



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certify that the document is submitted to registration. The signature sheet and the endorsement sheets attached with this documents are the or this document.

T 726426

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

17 MAR 2023

Convey/31240

DEED OF CONVEYANCE

THIS INDENTURE made on this 17<sup>th</sup> day of MARCH Two Thousand and Twenty Three BETWEEN (1) MR. DHIMAN CHOWDHURY having Income Tax Permanent Account No. (PAN) "AFYPC5021Q" Aadhaar No. 5461-9026-7401, (2) MR. TUHIN CHOWDHURY having Income Tax Permanent Account No. (PAN) "AFZPC9509C", Aadhaar No. 5180-5328-2007, (3) MR. BIMAN CHOWDHURY having Income Tax Permanent Account No. (PAN) "AMAPC0559L", Aadhaar No. 3765-2950-1702, all sons of Late Haripada Chowdhury, all are by faith - Hindu, by Occupation - Business, residing at Plot No. 353, Dum Dum Park, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, all are Indian Citizen, hereinafter called the VENDORS, (which expression shall unless excluded by or

17.3.2023  
11:00 hr.  
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regiment to the contract be deemed to mean and include (with heirs, executors, administrators, representatives and assigns) of the ONE PART.

## AND

**D.S. CONSTRUCTION**, Proprietorship firm, having its office at 17/C, Goraakshabasi Road, Post Office - Dum Dum, Police Station - Dum Dum, Kolkata - 700 026, in the District of North-24-Parganas, represented by its Proprietor **MIR, SIBIR ROY** son of Late Prabir Kumar Roy, having Income Tax Permanent Account No. (PAN) "ACRPR4815M", Aadhaar No. 3890-1363-2394, by Faith - Hindu, by Occupation - Business, residing at 237, Goraakshabasi Road, Post Office - Dum Dum, Police Station - Dum Dum, Kolkata - 700 026, Indian Citizen, hereinafter called the **PURCHASER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor(s)-in-office, executors, administrators, legal representatives, nominee or nominees and assigns) of the **OTHER PART**.

**WHEREAS** by an agreement dated the 21<sup>st</sup> day of December, 1951 made between the Government of West Bengal and The Krishnapore Refugee Co-operative Colony Limited, a society registered under the Societies Registration Act, acquired possession of more or less 85.33 acres of land comprised in C.S. Diag Nos. 2323, 2324, 2326, 2327, 2330-33, 2343-73, 2376-82, 2395-2404, 2413-17, 2425-32, 2440, 2442-61 and 2555-58 of Mouza - Krishnapore, (at present Mouza - Shyamnagar) J.L. No. 17, R.S. No.180, P.S. Rajarhat at present P.S. Lake Town, District of North-24-Parganas.

**AND WHEREAS** the said Krishnapore Refugee Co-operative Colony Limited upon acquiring the aforesaid 85.33 acres of land area in the manner stated herein before, made out

of Scheme for Development of the same by splitting in into several residential plots with an object of rehabilitation of the Refugees from the then East Pakistan by allotment and distribution of the said split out plot of lands amongst the members of the Society who have no other homestead land elsewhere in India.

**AND WHEREAS** that in the midst of aforesaid process, the Governor of the State of West Bengal vide execution and registration of an Indenture of Conveyance dated 27.11.1975, duly transferred and conveyed the aforesaid residential plots of land ad-measuring total area of 85.33 Acres be the same a little more or less unto and in favour of the said Krishnapore Refugee Co-Operative Colony Limited empowering and authorizing thereby the said society to fulfill the object of rehabilitation of its members, being the refugees of the then East Pakistan, by lawful allotment and distribution of the said plots of land on Ownership basis in favour of the members of the said society. The said Deed of Indenture was Registered with the Office of the Sub Registrar of Cossipore Dum Dum on the said 27.11.1975 and recorded therein Book No. 1, Volume No. 175, Pages 193 to 200, Being No. 9811 for the year 1975 of the said office.

