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पश्चिम बंगाल पश्चिम बंगाल West Bengal
 stated that the document is admitted to
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 endorsement sheets attached with this
 document are the part of this document.

AB 559637

[Signature]
 District Sub-Registrar-
 Alipore, South 24 Parganas

14 MAR 2019

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the ^{14th} day of *March*, Two
 Thousand Nineteen (2019)

BETWEEN

[Signature]
 Advocate

For ABASAN KOLKATA
[Signature]
 Partner

For ABASAN KOLKATA
[Signature]
 Partner

As Constituted Lawful
 Attorney of Sayantani Ghosh
 and Dolan Champa Pal

SMT. SUNITA PAUL (PAN : AFTPP8324G), wife of Mr. Ashoke Kumar Paul, by faith - Hindu, by Occupation - House-wife, by Nationality - Indian, residing at 98, Naba Nagar, Jadavpur, P.O. Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, District - 24-Parganas (South), hereinafter called the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs administrators, legal representative successors, successors-in-interest and assigns) of the **ONE PART**.

AND

(1) **SMT. SAYANTANI GHOSH, (PAN-BOBPG3399Q)**, wife of Sri Debasish Mondal, and daughter of Sri Sudhir Kumar Ghosh, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 941, Kalikapur Road, P.O. Mukundapur, P.S. Garfa, Kolkata - 700 099 and (2) **DOLAN CHAMPA PAL, (PAN-AWKPP0122G)**, daughter of Sukhamay Das, wife of Anil Chandra Pal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 28B/1A, Rahim Ostagar Road, P.O. Lake Gardens, P.S. Lake, Kolkata - 700 045, hereinafter called and referred to as the **PURCHASERS** (which terms or expression unless excluded by or repugnant to the subject or context shall deem to mean and include their legal representative/ representatives, executor/ executors, administrator/ administrators and assigns) of the **OTHER PART**.

WHEREAS once upon a time the Suburban Agricultural Diary & Fisheries Ltd. having its registered office at No.75, Badridas Temple Street, P.S. Manicktala, Calcutta - 700004 now Kolkata - 700 004, filed a suit against Pratul Chandra Mondal and others in the 3rd Court of the Sub-Ordinate Judge at Alipore being Title Suit No.16 of 1941 (The Suburban Agricultural Diary & Fisheries Ltd. vz - Pratul Chandra Mondal and others) for partition of their properties which included the land appertaining to the R.S. Plot No.194 and 195 and also others Dag, under R.S. Khatian Nos.145, 131 and 132, etc. in the District of 24-Parganas, now South 24-Parganas.

AND WHEREAS by the preliminary Decree passed in the said suit, the respective shares of the groups of Defendant were declared, and whereas on the prayer Sri Pratul Chandra Mondal, son of Raj Kishore Mondal was one of the Defendant and during the hearing Proceeding of the said suit, he filed.

For ABASAN KOLKATA


Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

For ABASAN KOLKATA


Partner

AND WHEREAS on the prayer of some of the Defendants therein a Pleader Commissioner was appointed to make separate allotments.

AND WHEREAS the said Pratul Chandra Mondal (now deceased) died intestate leaving behind him the following legal heirs i) Smt. Labannya Prava Mondal, wife, ii) Sri Malay Kumar Mondal, son and iii) Sri Swapn Kumar Mondal, son.

AND WHEREAS in the report submitted by the Pleader Commissioner, Malay Kumar Mondal one of the heirs of the deceased Pratul Chandra Mondal was allotted land as well as aforesaid Swapn Kumar Mondal and other heirs of the said deceased was allotted land appertaining to R.S. Plot No. 194 and 195 and also other Dags under R.S. Khatian No.145, 131, 132 etc. of Mouza - Nayabad, J.L. No.25, District - 24-Parganas, now South 24-Parganas.

AND WHEREAS a final decree on 4th June, 1971 was passed by the Learned Court in the said suit accepting the said report of the commissioner.

