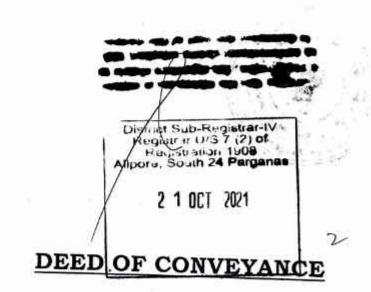


পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

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THIS DEED OF CONVEYANCE is made and executed on this the 21st day of October, 2021 (Two Thousand Twenty One)

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No. 896 DOS/10/2; SOO)
Name Atomic Seal. Adv
Address Actions
Vendor DOS

L. K. DAS Licenced Stamp Vendor Alisore Criminal Gourt



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#### BETWEEN

1) SMT. KALPANA CHANDRA (PAN NO. BHEPC6805R. AADHAAR No. 350670115950), Wife of Late Bimal Kumar Chandra, by faith- Hindu, by Nationality- Indian, by Occupation-Housewife, residing at 1B, Gopal Doctor Road, P.O - Khidderpore & P.S Waygunge, Kolkata - 700023, 2) SMT. ANTARA CHATTERJEE No. ATEPC0053E, AADHAAR No. 716699776003), (PAN daughter of Late Bimal Kumar Chandra, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 50/7E, Harish Mukherjee Road, P.S- Kalighat, Kolkata - 700 025, hereinafter called the "VENDOR/CO-OWNER" (which expression shall mean and include their legal heirs, successors, successors-ininterest, executors, administrators, legal representatives, attorneys and assigns) of ONE PART.

#### · AND

1) MR. SUBHAS DAS (PAN NO. AOWPD8297C) (AADHAAR NO. 4012 0796 0905), son of Sri Raju Das, by religion-Hindu, by occupation Business, residing at 3, Pitambar Sarkar Lane, P.S-Watgunge, P.O. Khidderpore, Kolkata-700023 and 2) MR RAMESH SHAW (PAN No. BRXPS6772C) (AADHAAR NO. 637149916972) Son of Shri Jamuna Shaw, 12/1/1/L, Belighata Raod, Post Office: Beliaghata, Beliaghata, District: South 24-Parganas, WestBengal, India, PIN-700015, hereinafter called the "PURCHASER" (which expression shall mean and include their heirs, successors, executors, administrators, legal representatives, attorneys and

assigns) of the SECOND PART.

- A. <u>WHEREAS</u> in this Agreement unless it is found contrary or repugnant to the context: -
- MALPANA CHANDRA AND ANTARA CHATTERJEE and their respective heirs, executors, administrators, successors and legal representatives.
- 2. PURCHASER Shall mean and include MR. SUBHAS DAS and MR RAMESH SHAW and their heirs, legal representatives, administrator, executors, successors and/or assigns.
- 3. PREMISES & SCHEDULE PROPERTY shall mean and include 25% undivided entire ALL THAT piece and parcel of property measuring a total land area of 1 Kattah 3 Chittaks 7 Sq.ft more or less i.e. 215.5 sq.ft including existing dilapidated structure 1 Storied residential tiles shed building with cemented floor measuring about 600 Sq.ft i.e. 150 Sq.ft consisting of 3 room, 2 toilet standing thereon lying and situated at 1B, Gopal Doctor Road, P.O Khidderpore, P.S- Watgunge, Kolkata-700023 having assessee no. 110760500288, under K.M.C ward no. 076 hereinafter referred to as 'the said Second Schedule Property'.
- B) AND WHEREAS One Smt. Sonali Chandra, W/o. Kamal Kanta Chandra and one Bimal Kumar Chandra (since deceased) had purchased ALL THAT piece and parcel of property measuring a total land area of 1 Kattah 3 Chittaks 7 Sq.ft more or less including existing dilapidated structure 1 Storied residential

building measuring about 500 Sq.ft standing thereon out of total land measuring about 2 cattahs 6 chittak lying and situated at 1/A, Gopal Doctor Road, P.O – Khidderpore, P.S- Watgunge, Kolkata-700023 by virtue of one Bengali Sale deed dated 18th November, 1977, registered in the Office at District Sub Registered, Alipore, South 24 Pargnas, recorded in Book no. I, Volume no. 245, Pages from 27 to 38, being Deed no. 7358 in the year 1977.