**AND WHEREAS** on 5th day of October, 1989, by a registered Deed of Sale, Sri Mukul Pada Chowdhury and his brother Sri Nirapada Chowdhury (both son of Late Mahendra Chowdhury) purchased a plot of land measuring 6 (Six) Cottahs be the same a little more or less, comprised in C.S. Dag No. 2476, Being Plot No. 397 of the site plan annexed thereto marked with RED border, situated and lying at Mouza – Krishnapur now Shyamnagar, P.S. Rajarhat now Lake Town, in the District of 24 Parganas (at present North 24 parganas) from the Krishnapur Refugee Co- Operative Colony Limited for a valuable consideration mentioned therein. The said Deed of Sale was registered in the Office of the District Registrar, Barasat,



North 24 Parganas, vide Book No. 1, Volume No. 101, pages 20 to 28, being No. 5841, for the year 1989.

AND WHEREAS thus the said Sri Mukul Pada Chowdhury and Nirapada Chowdhury jointly became the absolute owners of the said plot of land and mutated their names in the records of South Dum Dum Municipality and got the Holding No. 411, Dum Dum Park, under Ward No. 21 and thereafter they constructed a R. T. Shed structure upon the said plot of land and seized and possessed the same free from all encumbrances.

AND WHEREAS by a registered Deed of Gift dated 02.02.2001 the said Nirapada Chowdhury as Donor therein, granted, transferred and assigned to his undivided  $\frac{1}{2}$  (half) share being land area measuring 3 (three) Cottahs be the same a little more or less out of 6 (Six) Cottahs together with undivided  $\frac{1}{2}$  share tile shed thatched structure measuring **150 Sq.ft. out of 300 (Three Hundred) Square Feet** in consideration out of the natural love and regard UNTO AND IN FAVOUR OF his eldest brother Sri Haripada Chowdhury as Donee absolutely and forever more fully and particularly described in the said Deed of Gift, wherein Sri Mukul Pada Chowdhury executed in the said Deed as the confirming party mentioned therein. The said Deed of Gift was registered in the Office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) copied in Book No. 1, Volume No. 79, pages from 80 to 93, Being No. 01464 for the year 2001 along with a site plan attached thereto.

AND WHEREAS after the said registered Deed of Gift the said Sri Haripada Chowdhury and Sri Mukul Pada Chowdhury jointly became the absolute joint owners of the entire plot of land measuring 6 (Six) Cottahs be the same a little more or less together with tile

shed structure of 300 Sq.ft. more or less standing thereon and seized and possessed the same by them absolutely and free from all encumbrances.

**AND WHEREAS** the said Haripada Chowdhury died intestate on 06.04.2006 leaving behind him his wife Smt Jhunu Rani Chowdhury and three sons namely 1) Sri Dhiman Chowdhury, 2) Sri Tuhin Chowdhury, 3) Sri Biman Chowdhury to the estate left by the said deceased and none else.

**AND WHEREAS** thereafter all the legal heirs of the said Sri Haripada Chowdhury since deceased Smt Jhunu Rani Chowdhury and three others as stated above became the absolute joint owners of the said property (being undivided  $\frac{1}{2}$  share) of the deceased together with the Co-sharer of another undivided  $\frac{1}{2}$  share of the property of Sri Mukul Pada Chowdhury.

**AND WHEREAS** on 17.11.2006 the said Smt Jhunu Rani Chowdhury make an affidavit/declaration before the Learned Metropolitan Magistrate at Kolkata vide no 789 dated 17.11.2006 regarding the legal heirs of the said deceased.

**AND WHEREAS** thereafter the aforesaid owners i.e. Smt Jhunu Rani Chowdhury, Sri Dhiman Chowdhury, Sri Tuhin Chowdhury, Sri Biman Chowdhury and Sri Mukul Pada Chowdhury being the absolute joint owners of the said property mutated their names in the records of South Dum Dum Municipality and obtained the Municipal Holding No. 624, Dum Dum Park, Ward No 28, Circle No 7, containing land area 6 (Six) cottahs with kancha structure at Mouza Shyamnagar, J.L. No.17, C.S. Dag no 2476 in the Mutation certificate vide No 01-02/02-03/519 issued by the authority of the South Dum Dum Municipality dated 11.04.2007 and paid relevant taxes by Smt Jhunu Rani Chowdhury and others in respect of the said property.