AND WHEREAS the said Labannya Prava Mondal and Swapn Kumar Mondal being seized and possessed of the said land allotted to them under the Final Decree entered into an Agreement for Sale with one Kusum Moitra and the aforesaid Swapn Kumar Mondal's predecessor-in-interest his wife Rina Mondal entered into an Agreement for Sale with one Sri Ashis Roy for sell the same for a valuable consideration in different dates.

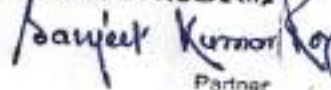
AND WHEREAS by a registered Deed of Conveyance dated 16.05.1986, registered at District Sub-Registrar office at Alipore, recorded into Book No. I, Being No.8698 for the year 1986, one Sri Ashis Roy, son of Pratap Chandra Roy, residing at 148, Prince Golam Hossain Shah Road, P.S. Jadavpur, Kolkata - 700 032, purchased one plot of land situated in R.S. Plot No.194 and 195 and others Dag under R.S. Khatian No.145 and also other Khatians of Mouza - Nayabad, J.L. No.25 from the previous owner namely Rina Mondal.

AND WHEREAS by a registered Deed of Conveyance dated 17.07.1986, registered at District Sub-Registrar office at Alipore, recorded into Book No. I, Volume No.260, at Pages 62 to 70, Being No.12819 for the year 1986, one Sri Kusum Moitra, son of Late Bhuvan Mohan Moitra, residing at 2/65, Gandhi Colony, P.S. Jadavpur, Kolkata - 700 032,

For ABASAN KOLKATA


Partner

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purchased one plot of land measuring an area of 1 (One) Bigha 3 (Three) Cottahs 5 (Five) Chittacks 15 (Fifteen) Sq.ft. situated in R.S. Plot No. 194 and 195 under R.S. Khatian No.145 and also other Khatians of Mouza – Nayabad, J.L. No.25 from the previous owner namely Smt. Labanya Prava Mondal.

AND WHEREAS thereafter said Sri Ashis Roy and Sri Kusum Moitra, jointly developed their entire purchased land and divided and fragmented into several small plots of land showing therein road for egress and ingress.

AND WHEREAS by a registered Deed of Conveyance dated 27.10.1986, registered at District Sub-Registrar office at Alipore, recorded into Book No. I, Volume No.7, at Pages 1 to 11, Being No.28 for the year 1987, said Sri Ashis Roy and Sri Kusum Moitra, jointly sold, conveyed, transferred, assigned and granted one plot of land measuring net land area of 2 (Two) Cottahs 9 (Nine) Chittacks 20 (Twenty) Sq.ft. and road area measuring 10 (Ten) Chittacks 17 (Seventeen) Sq.ft. i.e. totaling gross land area of 3 (Three) Cottahs 3 (Three) Chittacks 37 (Thirty seven) Sq.ft. being Scheme Plot No.32, Block-B, SECTOR-II, situated in R.S. Plot No.195 under R.S. Khatian Nos.145, 131, 132 of Mouza – Nayabad, J.L. No.25, in favour of Mrs. Jyoti. V. Gulab alias Mrs. J.V. Gulab, wife of V. Gulab, of 13/2A, Free School Street, P.S. Taltala, Kolkata – 700 014.

AND WHEREAS on the same day by virtue of another registered Deed of Conveyance dated 27.10.1986, registered at District Sub-Registrar office at Alipore, recorded into Book No. I, Volume No.56, at Pages 396 to 407, Being No.250 for the year 1987, said Sri Ashis Roy and Sri Kusum Moitra, again jointly sold, conveyed, transferred, assigned and granted another one adjacent plot of land measuring net land area of 2 (Two) Cottahs 9 (Nine) Chittacks 02 (Two) Sq.ft. and road area measuring 2 (Two) Cottahs 3 (Three) Chittacks 35 (Thirty five) Sq.ft. i.e. totaling gross land area of 4 (Four) Cottahs 12 (Twelve) Chittacks 37 (Thirty seven) Sq.ft. being Scheme Plot No.33, Block-B, SECTOR-II, situated in R.S. Plot No. 195 under R.S. Khatian Nos.145, 131, 132 of Mouza – Nayabad, J.L. No.25, in favour of said Mrs. Jyoti. V. Gulab alias Mrs. J.V. Gulab, wife of V. Gulab, of 13/2A, Free School Street, P.S. Taltala, Kolkata – 700 014.