- AND WHEREAS after purchasing the said land the said Smt. C) Sonali Chandra, W/o. Kamal Kanta Chandra and one Bimal Kumar Chandra (since deceased) had mutated their name before the Kolkata Municipal Corporation and renumbered the purchased. property and premises being number 1B, Gopal Doctor Road, P.O -' Khidderpore, P.S. Watgunge, Kolkata-700023 having assessee no. 110760500288, under K.M.C ward no. 076 and thus they had became the joint owner of ALL THAT piece and parcel of property measuring a total land area of 1 Kattah 3 Chittaks 7 Sq.ft more or less including existing dilapidated structure 1 Storied residential building measuring about 500 Sq.ft standing thereon lying and situated at 1B, Gopal Doctor Road, P.O - Khidderpore, P.S-Watgunge, Kolkata-700023 having assessee no. 110760500288, under K.M.C ward no. 076 fully and particularly mentioned in THE FIRST SCHEDULE of this deed , described herein below.
- D) AND WHEREAS subsequently due to personal reason Bimal Kumar Chandra (since deceased) had sell out 50% undivided share

out of his allocated 50% undivided share of the **THE FIRST SCHEDULE PROPERTY** of this deed, described herein below in favour of one **Kamal Kanta Chandra** (Since deceased) by virtue of one Bengali Sale Deed dated 25th February1986 registered in the Office at District Sub Registered, Alipore, South 24 Pargnas, recorded in Book no. I, Volume no. 53, Pages from 192 to 207, being Deed no. 3057 in the year 1986.

- Chandra (Owner of 50% undivided share of the FIRST SCHEDULE PROPERTY herein), 2) Bimal Kumar Chandra (Owner of 25% undivided share of the FIRST SCHEDULE PROPERTY herein) & 3) Kamal Kanta Chandra (Owner of 25% undivided share of the FIRST SCHEDULE PROPERTY herein) had mutated their respective names in the Kolkata Municiapl Corporation being assessee no. 110760500288 and had been jointly paying the Corporation and other tax in respect of the FIRST SCHEDULE PROPERTY herein and also enjoyed their respective mutual allocated portion uninterruptedly.
- F) AND WHEREAS on 09.04.2000, the said Bimal Kumar Chandra had died leaving behind his wife i.e SMT. KALPANA CHANDRA i.e. the Owner no. 1 herein and his married daughter viz. SMT. ANTARA CHATTERJEE i.e. the Owner no. 2 herein as his only legal heir and successor in respect of his 25% undivided share of the FIRST SCHEDULE PROPERTY herein.

AND WHEREAS for urgent need of money the Vendor herein G. expressed his desire and intention to sell his 25% undivided portion of the schedule property i.e. 25% undivided entire ALL THAT piece and parcel of property measuring a total land area of 1 Kattah 3 Chittaks 7 Sq.ft more or less i.e. 215.5 sq.ft including existing dilapidated structure 1 Storied residential tiles shed building with cemented floor measuring about 600 Sq.ft i.e. 150 Sq.ft consisting of 3 room, 2 toilet standing thereon lying and situated at 1B, Gopal Doctor Road, P.O - Khidderpore, P.S-Watgunge, Kolkata-700023 having assessee no. 110760500288, under K.M.C ward no. 076 as more fully and particularly mentioned and described in the Second schedule hereunder written, unto and in favour of any intending Purchaser or Purchasers at and for the lump price or consideration of Rs. 5,00,000/- (Rupees Five lakhs ) only having come to know such desire and intention of the vendor, the purchasers had jointly approached the Vendors and offered to purchase the said property at and for the said price or consideration of Rs. 5,00,000/-(Rupees Five lakhs ) only and the Vendor accepted the said offer and agreed to sell the said property at and for the said price or consideration unto and in favour of the Purchaser free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 5,00,000/- (Rupees Five lakhs) only well and truly paid by the Purchaser to the Vendor herein on or before the

