. more or less standing thereon out of which Ground Floor residential (Pucca) area 1140 (One Thousand one hundred forty) Sq.ft., having cemented flooring and First Floor residential (Pucca) area 870 (Eight hundred seventy) Sq.ft. having cemented flooring erected in the year 1981-1982 lying and situated in **Mouza – Santoshpur, J.L. No.22**, comprising in C.S. Dag Nos. 590, 591 and 593, under C.S. Khatian Nos. 187, 123 and 138, corresponding to R.S. Dag Nos. 658, 659 and 661, under R.S. Khatian Nos. 72, 91 and 119, Additional District Sub-Registration Office Sealdah, District Sub-Registration Office at Alipore, known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road**, within **Ward No. 103**, being **Assessee No. 31-103-23-0055-1** and the property is also known as **Postal Address 4/2, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas** and the said property has been shown in the annexed plan as the part of this indenture and demarcated by **RED** border line and is butted and bounded by :

ON THE NORTH : Land and Building (Apartment) being Dag No. 590;  
ON THE SOUTH : 16'-0" wide K.M.C. Road;

  
1

ON THE EAST : Postal Premises No. 53, Lake East 5<sup>th</sup> Road;

ON THE WEST : Postal Premises No. 4/1, Lake East 4<sup>th</sup> Road.

**SECOND SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**  
**(DESCRIPTION OF THE ORIGINAL DOCUMENTS DELIVERED TO**  
**PURCHASER BY THE VENDOR HEREIN)**

1. Sale Deed of Smt. Bela Ghatak, registered by Smt. Nilima Banerjee vide Book No.1, Volume No. 189, Page No. 216 to 225, Deed No. 5596 for the year 1978, registered at District Sub-Registrar office Alipore.
2. Sale Deed (Link Deed) of Smt. Nilima Banerjee, registered by Modern House Land & Land Development Company vide Book No.1, Volume No. 169, Page No. 175 to 181, Deed No. 9838 for the year 1962 registered in the Office of Sadar Joint Sub-Registrar, Alipore.
3. Will of Bela Ghatak (Xerox) dated 21.03.1988 and its original Probate Case vide Act 39 Case No. 267 of 2017, Alipore granted by Learned 1<sup>st</sup> Civil Judge (Senior Division) at Alipore (District Delegate) South 24 Parganas alongwith Death Certificate (Xerox) of Bela Ghatak and Chittaranjan Ghatak.
4. K.M.C. Mutation certificate of the Vendor in respect of the Sold Premises No. 55 Lake East 4<sup>th</sup> Road.
5. Current K.M.C. Assessment Roll and Mutation Certificate of K.M.C. in respect of Premises No. 55, Lake East 4<sup>th</sup> Road.
6. Paid up K.M.C. Tax bills in the name of the present Vendor.

  
11



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

WITNESSES :

1. *Srepan Kumar Roy Choudhury.*  
 Son of Late Ashu Tosh  
 Roy Choudhury -  
 71, New Santoshpur  
 main road  
 Kolkata - 700075
2. *Sumit Mondal.*  
 s/o Lali, Sushil Mondal  
 20A/2 Kabi Sukanta Road  
 Santoshpur Kol. 700075
3. *Abhejit Kumar Mishra*  
 69/1, Baghajatin Place  
 Kolkata. 700086

*Krishna Roy Choudhury*  
 SIGNATURE OF THE VENDOR

PAUL CONCERNS  
*Shyamal Paul*  
 Proprietor

SIGNATURE OF THE PURCHASER

**PREPARED & DRAFTED BY :**

*Debes Kumar Misra (Signature)*

(DEBES KUMAR MISRA)  
 ADVOCATE [Enrolment No. F/364/329/1989]  
 HIGH COURT, CALCUTTA  
 Resi-cum-Chamber :69/1, Baghajatin  
 Place, Kolkata-86

PH-9830236148(D.K.M.),  
 Email:debeskumarmisra@gmail.com  
 9051446430(Somesh),  
 Email:mishrasomesh08@gmail.com  
 9836115120(Tapesh),  
 Email:tapesh.mishra85@gmail.com

**MEMO OF CONSIDERATION**

**RECEIVED** with thanks from the within named **PURCHASER** for the within mentioned sum of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lac)** only as full and final settlement of entire consideration sum in respect of the within mentioned land and building known as **K.M.C. Premises No. 55, Lake East 4<sup>th</sup> Road, within K.M.C. Ward No. 103, Kolkata-700075** as described in the **SCHEDULE** above in the manner followings :