AND WHEREAS by virtue of two separate registered Deed of Sale said Mrs. Jyoti. V. Gulab alias Mrs. J.V. Gulab, wife of V. Gulab, purchased the total net land area measuring

For ABASAN KOLKATA

Pradip Kumar
Partner

For ABASAN KOLKATA

Kanpreet Kumar Roy
Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145 and rest land area i.e. road area developed for extension of the adjacent road area of the entire plot of land.

AND WHEREAS by a registered Deed of Conveyance dated 09.09.2002, registered at District Sub-Registrar –III, at Alipore, recorded into Book No. I, Volume No.125, at Pages 163 to 180, Being No.5331 for the year 2002, said Mrs. Jyoti. V. Gulab alias Mrs. J.V. Gulab, sold, conveyed, transferred, assigned and granted the said plot of land measuring net land area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145, within the K.M.C. Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, in favor of the present OWNER herein namely Smt. Sunita Paul.

AND WHEREAS after purchase the present **VENDOR** herein mutated her name in the record of the Ld. B.L. & L.R.O. Kasba vide Mutation Reference No.2309 of 2005 measuring net land area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145 and also mutated her name in the record of the K.M.C. known as **K.M.C. Premises No.3618, Nayabad, Ward No.109, Assessee No.31-109-08-7641-0**, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099 and has been paying the necessary taxes to the K.M.C. and has been enjoying the said property as mentioned in the **SCHEDULE** below without any interruption.

AND WHEREAS in urgent necessities of cash money, the **VENDOR** herein has offered absolute sale out of the said piece and parcel of the net land area which has been morefully mentioned, written and described in the Schedule hereunder and also morefully shown, delineated and depicted with the coloured RED border lines with the map or plan annexed herewith, for the total consideration sum of **Rs.79,00,000/- (Rupees Seventy nine lac) only** and the above **PURCHASERS** have hereby agreed to purchase the such **SCHEDULE** below landed property as per shown, delineated and depicted with the coloured RED border lines with the map or plan, from the above **VENDOR** for the such total consideration money, considering the said price be the highest market price for these presents.

For ABASAN KOLKATA

 Partner

For ABASAN KOLKATA

 Partner

As Constituted Lawful
 Attorney of Sayantani Ghosh
 and Dolan Champa Pal

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.79,00,000/- (Rupees Seventy nine lac) only to the VENDOR herein paid by the PURCHASERS 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 purchasers, the said property, she the VENDOR as beneficiary owner do hereby these presents indefeasibly grant, sell, convey, and transfer assign and assure unto the above Purchasers, in free from all encumbrances, attachments and defects in title **ALL THAT** the said plot of land net land area measuring about **5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft.** situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145 known as **K.M.C. Premises No.3618, Nayabad, Ward No.109, Assessee No.31-109-08-7641-0,** presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099 in the District of South 24-Parganas, as morefully described in the 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 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 **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 VENDOR, her 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 hereby granted, sold, conveyed, transferred or expressed and intended so to be

For ABASAN KOLKATA

Aradhya Karan
Partner

For ABASAN KOLKATA

Sanjeet Kumar
Partner

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and Dolan Champa Pal

with her heirs, executors, members and appurtenances unto and to the use of the **PURCHASERS** 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** does 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, she the **VENDOR** had at all material times here to before and now has 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 **PURCHASERS** in the manner aforesaid **AND THAT** the **PURCHASERS** 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 her 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 **PURCHASERS** 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 **PURCHASERS**, 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,