execution of these presents (the vendor doth hereby and by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release, exonerate and discharge the Purchaser the schedule below property herein sold, transferred, conveyed, assigned and assured) the Vendor herein doth hereby release, assign, assure and transfer and discharge ALL THAT piece and parcel of 25% undivided entire property and premises measuring a total land area of 1 Kattah 3 Chittaks 7 Sq.ft more or less i.e. 215.5 sq.ft including existing dilapidated structure 1 Storied residential tiles shed building with cemented floor measuring about 600 Sq.ft i.e. 150 Sq.ft consisting of 3 room, 2 toilet standing thereon lying and situated at 1B, Gopal Doctor Road, P.O - Khidderpore, P.S-Watgunge, Kolkata-700023 having assessee no. 110760500288, under K.M.C ward no. 076 more fully described in the Second Schedule below hereto written with right to use and enjoy all the common areas, facilities and amenities attached thereto and described in Schedule below and the Vendor doth hereby convey, grant, sell, transfer all their right, title and interest in and upon the said land with structure and every part thereof and convey the schedule below property with common rights in favour of the Purchaser. ALL THE reversion, reversions, remainder or remainders and all the rents, issues, profits thereof in connection with the schedule below property with common rights and all the estate, right, title and interest, property claim and demand whatsoever of the Vendors into or upon the schedule below

property and all other benefits and rights therein comprised and hereby granted, sold and transferred or expressed or intended so to be and every part thereof **TOGETHER WITH** the Vendors' right, liberties and appurtenances whatsoever to and unto the Purchasers, free from all encumbrances, charges, trusts, liens, lispendences, executions / attachments and all other liabilities whatsoever **AND TOGETHER WITH** all easements or quasi easements herein written and other stipulations and provisions in connection with the beneficial use and enjoyment of the schedule below property and all other benefits and rights hereby granted, sold, transferred, conveyed, assigned and assured and every part thereof respectively absolutely and forever.

The Purchaser shall have full right, title, liberty and authority to sell, transfer, convey, mortgage, gift, charge or in any way encumber or deal with or dispose of the schedule below property, with common rights and/or assign, let out on rent the schedule below property or any part or portion thereof and to use and enjoy all the rents, issues, profits and benefits thereof in terms of this Deed.

# FIRST SCHEDULE OF PROPERTY REFERRED TO ABOVE

(i.e., the entire property)

ALL THAT piece and parcel of property measuring a total land area of 1 Kattah 3 Chittaks 7 Sq.ft more or less including existing dilapidated structure 1 Storied residential tiles shed building with

Andrew Chatterire

cemented floor measuring about 600 Sq.ft consisting of 3 room, 2 toilet standing thereon lying and situated at 1B, Gopal Doctor Road, P.O - Khidderpore, P.S- Watgunge, Kolkata-700023 having assessee no. 110760500288, under K.M.C ward no. 076 butted and bounded by

North :- Gopal Doctor Road

East :- 23, Rama Nath Paul Road

South :- 21/1, Rama Nath Paul Road

East :-1A, Gopal Doctor Road

# SCHEDULE OF PROPERTY REFERRED TO ABOVE

(i.e., the property hereby proposed to be sold, transferred and conveyed unto and in favour of the Purchasers herein)

ALL THAT piece and parcel of 25% undivided entire property and premises measuring a total/land area of 1 Kattah 3 Chittaks 7 Sq.ft more or less i.e. 215.5 sq.ft including existing dilapidated structure 1 Storied residential tiles shed building with cemented floor measuring about 600 Sq.ft i.e. 150 Sq.ft consisting of 3 room, 2 toilet standing thereon lying and situated at 1B, Gopal Doctor Road, P.O – Khidderpore, P.S- Watgunge, Kolkata-700023 having assessee no. 110760500288, under K.M.C ward no. 076 together with all user and easement rights and all rights to use the paths and passages, facilities, benefits and all other appurtenances etc attached therein and thereto, and the entire land property is butted and bounded as follows:-

:- Gopal Doctor Road North

:- 23, Rama Nath Paul Road East

:- 21/1, Rama Nath Paul Road

:-1A, Gopal Doctor Road East

IN WITNESS WHEREOF the Vendor AND the Purchaser hereto and subscribed their respective hand, seal and signature this the day, month and year first above written.