Sl. No.	Date	Cheque No./Demand Draft	Name of the Bank & Branch	Amount (Rs.)
1.	14.06.2022	027408	Indian Bank, Santoshpur Branch.	Rs. 6,00,000.00
2.	27.07.2022	027449	Indian Bank, Santoshpur Branch.	Rs. 30,00,000.00
3.	27.07.2022	027450	Indian Bank, Santoshpur Branch.	Rs. 30,00,000.00
4.	06.12.2022	298008 (Draft)	State Bank of India	Rs. 52,80,000.00
5.			TDS	Rs. 1,20,000.00
<b>TOTAL :</b>				<b>Rs. 1,20,00,000.00</b>

(Total Rupees One Crore Twenty Lac) only

**WITNESSES :**

1. *Surender Kumar Roychowdhury*  
71, New Santoshpur  
Main Road  
Kolkata-700075
2. *Sunita Mondal*  
s/o Late, Sushil Mondal  
DDA's Kabi Subanta Road  
Santoshpur Kal-700075
3. *Abhejit Kumar Mishra*  
69A Baghjanan Place  
Kolkata-700086

*Kaishra Roychowdhury*  
SIGNATURE OF THE VENDOR

*[Handwritten signature]*  
A. K. Roy

THE PLAN AT PREMISES NO. 55, LAKE EAST 4TH ROAD, WARD NO. - 103, BOROUGH-XI, OF  
AZA - SANTOSHPUR, J.L. NO. - 22, R.S. DAG NO. 658, 659 & 661 UNDER R.S. KHATIAN NO. 72,  
& 119 COMPRISING C.S. DAG NO. 590, 591 & 593 UNDER C.S. KHATIAN NO. 187, 123 & 138,  
P.S. - SURVEY PARK.

ASSEESSEE NO. 31-103-23-0055-1

AREA OF LAND = 209.030 SQ.M. (03 KH - 02 CH - 00)

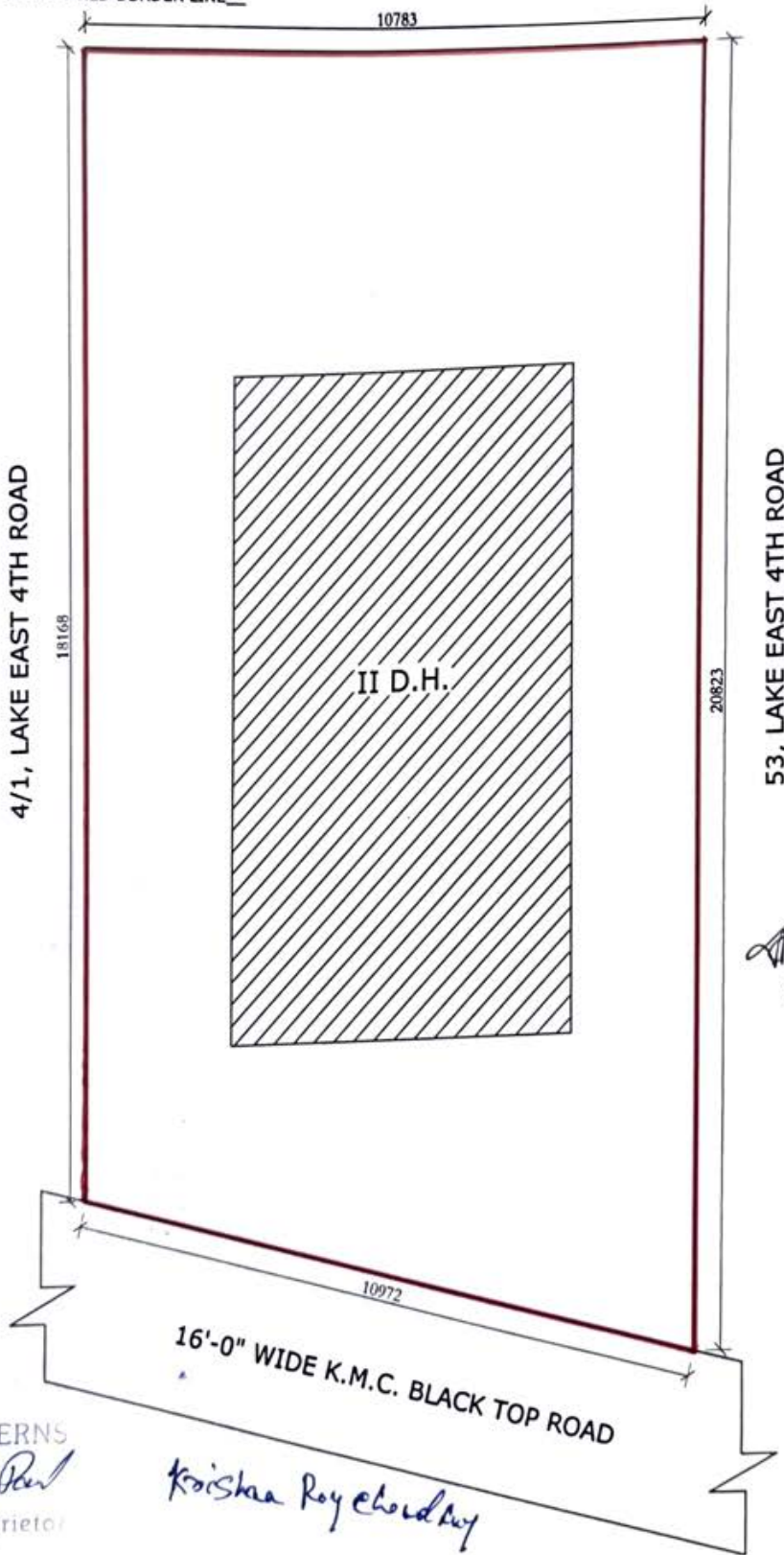
AREA OF GROUND FLOOR = 1140 SQ.FT.