**AND WHEREAS** by a registered Deed of Gift dated 12.07.2012, the said Smt Jhunu Rani Chowdhury granted, transferred, assigned to her undivided  $\frac{1}{4}$ <sup>th</sup> share of  $\frac{1}{2}$  share i.e.  $\frac{1}{8}$ <sup>th</sup> share of entire land being 12 (Twelve) Chittacks along with tiles shed structure proportionately in consideration out of natural love and affection unto and in favour of her three sons namely Sri Dhiman Chowdhury, Sri Tuhin Chowdhury, Sri Biman Chowdhury and forever, the said Deed of Gift was registered in the office of the A.D.S.R. Bidhannagar Salt Lake City copied in Book No 1, CD volume No 12, pages 13038 to 13052, Being No 08876, for the year 2012.

**AND WHEREAS** Sri Dhiman Chowdhury, Sri Tuhin Chowdhury, Sri Biman Chowdhury and Sri Mukul Pada Chowdhury while in course of enjoying the same jointly due to better enjoyment of the property made a registered Deed of partition between them on 06/04/2016 registered at Additional District Sub Registrar Bidhannagar Salt lake City and recorded in Book No I, volume No 1504 - 2016, pages 22773 to 22800, Being No 150400648, for the year 2016.

**AND WHEREAS** according to the "said Deed of partition" Sri Dhiman Chowdhury, Sri Tuhin Chowdhury and Sri Biman Chowdhury, the first part therein obtained **ALL THAT** a piece or parcel of land measuring an area of 3 (Three) Cottahs be the same a little more or less on the northern side from east to west adjacent to the front road together with tiles shed thatched structure measuring **150 sq.ft.** standing thereon together with all advantages and benefits of all sewers, drain and roads etc lying and situated at Mouza - Shyamnagar (formerly krishnapur), J.L. No. 17, comprised in C.S and R.S Dag No 2476 (P), being plot No 397 (P), being the Municipal Holding No 624(old 411) Dum Dum Park, Kolkata-700 055, under ward No 28(old 21), P.S - Lake Town (formerly Rajarhat), at present A.D.S.R. Bidhannagar Salt lake City, in the District of North 24 Parganas and also mutated their names in the records of South Dumdum Municipality under ward No 28, Holding No 624/A, Dum Dum Park, Kolkata - 700055.

AND WHEREAS Sri Dhiman Chowdhury, Sri Tuhin Chowdhury and Sri Biman Chowdhury, the vendors herein thus became the absolute joint owners (each having equal undivided 1/3<sup>rd</sup> share) of ALL THAT a piece or parcel of bastu land measuring an area of 3 (Three) Cottahas be the same a little more or less on the northern side from east to west adjacent to the front road together with tiles shed thatched structure measuring 150 sq.ft. standing thereon together with all advantages and benefits of all sewers, drains and roads etc lying and situated at Mouza Shyamnagar (formerly Krishnapur) J.L No 17, comprised in C.S and R.S Dag No 2476 (P), being Plot No. 397 (P), being the Municipal Holding No. 624, at present Municipal Holding No 624/A, Dum Dum Park, Kolkata-700 055, under ward No 28 (Old 21), P.S Lake Town, at present A.D.S.R. office Bidhannagar (Salt lake City), in the District of North 24 Parganas, which is free from all sort of encumbrances and without any interference of any body and from any corner.

AND WHEREAS the Party of the Other Part hereof as an intending Purchaser of a Plot of Land together with tiles shed structure standing thereon, having come to know the aforesaid intention of the Vendors hereof, with a view to Purchase of the said Property, made an approach to the Vendors for having the Photo-stat copies of all relevant Deed, Documents and Papers pertaining to the said Property. The Purchaser hereof after having the Photo-stat copies of all those Papers, Deeds and Documents, prior to execution of the present Indenture have also taken the physical inspection, verification and scrutiny of all those Original Deed / s, Papers and relevant Documents relating to the collective lawful Ownership, marketable title and peaceful un-encumbered Possession of the Vendors hereto in respect of the said Property inasmuch as upon satisfactory completion of all lawful searching procedure, inspection, verification and scrutiny of all earlier and present Deed / s, Papers and Documents pertaining to the Joint lawful Ownership of the Vendors in respect of entirety of the said Property, decided