# SIGNED, SEALED AND DELIVERED

In Presence of:

WITNESSES:

Subrata Chatterijee 3311, Goswami Para Chilaren Chitterice 1. Subrata Chatterija Road Bally, How rah 1in- 711201

SIGNATURE OF THE VENDORS

2. Chapar more Dr. 50/72. St. M. Rus Blue-pro- NOL-21-

Drafted by

SIGNATURE OF THE PURCHASERS

ADVOCATE(F215/2007) ALIPORE POLICE COURT KOLKATA 700 027

# MEMO. OF CONSIDERATION

**RECEIVED** of and from the within named Purchaser the within mentioned sum of Rs.5,00,000/-(Rupees Five lakhs )only, as and by way of earnest money or advance of the consideration as per terms of this Agreement, in the manner as per memo.below:-

By draft being no.	Bank/Branch	Rupees
099892 dated 19.10.21	Federal Bank Rashbehari Avenue	Rs.2,50,000/-
002936 dated 19.10.21	Axis Bank	Rs.2,50,000/-
	1)	<u> </u>

Total= Rs.5,00,000/-

(Rupees Five lakhs) only

In presence of:

WITNESSES:

1. Swarata Chatterjee

2. Chy - Cheporke Dy

Kalpana chandra Shilarin Chatterjee

SIGNSTURE OF THE VENDORS



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left hand	48	*			9
right hand			•	8	

Name....

Signature Kolpono chomolio



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left hand			9		8
right hand		8			1

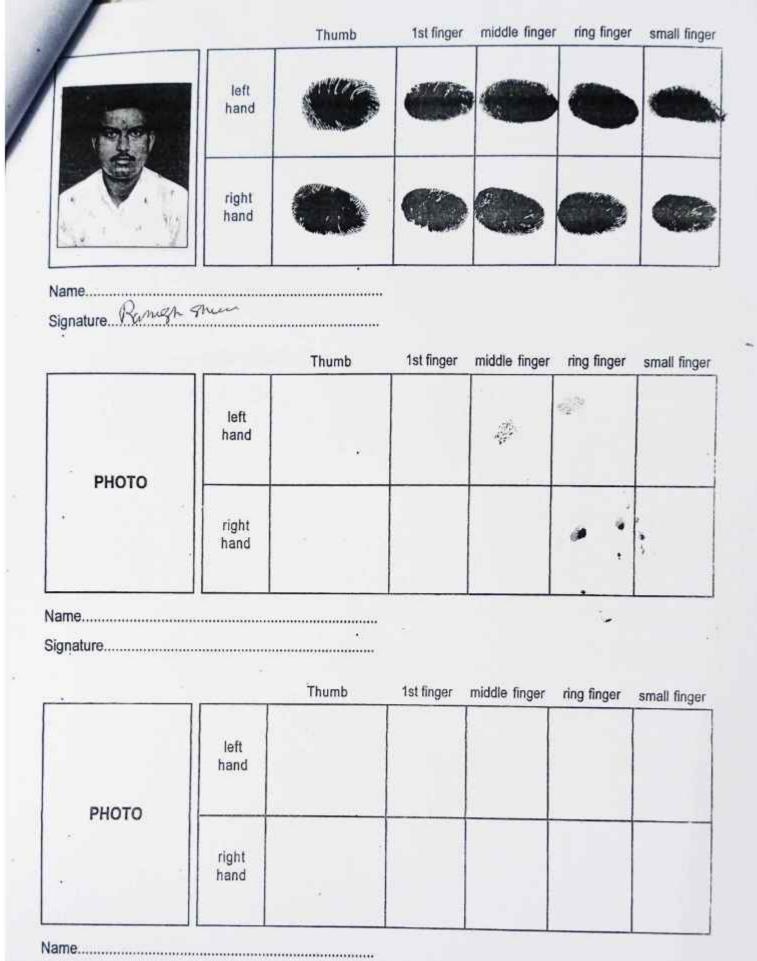
Name Antara Chatterice.
Signature Antara Chatteriee



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left hand					
right hand					•

Name....

Signature fouther



Signature.....



## Government of West Bengal Directorate of Registration & Stamp Revenue

### e-Assessment Slip

Query No / Year	2002070908/2021	Office where deed will be registered		
Query Date	08/10/2021 9:18:15 AM	Deed can be registered in any of the offices mentioned on Note: 11		
Applicant Name, Address & Other Details	ATANU SEAL ALIPORE POLICE COURT, Thana: PIN - 700027, Mobile No.: 9903309	Alipore, District : South 24-Parganas, WEST BENGAL, 311, Status :Advocate		
Transaction		Additional Transaction		
[0101] Sale, Sale Docume	nt •	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Marin Carlo Belle To Miles College	Market Value		
Rs. 5,00,000/-		Rs. 7,78,407/-		
Total Stamp Duty Payable	(SD)	Total Registration Fee Payable		
Rs. 31,156/- (Article.23)	_	Rs. 7,798/- (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. 5,000/-		
Remarks				