AREA OF 1ST FLOOR 870 SQ.FT.

AREA OF LAND IS SHOWN BY RED BORDER LINE\_\_

SCALE - 1:100

PART OF C.S. DAG NO. 590



*M. J. Advocate*

PAUL CONCERNS  
*Shyama Paul*  
Proprietor

*Krishna Roy Chowdhury*

SIGNATURE OF PURCHASER

SIGNATURE OF VENDOR



krishna Roychoudhary

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

Name ..... KRISHNA ROY CHONDHARY

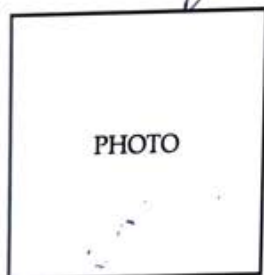
Signature ..... Krishna Roychoudhary



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

Name..... SHYAMAL PAUL

Signature ..... Shyamal Paul



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

Name .....

Signature .....



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

Name .....

Signature .....



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



192022230210658138

GRN Details

GRN: 192022230210658138 Payment Mode: SBI Epay  
GRN Date: 11/12/2022 08:33:25 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 7681836338815 BRN Date: 11/12/2022 08:34:09  
Gateway Ref ID: CHL1894024 Method: State Bank of India NB  
GRIPS Payment ID: 111220222021065812 Payment Init. Date: 11/12/2022 08:33:25  
Payment Status: Successful Payment Ref. No: 2003353194/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Shyamal Paul  
Address: 32/1 Lake East 3rd Road.Santoshpur.Kol-75  
Mobile: 9830215967  
Email: sskkpp1@gmail.com  
Period From (dd/mm/yyyy): 11/12/2022  
Period To (dd/mm/yyyy): 11/12/2022  
Payment Ref ID: 2003353194/1/2022  
Dept Ref ID/DRN: 2003353194/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003353194/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	599920
2	2003353194/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	120014
			<b>Total</b>	<b>719934</b>

IN WORDS: SEVEN LAKH NINETEEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.







PAID



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042003353194/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Krishna Roy Chowdhury 4/2, Lake East 4th Road, Santoshpur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Seller			Krishna Roy Chowdhury 14.12.2022
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Shyamal Paul 32/1, Lake East 3rd Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Buyer [Paul Concerns ]			Shyamal Paul 14.12.2022
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Abhijit Kumar Mishra Son of Late Niranjana Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086	Smt Krishna Roy Chowdhury, Shri Shyamal Paul			Abhijit Kumar Mishra 14/12/2022



सत्यमेव जयते

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

Query No / Year	2003353194/2022	Office where deed will be registered
Query Date	27/11/2022 11:24:55 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1,20,00,000/-	Rs. 1,20,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 6,00,020/- (Article:23)	Rs. 1,20,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake East 1st to 8th Road, , Premises No: 55, , Ward No: 103, Pin Code : 700075