and agreed to Purchase the same. Accordingly, the Party of the Other Part hereof as an intending Purchaser made an offer to the Vendors hereof for Purchase of entirety of the said Property on Payment of the consolidated Consideration Price there for being the fair Market value of Rs. 98,10,000/- (Rupees Ninety Eight Lac Ten Thousand) only upon admitting and accepting the undisputed collective lawful ownership, marketable title and un-encumbered peaceful physical Possession of the Vendors in respect of the said Property comprising of ALL THAT a piece or parcel of Bastu land measuring an area of **3 (Three) Cottahas** be the same a little more or less on the northern side from east to west adjacent to the front road together with tiles shed thatched structure measuring **150 sq.ft.** standing thereon, to the utmost lawful satisfaction as bonafide Purchaser thereof with categorical declaration of not to raise any question relating to the same in future on any ground whatsoever.

**AND WHEREAS** the Vendors hereof in acceptance of the above stated bonafide Offer of the Purchaser hereof inasmuch as on receipt of the full and final Payment of the entire settled Consideration money mentioned herein above from the Purchaser hereto now, decided to execute and register the present Indenture with a view to absolute Sale and Transfer of entirety of the said Property comprising ALL THAT a piece or parcel of Bastu land measuring an area of 3 (Three) Cottahas be the same a little more or less on the northern side from east to west adjacent to the front road together with tiles shed thatched structure measuring 150 sq.ft. standing thereon and lying and situate at being entirety of Plot No. 397 (P), being the municipal Holding No. 624, at present municipal Holding No. 624/A, Dum Dum Park, Kolkata – 700 055, under Ward No. 28 (Old 21), within the limit of South Dum Dum Municipality, Police Station – Lake Town (formerly Rajarhat), at present Addl. District Sub-Registrar office Bidhannagar, Salt Lake City, in the District of North 24-Parganas, and more particularly



described in the Schedule written herein below unto and in favour of the Party of the Other Part hereto as bonafide Purchaser thereof.

**NOW THIS INDENTURE WITNESSETH THAT :-**

I. That, in pursuance of the aforesaid understanding, agreement and intendment as well as upon full and final Payment of the assessed, settled and consolidated Consideration Price being the fair Market value of the sum of **Rs. 98,10,000/- (Rupees Ninety Eight Lac Ten Thousand) only** so paid by the **Purchaser** hereof to the **Vendors** hereto on or before execution of the Present Indenture in the manner stated under the Memorandum of Consideration written hereinafter (the receipt whereof the Vendors hereto and each and every one of them doth hereby jointly and severally admit and acknowledge and of and from the same and each and every part thereof acquit, release and forever discharge the Purchaser and the said Property), the Vendors doth hereby jointly and severally indefeasibly grant, sale, transfer, convey, assign, confirm and assure unto and in favour of the **Purchaser** hereof free from all encumbrances ALL THAT a piece or parcel of Bastu land measuring an area of **3 (Three) Cottahas** be the same a little more or less on the northern side from east to west adjacent to the front road together with tiles shed thatched structure measuring **150 sq.ft. standing thereon** and lying and situate at being entirety of Plot No. 397 (P), being the municipal Holding No. 624, at present municipal Holding No. 624/A, Dum Dum Park, Kolkata – 700 055, under Ward No. 28 (Old 21), within the limit of South Dum Dum Municipality, Police Station – Lake Town (formerly Rajarhat), at present Addl. District Sub-Registrar office Bidhannagar, Salt Lake City, in the District of North 24-Parganas, and more particularly described in the Schedule written hereinafter **TOGETHER WITH** all buildings, yards, courtyards, sewerage line, drains, water sources, right, lights, liberties, privileges, easements and appurtenances whatsoever to the said

messuage, tenement, land, hereditament and premises belonging or in anywise appertaining to or with the same or any part thereof and now or at any time heretofore were or was held, used, occupied, enjoyed or reputed to belong or appurtenant thereto and the reversion or reversions, remainder or remainders and yearly, monthly or otherwise the rents, issues and profits thereof and all the estate right, title, interest, property claim or demand whatsoever of the Vendors into or upon the said messuage, tenement, land, hereditament and premises or any part thereof both at law or in equity **TOGETHER ALSO WITH** all deeds, pottahs, muniments, writings and evidence of title in anywise relating to or concerning the same or any part thereof which now are or hereafter shall or may be in the custody, possession or power of the Vendors or any other person or persons from whom they can or may procure the same without any action or suit at law or in equity and **OR HOWSOEVER OTHERWISE** they said plot of land with tiles shed thatched structure now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land with tiles shed structure or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land with tiles shed structure or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may



procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, misusages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions, vesting's and alignments whatsoever;