### Land Details:

District: South 24-Parganas, P.S.- Wattgunge, Corporation; KOLKATA MUNICIPAL CORPORATION, Road: Gopal Doctor Road, , Premises No. 1B, , Ward No. 076 Pin Code : 700023

Sch No	Plot Number	Khatian Number	A Committee of the Comm	ECHOROPE FOR MINISTRA	Area of Land	日本の表現では、10mmによっている。 10mmによっては、10mmによっている。 10mmによっては、10mmによっている。 10mmによっては、10mmによっている。 10mmによっては、10mmによっている。 10mmによっては、10mmによっている。 10mmによっては、10mmによっている。 10mmによっては、10mmによっている。 10m	Market Value (In Rs.)	Other Details
L1	(RS )	- VIII-	Commerci al use		215.5 Sq Ft	4,00,000/-	5,25,282/-	Property is on Road
	Grand	Total:	- 2		.4939Dec	4,00,000 /-	5,25,282 /-	-

## Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	1,00,000/-	2,53,125/-	Structure Type: Structure

Gr. Floor, Area of floor: 150 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Pucce, Extent of Completion: Complete

		and the same of th		
Total:	150 sq ft	1,00,000 /-	2,53,125 /-	

AS- 1 of 4

## er Details :

No	Name & address	Status	Execution Admission Details :
	Smt KALPANA CHANDRA Wife of BIMAL KUMAR CHANDRA,1B, Gopal Doctor Road, City:- Not Specified, P.O:- KHIDDERPORE, P.S:-Wattgunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BHxxxxxx5R, Aadhaar No.: 35xxxxxxxxx5950,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
	Smt ANTARA CHATTERJEE Daughter of Bimal Kumar Chandra,50/7E, Harish Mukherjee Road, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ATxxxxxxx3E, Aadhaar No.: 71xxxxxxxx6003,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

# **Buyer Details:**

SI No		Status	Execution Admission Details:
7	Mr SUBHAS DAS Son of Mr RAJU DAS, City:- Not Specified, P.O:- KHIDDERPORE, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AOxxxxxx7C, Aadhaar No.: 40xxxxxxxxx0905, Status: Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr RAMESH SHAW Son of Mr Jamuna Shaw,12/1/1/L, Belighata Raod, City:- Not Specified, P.O:- BELIAGHATA, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BRxxxxxx2C, Aadhaar No.: 63xxxxxxxxx6972,Status:Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

### Identifier Details:

## Name & address

Mr Rahul Parui Son of Pradip Parui

ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt KALPANA CHANDRA, Smt ANTARA CHATTERJEE, Mr SUBHAS DAS, Mr RAMESH SHAW

# 



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

# **GRN** Details

GRN:

192021220098619701

GRN Date:

21/10/2021 13:11:18

BRN:

GRIPS2021102130208

Payment Status:

Successful

Payment Mode:

Online Payment

Bank/Gateway:

CANARA BANK

**BRN Date:** 

21/10/2021 01:10:43

Payment Ref. No:

2002070908/8/2021

[Query No/\*/Query Year]

## Depositor Details

Depositor's Name:

Atanu Seal

Address:

84 Arabinda Basu Nagar Sarsuna Kolkata 700061

Mobile:

9903309311

Depositor Status:

Advocate

The conversionnessants come actually presented at helandary solution

Query No:

2002070908

Applicant's Name:

Mr ATANU SEAL

Identification No:

2002070908/8/2021

Remarks:

Sale, Sale Document Payment No 8

## Payment Details

+4	2002070908/8/2021	1 topag tagan	Total	2009
	2002070908/8/2021	Property Registration-Registration Fees	0030-03-104-001-16	1782
3	2002070908/8/2021			1702
Mar. Date:	20020200008/8/2021	Property Registration- Stamp duty	0030-02-103-003-02	7127
SI. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)

IN WORDS:

EIGHT THOUSAND NINE HUNDRED NINE ONLY.