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak	1,05,00,000/-	1,05,00,000/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>5.1563Dec</b>	<b>105,00,000 /-</b>	<b>105,00,000 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2010 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 870 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2010 sq ft</b>	<b>15,00,000 /-</b>	<b>15,00,000 /-</b>	



Query No: 2003353194 of 2022, Printed On : Nov 27 2022 11:25AM, Generated from wbregistration.gov.in

**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Smt Krishna Roy Chowdhury Wife of Shri Swapan Kumar Roy Chowdhury,4/2, Lake East 4th Road, Santoshpur, City:- , 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. adxxxxxx9f, Aadhaar No.: 93xxxxxxxx5502, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Paul Concerns ( Sole Proprietship ) ,12, Priyanath Ghosh Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. afxxxxxx8e, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Shri Shyamal Paul Son of Late Monmohan Paul32/1, Lake East 3rd Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. afxxxxxx8e , Aadhaar No.: 28xxxxxxxx3329	Paul Concerns (as Sole Proprietor)

**Identifier Details :**

Name & address
Mr Abhijit Kumar Mishra Son of Late Niranjan Mishra 69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt Krishna Roy Chowdhury, Shri Shyamal Paul

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Krishna Roy Chowdhury	Paul Concerns-5.15625 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt Krishna Roy Chowdhury	Paul Concerns-2010 Sq Ft





Owner and Land or Building Details as received from KMC :

S. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311032300551 Premises No. : 55 Ward No. : 103 Street Name : LAKE EAST 4TH ROAD	Reference Deed No. : PRO-2670/17 Date of Registration. : Office Where Registered : ALIPORE	Owner Name : SMT. KRISHNA ROY CHOWDHURY Owner Address : 4/2, LAKE EAST 4TH ROAD , P.O- SANTOSHPUR , KOLKATA- 75 Pin No. : 700075	Character of Premises: Total Area of Land: 03 Cottah, 07 Chatak,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 27-12-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 27-12-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



111220222021065812

## GRIPS Payment Detail

GRIPS Payment ID:	111220222021065812	Payment Init. Date:	11/12/2022 08:33:25
Total Amount:	719934	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7681836338815	BRN Date:	11/12/2022 08:34:09
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr Shyamal Paul  
Mobile: 9830215967

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230210658138	Directorate of Registration & Stamp Revenue	719934
Total			719934

IN WORDS: SEVEN LAKH NINETEEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADJPR1729F

नाम /NAME  
KRISHNA ROYCHOWDHURY

पिता का नाम /FATHER'S NAME  
CHITTARANJAN GHATAK

जन्म तिथि /DATE OF BIRTH  
10-04-1952

हस्ताक्षर /SIGNATURE  
Krishna Roychowdhury

आयकर आयुक्त, प.सं.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI



Krishna Roychowdhury

इस कार्ड के खो / मिला जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी रव्याथर,  
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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19760/24027

Krishna Roychowdhury

To  
কৃষ্ণা রায়চৌধুরী  
Krishna Roychowdhury  
4/2 LAKE EAST 4TH ROAD  
Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 700075



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**9335 2435 5502**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



কৃষ্ণা রায়চৌধুরী  
Krishna Roychowdhury  
পিতা : চিত্তরঞ্জন ঘটক  
Father : CHITTARANJAN GHATAK  
জন্ম সাল / Year of Birth : 1952  
মহিলা / Female



**9335 2435 5502**

আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFYPP8238E



नाम /NAME  
SHYAMAL PAUL

पिता का नाम /FATHER'S NAME  
MONMOHAN PAUL

जन्म तिथि /DATE OF BIRTH  
08-09-1962

हस्ताक्षर /SIGNATURE

*Shyamal Paul*

*Shyamal Paul*

आयकर अधिकारी, प.स.-XI

COMMISSIONER OF INCOME-TAX, W.S. - XI

*Shyamal Paul*

इस कार्ड के खो / गिर जाने पर कृपया जारी करने  
वाले अधिकारी को सूचित / वापस कर दें  
संबन्धित आयकर आयुक्त(पद्धति एवं तकनीकी),  
पै-7,  
चौरंगी स्क्वयर,  
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.