**II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land with tiles shed structure and benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land with tiles shed structure and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land with tiles shed thatched structure and rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to

be and each of there are now free from all encumbrances, demands, claims, charges, liens, attachments, vesting's, leases, lispensens, uses, debaters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of his predecessors-in-title or any person lawfully or equitably claiming as aforesaid;



vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, vesting, attachments, lispendens, uses, debaters, trusts, claims and demands of any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land with tiles shed structure or any part thereof;

viii) AND ALSO THAT Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land with tiles shed structure or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land with tiles shed structure and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

**THE SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PROPERTY HEREBY SOLD AND TRANSFERRED)**

ALL THAT piece or parcel of "Bastu" land measuring an area 03 Cottahs be the same  
a little more or less on the northern side from east to west adjacent to the front road together

with tiles shed thatched structure measuring 150 Sq.ft. standing thereon together with all advantages and benefits of all sewers, drains and roads etc lying and situated at Mouza - Shyamnagar (formerly Krishnapur), J.L. no. 32, comprised in C.S. and R.S. Dag No. 2476 (P), being Plot No. 397 (P), being the municipal Holding No. 624, at present municipal Holding No. 624/A, Dum Dum Park, Kolkata - 700 055, under Ward No. 28 (Old 21), within the limit of South Dum Dum Municipality, Police Station - Lake Town (formerly Rajarhat), at present Addl. District Sub-Registrar office Bidhannagar, Salt Lake City, in the District of North 24-Parganas.

**The said plot of land is butted and bounded as follows: -**

ON THE NORTH : Land of Plot No. 396.

ON THE SOUTH : By purchase Property of D. S. Construction.

ON THE EAST : By Magazine Canal.

ON THE WEST : By 40' ft. Wide Road.

**AND** delineated in the **Site Plan** attached hereto and marked with **'R E D'** border forming part of the present Indenture.



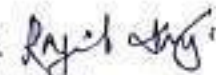
IN WITNESS WHEREOF, the Parties hereto doth hereunto set and subscribed their respective hand and seal in presence of the Witnesses named herein below on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the Parties at Kolkata in presence of: -

WITNESSES :-

1. 

*Dhiman Chowdhury*  
*Talin Chowdhury*  
*Bhrojan Chowdhury*

2.   
144/3/1, Sr. M. V. Subh Road  
KOL - 74

\_\_\_\_\_  
SIGNATURE OF THE VENDORS  
of the One Part.

D.S. CONSTRUCTION  
  
Proprietor

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER  
of the Other Part.

Drafted by :-



**MR. ARUN KUMAR BHAUMIK (ADVOCATE)**

Calcutta High Court, Reg. No. WB-905/1983

63/21, Dum Dum Road, Surer Math,

P.O. - Motijheel, P.S. - Dum Dum,

Kolkata - 700 074, Dial - 9830038790,

e-mail ID - arun\_bhoumik@yahoo.com

RECEIVED from the within named Purchaser the within mentioned Consideration amount of Rs. 98,10,000/- (Rupees Ninety Eight Lac Ten Thousand) only being the full and final Payment towards Sale and Transfer of the Said Property so stated hereinbefore, in the manner as follows :-