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

GRN Details

GRN:

192021220098523681

**GRN Date:** 

21/10/2021 10:32:00

BRN:

GRIPS2021102130101

Payment Status:

Successful

Payment Mode:

Online Payment

Bank/Gateway:

CANARA BANK

BRN Date:

21/10/2021 10:10:38

Payment Ref. No:

2002070908/2/2021

[Query No/\*/Query Year]

Depositor Details

Depositor's Name:

ATANU SEAL

Address:

84, Arabinda Basu Nagar, Sarsuna, kOLKATA 700061

Mobile:

9903309311

Contact No:

9903309311

Depositor Status:

Advocate

Query No:

2002070908

Applicant's Name:

Mr ATANU SEAL

Identification No:

2002070908/2/2021

Remarks:

Sale, Sale Document

# Payment Details

SI. No. Payment ID		rlead of AvC Description	Head of A/C — Amount (₹)		
1	2002070908/2/2021	Property Registration-Stamp duty	0030-02-103-003-02	19029	
2 .	2002070908/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	6016	

Total

25045

IN WORDS:

TWENTY FIVE THOUSAND FORTY FIVE ONLY.



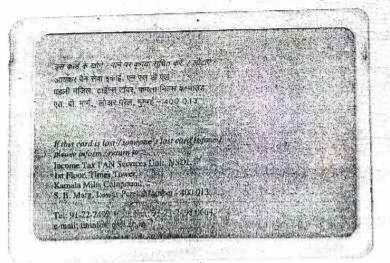
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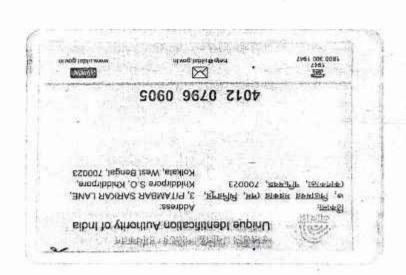


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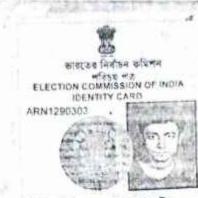
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the Floor, Mustri Sterling,
Plot No. 341, Survey No. 997.8,
Model Colony, Near Deep Bungalow Chown,
Pune -411 01b.
Tel: 91-20-2721 8080, Fax; 91-20-2721 8081
e-mail: tunnilasy model-20-36



Rungh Gree





: রাহুল পাডুই

Elector's Name

: Rahul Parul

निवाद नाम

: এদীপ পাতৃই

Father's Name

: Prodip Parvi

Fr/Sex

: • 70 M

24/05/1991

ভৰ তাবিৰ Date of Birth

ARN1290303

B-87-1

ביול מוימינית אנגורנים, שרובל אליים 24 אניינית 743504

Address:

2NO JAGANNATHPUR, SAHARARHAT, FALT A, SOUTH 24 PARGANAS, 743504

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Date: 12/12/2011

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भाषात्रक अनुसर्व

Facsimile Signature of the Electoral Registration Officer for

144-Falta Constituency

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भारत सरकार GOVT OF INDIA

INCOME TAX DEPARTMENT KALPANA CHANDRA

BIMAL CHANDRA DEY

09/06/1953

Permanent Account Number

BHEPC6805R

Kalpana-chandra

Signature



Kalpona chandres

Kelpena chondro

इस कार्ड के खोने/पारे पर पृथ्वा सुनित सरं/लीटाएँ: अध्यक्त पेन संवा स्वारं, स्व एस की पत 5 ची प्रोत्तेल, पत्री स्वितंत्र फाट में 541, मार्च में 997/8, प्राटल कार्तानी, तीप चेंगल चीक के पास, पुण - 411 016.

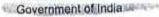
If this card is lost / someone's lost card is found, please inform / return to : income. Tax PAN Services Unit, NSDL. 5th Floer, Mantin Sterling. Ploi No. 941, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.

Tel: 91520-9721 8080, Fax191-26-2721 8081 p-mail: trimfo@casd.co.to.

Kalpana chondra









क्वना छन्छ Kalpana Chandra শিজা : বিমন চন্দ্ৰ দে Father : Bimal Chandra Doy কম্মভারিম / DOB : 09/06/1953

महिना / Female



3506 7011 5950

আধার – সাধারণ মানুষের অধিকার

Kalpona chonolio



ভারতীয় বিশিষ্ট পরিচুক্তপ্রামিজ্বন Unique Identification Authority of India

Address: ঠিকালা: 50/7ই, যারিষ মিখাজী রোড, ভবানীপুর, কোলকাতা, ভাবানিপুর, পদ্মে বঙ্গ, 700025
Address:
50/7E, HARISH MUKHERJEE
50/7E, West Bengal,
700025 700025

3506 7011 5950



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WWW w.unczi.gov.id