भारत सरकार  
GOVERNMENT OF INDIA



শ্যামল পাল  
Shyamal Paul  
পিতা : মনমোহন পাল  
Father : MONMOHAN PAUL  
জন্ম বর্ষ / Year of Birth : 1962  
পুরুষ / Male



2885 4578 3329

আধার - সাধারণ মানুষের অধিকার

*Shyamal Paul*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

১২, প্রিয়নথ ঘোষ রোড,  
সন্তোশপুর, কোলকাতা, পশ্চিমবঙ্গ,  
700075

Address:

12, PRIYONATH GHOSH  
ROAD, Santoshpur S.O,  
Santoshpur, Kolkata, West  
Bengal, 700075



1547  
800 196 1947



196 5 196 5011



www.uidai.gov.in



P.C. Suk No.1947  
Bengaluru-560 001

## Major Information of the Deed

Deed No :	I-1604-14964/2022	Date of Registration	19/12/2022
Query No / Year	1604-2003353194/2022	Office where deed is registered	
Query Date	27/11/2022 11:24:55 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, 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. 1,20,00,000/-	Rs. 1,20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,00,020/- (Article:23)	Rs. 1,20,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urbar area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake East 1st to 8th Road, , Premises No: 55, , Ward No: 103 Pin Code : 700075

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	3 Katha 2 Chatak	1,05,00,000/-	1,05,00,000/-	Width of Approach Road: 16 Ft.,
<b>Grand Total :</b>				<b>5.1563Dec</b>	<b>105,00,000 /-</b>	<b>105,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2010 Sq Ft.	15,00,000/-	15,00,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1140 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 870 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	<b>Total :</b>	<b>2010 sq ft</b>	<b>15,00,000 /-</b>	<b>15,00,000 /-</b>	
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**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Krishna Roy Chowdhury</b>                      Wife of Shri Swapan Kumar Roy Chowdhury 4/2, Lake East 4th Road, Santoshpur, City:- , 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.:: adxxxxx9f, Aadhaar No: 93xxxxxxxx5502, Status :Individual. Executed by: Self, Date of Execution: 14/12/2022                      , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2022                      , Admitted by: Self, Date of Admission: 14/12/2022 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Paul Concerns</b>                      12, Priyanath Ghosh Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: afxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Organization. Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Shyamal Paul (Presentant )</b>                      Son of Late Monmohan Paul 32/1, Lake East 3rd Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx8e, Aadhaar No: 28xxxxxxxx3329 Status : Representative, Representative of : Paul Concerns (as Sole Proprietor)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Abhijit Kumar Mishra</b>                      Son of Late Niranjan Mishra                      69/1, Baghajatin Place, City:- , P.O:- Baghajatin, P.S.-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086</p>			

Identifier Of Smt Krishna Roy Chowdhury, Shri Shyamal Paul

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Krishna Roy Chowdhury	Paul Concerns-5.15625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Krishna Roy Chowdhury	Paul Concerns-2010.00000000 Sq Ft





On 14-12-2022

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

Presented for registration at 18:45 hrs on 14-12-2022, at the Private residence by Shri Shyamal Paul .

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,20,00,000/-

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

Execution is admitted on 14/12/2022 by Smt Krishna Roy Chowdhury, Wife of Shri Swapan Kumar Roy Chowdhury, 4/2, Lake East 4th Road, Santoshpur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL India, PIN - 700075, by caste Hindu, by Profession House wife

Identified by Mr Abhijit Kumar Mishra, . . Son of Late Niranjana Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-12-2022 by Shri Shyamal Paul, Sole Proprietor, Paul Concerns (Sole Proprietorship), 12, Priyanath Ghosh Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal. India, PIN:- 700075

Identified by Mr Abhijit Kumar Mishra, . . Son of Late Niranjana Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, . South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Law Clerk



Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 19-12-2022

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,20,046.00/- ( A(1) = Rs 1,20,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2022 8:34AM with Govt. Ref. No: 192022230210658138 on 11-12-2022, Amount Rs: 1,20,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 7681836338815 on 11-12-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 6,00,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 5,99,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34876, Amount: Rs.100.00/-, Date of Purchase: 22/11/2022, Vendor name: T K PURAKAYASTHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2022 8:34AM with Govt. Ref. No: 192022230210658138 on 11-12-2022, Amount Rs: 5,99,920/-,

Bank: SBI EPay ( SBlePay), Ref. No. 7681836338815 on 11-12-2022, Head of Account 0030-02-103-003-02

(Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 436375 to 436404  
being No 160414964 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.12.19 16:48:26 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*  
**(Anupam Halder) 2022/12/19 04:48:26 PM**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**  
**West Bengal.**

**(This document is digitally signed.)**