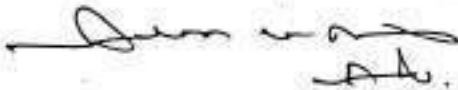
MEMO OF CONSIDERATION

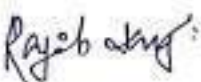
1) Paid by RTGS No. IDIBR52023031332579044 dated 13.03.2023 on HDFC Bank, Dum Dum Branch, Kolkata, In favour of Dhiman Chowdhury Paid by TDS @ 1% under Section 194IA Dhiman Chowdhury	Rs. 32,37,300.00 Rs. 32,700.00
2) Paid by RTGS No. IDIBR52023031332579239 dated 13.03.2023 on HDFC Bank, Dum Dum Branch, Kolkata, In favour of Tuhin Chowdhury Paid by TDS @ 1% under Section 194IA Tuhin Chowdhury	Rs. 32,37,300.00 Rs. 32,700.00
3) Paid by RTGS No. IDIBR52023031332579181 dated 13.03.2023 on HDFC Bank, Dum Dum Branch, Kolkata, In favour of Biman Chowdhury Paid by TDS @ 1% under Section 194IA Biman Chowdhury	Rs. 32,37,300.00 Rs. 32,700.00
<b>Total :</b>	<u>Rs. 98,10,000.00</u>

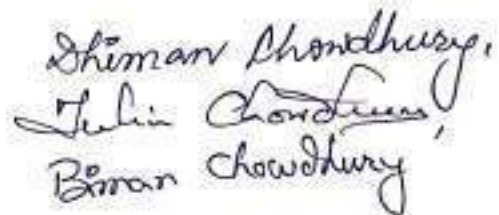
(Rupees Ninety Eight Lac Ten Thousand) only

SIGNED, SEALED AND DELIVERED by the Parties at Kolkata in presence of :-

WITNESS :-

1. 

2. 



SIGNATURE OF THE VENDORS  
of the One Part.





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



192022230336745131

**GRN Details**

GRN:	192022230336745131	Payment Mode:	Online Payment
GRN Date:	17/03/2023 12:12:32	Bank/Gateway:	AZIS Bank
BRN :	326410690	BRN Date:	17/03/2023 12:13:56
GRIPS Payment ID:	170320232033674512	Payment Inlt. Date:	17/03/2023 12:12:32
Payment Status:	Successful	Payment Ref. No:	2000696320/9/2023 <i>(Every 30th Every 1st)</i>

**Depositor Details**

Depositor's Name: AKB AND ASSOCIATES  
 Address: 36, Brindaban Basak Street  
 Mobile: 6291762790  
 Email: aKbassociates1913@gmail.com  
 Contact No: 6291762790  
 Depositor Status: Advocate  
 Query No: 2000696320  
 Applicant's Name: Mr ARUN KUMAR BHAUMIK  
 Address: A.D.S.R. BIDHAN NAGAR  
 Office Name: A.D.S.R. BIDHAN NAGAR  
 Identification No: 2000696320/9/2023  
 Remarks: Sale, Sale Document Payment No 9  
 Period From (dd/mm/yyyy): 17/03/2023  
 Period To (dd/mm/yyyy): 17/03/2023

*17-620/2023*

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000696320/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	76
2	2000696320/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	86
<b>Total</b>				<b>182</b>

IN WORDS: ONE HUNDRED EIGHTY TWO ONLY.



*11*

Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



160320232033513345

GRIPS Payment Detail

GRIPS Payment ID: 160320232033513345      Payment Init. Date: 16/03/2023 12:59:13  
Total Amount: 490927      No of GRN: 1  
Bank/Gateway: SBI EPay      Payment Mode: SBI Epay  
BRN: 5117104262215      BRN Date: 16/03/2023 12:59:31  
Payment Status: Successful      Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr AKB And Associates  
Mobile: 6291762790

Payment(GRN) Details

Sl. No	GRN	Department	Amount (₹)
1	192022230335133468	Directorate of Registration & Stamp Revenue	490927
Total			490927

IN WORDS: FOUR LAKH NINETY THOUSAND NINE HUNDRED TWENTY SEVEN ONLY.  
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

P - 620/2023





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



192022230335133468

GRN Details

GRN: 192022230335133468 Payment Mode: SBI Epay  
GRN Date: 16/03/2023 12:59:13 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 5117104262215 BRN Date: 16/03/2023 12:59:31  
Gateway Ref ID: 923735674 Method: Axis Bank-Retail NB  
GRIPS Payment ID: 160320232033513345 Payment Init. Date: 16/03/2023 12:59:13  
Payment Status: Successful Payment Ref. No: 2000696320/2/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr AKB And Associates  
Address: 36, Brindaban Basak Street, Kolkata 700005  
Mobile: 6291762790  
Email: aKbassociates1913@gmail.com  
Period From (dd/mm/yyyy): 16/03/2023  
Period To (dd/mm/yyyy): 16/03/2023  
Payment Ref ID: 2000696320/2/2023  
Dept Ref ID/DRN: 2000696320/2/2023

16-620/2023

Payment Details

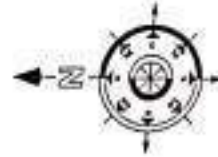
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000696320/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	392534
2	2000696320/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	98393
			<b>Total</b>	<b>490927</b>

IN WORDS: FOUR LAKH NINETY THOUSAND NINE HUNDRED TWENTY SEVEN ONLY.



REGISTRY PLAN FOR PIECE AND PARCEL OF PLOT OF BASTU LAND AD-MEASURING AN AREA OF 3(THREE) COTTAHS, BE THE SAME A LITTLE MORE OR LESS TOGETHER WITH TILES THATCHED STRUCTURE MEASURING 150 SQUARE FEET APPROXIMATELY STANDING THEREON AND LYING AND SITUATED AT OF PLOT NO.397(P) DUM DUM PARK, POLICE STATION- LAKE TOWN, KOLKATA- 700 055 APPERTAINING TO MOUZA- SHYAMNAGAR,(formerly Krishnapur) J.L. NO.172, COMPRISED IN C.S & R.S.DAG NOS: 2476(P) MUNICIPAL HOLDING NO. 624/A, WITHIN THE LIMIT OF WARD NO. 28 UNDER THE SOUTH DUM DUM MUNICIPALITY, IN THE DISTRICT OF NORTH 24- PARGANAS.

ALL DIMENSIONS ARE IN MM.  
 PROPOSED PORTION SHOWN IN RED. ■



*Dhiman Chowdhury*  
*Jeslin Chowdhury*  
*Biswan Chowdhury*

SIGNATURE OF VENDORS

*17.3.2023*

D. S. CONSTRUCTION

*Sisir Roy*  
 Proprietor

SIGNATURE OF PURCHASER



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

 <i>Shiman Chowdhury</i>	LH.					
	RH.					

ATTESTED :

*Shiman Chowdhury*

 <i>Jabin Choudhury</i>	LH.					
	RH.					

ATTESTED :

*Jabin Choudhury*

 <i>Biman Chowdhury</i>	LH.					
	RH.					

ATTESTED :

*Biman Chowdhury*

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908


N. B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

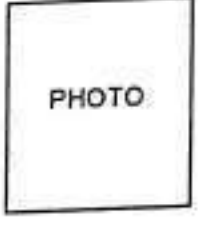
	LH.					
	RH.					

ATTESTED:

*Srin Pray*

	LH.					
	RH.					

ATTESTED:

	LH.					
	RH.					

ATTESTED:



## Major Information of the Deed

Deed No :	I-1504-00620/2023	Date of Registration	17/03/2023
Query No / Year	1504-2000696320/2023	Office where deed is registered	
Query Date	15/03/2023 4:36:48 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARUN KUMAR BHAUMIK 63/21, DUM DUM ROAD, SURERMATH, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9830356023, 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. 98,10,000/-	Rs. 98,41,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,93,680/- (Article:23)	Rs. 98,429/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, , Ward No: 028, Holding No:624/A JI No: 32, Pin Code : 700055



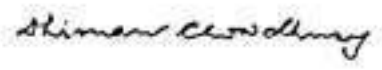


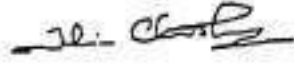


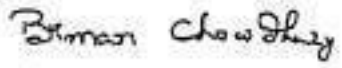
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2476		Bastu	Bastu	3 Katha	98,00,000/-	98,01,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					4.95Dec	98,00,000 /-	98,01,000 /-	

### 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.	10,000/-	40,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		150 sq ft	10,000 /-	40,500 /-	



**Seller Details :**




Name, Address, Photo, Finger print and Signature				
1	<b>Name</b> <b>Mr DHIMAN CHOWDHURY</b> Son of Late Haripada Chowdhury Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	17/03/2023	17/03/2023	17/03/2023	
353, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1Q, Aadhaar No: 54xxxxxxxx7401, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				
2	<b>Name</b> <b>Mr TUHIN CHOWDHURY</b> Son of Late Haripada Chowdhury Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	17/03/2023	17/03/2023	17/03/2023	
353, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9C, Aadhaar No: 51xxxxxxxx2007, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				
3	<b>Name</b> <b>Mr BIMAN CHOWDHURY</b> Son of Late Haripada Chowdhury Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	17/03/2023	17/03/2023	17/03/2023	
353, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx9L, Aadhaar No: 37xxxxxxxx1702, Status :Individual, Executed by: Self, Date of Execution: 17/03/2023 , Admitted by: Self, Date of Admission: 17/03/2023 ,Place : Office				






**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>D. S. Construction</b> 17/C, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SIBIR ROY (Presentant )</b> Son of Late Prabir Kumar Roy Date of Execution - 17/03/2023, , Admitted by: Self, Date of Admission: 17/03/2023, Place of Admission of Execution: Office			
		Mar 17 2023 11:13AM	LTI 17/03/2023	17/03/2023
	237, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5M, Aadhaar No: 38xxxxxxxx0394 Status : Representative, Representative of : D. S. Construction (as PROPRIETOR)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Dipak Guha</b> Son of Late Sudhir Guha 63/21, Dum Dum Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
	17/03/2023	17/03/2023	17/03/2023
Identifier Of Mr DHIMAN CHOWDHURY, Mr TUHIN CHOWDHURY, Mr BIMAN CHOWDHURY, Mr SIBIR ROY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr DHIMAN CHOWDHURY	D. S. Construction-1.65 Dec
2	Mr TUHIN CHOWDHURY	D. S. Construction-1.65 Dec
3	Mr BIMAN CHOWDHURY	D. S. Construction-1.65 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr DHIMAN CHOWDHURY	D. S. Construction-50.00000000 Sq Ft
2	Mr TUHIN CHOWDHURY	D. S. Construction-50.00000000 Sq Ft
3	Mr BIMAN CHOWDHURY	D. S. Construction-50.00000000 Sq Ft



On 17-03-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 11:06 hrs on 17-03-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SIBIR ROY ,.

**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 98,41,500/-

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

Execution is admitted on 17/03/2023 by 1. Mr DHIMAN CHOWDHURY, Son of Late Haripada Chowdhury, 353, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Mr TUHIN CHOWDHURY, Son of Late Haripada Chowdhury, 353, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mr BIMAN CHOWDHURY, Son of Late Haripada Chowdhury, 353, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Dipak Guha, , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

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

Execution is admitted on 17-03-2023 by Mr SIBIR ROY, PROPRIETOR, D. S. Construction (Sole Proprietorship), 17/C, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Mr Dipak Guha, , Son of Late Sudhir Guha, 63/21, Dum Dum Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 98,429.00/- ( A(1) = Rs 98,415.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 98,429/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2023 12:59PM with Govt. Ref. No: 192022230335133468 on 16-03-2023, Amount Rs: 98,393/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5117104262215 on 16-03-2023, Head of Account 0030-03-104-001-16

Online on 17/03/2023 12:13PM with Govt. Ref. No: 192022230336745131 on 17-03-2023, Amount Rs: 36/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 326410690 on 17-03-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,93,680/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 3,92,680/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1197, Amount: Rs.1,000.00/-, Date of Purchase: 10/03/2023, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/03/2023 12:59PM with Govt. Ref. No: 192022230335133468 on 16-03-2023, Amount Rs: 3,92,534/-, Bank: SBI EPay ( SBIEPay), Ref. No. 5117104262215 on 16-03-2023, Head of Account 0030-02-103-003-02

Online on 17/03/2023 12:13PM with Govt. Ref. No: 192022230336745131 on 17-03-2023, Amount Rs: 146/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 326410690 on 17-03-2023, Head of Account 0030-02-103-003-02

Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR

North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 25571 to 25600

being No 150400620 for the year 2023.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2023.03.20 17:46:43 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2023/03/20 05:46:43 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)