For ABASAN KOLKATA

Pradip Kanungo
Partner

For ABASAN KOLKATA

Kanishk Kumar Roy
Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

administrators, legal representatives, administrators, and assigns shall at all times hereafter indemnify and keep indemnified the **PURCHASERS** against any losses, damages, costs, charges, expenses, if any suffered by reasons of any defect in the title of the **VENDOR** or any breach of the covenants hereunder contained.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

- 1) All right title and interest as sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed herein subsists and the **VENDOR** have good right as lawful owner with full and absolute power and authority to convey transfer assure and assign the said land and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASERS** 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 their said land and hereditament save and except with the **PURCHASERS** herein.
- 2) The **PURCHASERS** shall have the right to mutate their name in the Settlement record of right and in the record of Kolkata Municipal Corporation and any other public bodies or offices as the joint Owners of the said land and hereditament hereby conveyed and transferred to them by necessary proceedings or otherwise without any objection from the Vendors.
- 3) It shall be lawful for the **PURCHASERS** 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 **PURCHASERS** 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 them.
- 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

For ABASAN KOLKATA

 Partner

For ABASAN KOLKATA

 Partner

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 her 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 **PURCHASERS** make do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land hereditament in favour of the **PURCHASERS** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring their full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASERS**:

6. The **PURCHASERS** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said homestead land measuring total land area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. situated in Mouza - Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145, known as **K.M.C. Premises No.3618, Nayabad, Ward No.109, Assessee No.31-109-08-7641-0**, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099, 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**.

7. The **VENDOR** shall keep the **PURCHASERS** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASERS** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

For ABASAN KOLKATA

Aradip Kumar
Partner

For ABASAN KOLKATA

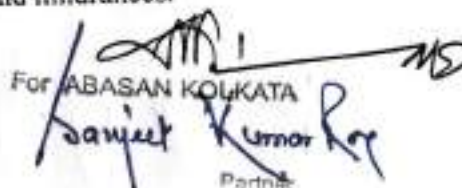
Sanjeev Kumar Roy
Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

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 a tile shed 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 **PURCHASERS** 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 **PURCHASERS** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.
9. The **VENDOR** declares that the land togetherwith tile shed standing thereon 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 togetherwith one tile shed 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 tile shed while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASERS**.
10. The said **VENDOR** made a Plan or Map of the entire land 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 declares that she shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASERS**.
12. The **VENDOR** also declares herein that the **PURCHASERS** 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.

For ABASAN KOLKATA

 Partner

For ABASAN KOLKATA

 Partner

As Constituted Lawful
 Attorney of Sayantani Ghosh
 and Dolan Champa Pal


13. The PURCHASERS shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the PURCHASERS shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the VENDOR has delivered the Original Title Deed, all other Link Deeds and all necessary Original papers of Mutation Certificate, xerox copies of paid up land-tax bill, Record of Right relating to the said land and Property as mentioned in the SCHEDULE hereunder written to the PURCHASER herein at the time of execution of these presents.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of the Bastu land measuring total land area of 5 (Five) Cottahs 2 (Two) Chittacks 20 (Twenty) Sq.ft. more or less corresponding to 344.663 Sq.mtr. togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, comprising in R.S. Dag No.195, under R.S. Khatian No.145 known as K.M.C. Premises No.3618, Nayabad, Ward No.109, Assessee No.31-109-08-7641-0, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, within the District – South 24-Parganas including all easement rights upon the land and adjacent common passage, which is morefully and particularly delineated and depicted, shown with the coloured RED border lines the said landed property is butted and bounded by :

ON THE NORTH : Presently D.P.K. Kalibari formerly 30'-0" wide Road;
ON THE SOUTH : Plot No.30 and 31;
ON THE EAST : ~~Land~~ of others (R.S. Dag No.195);
ON THE WEST : 30'-0" wide Road extended from North to South.

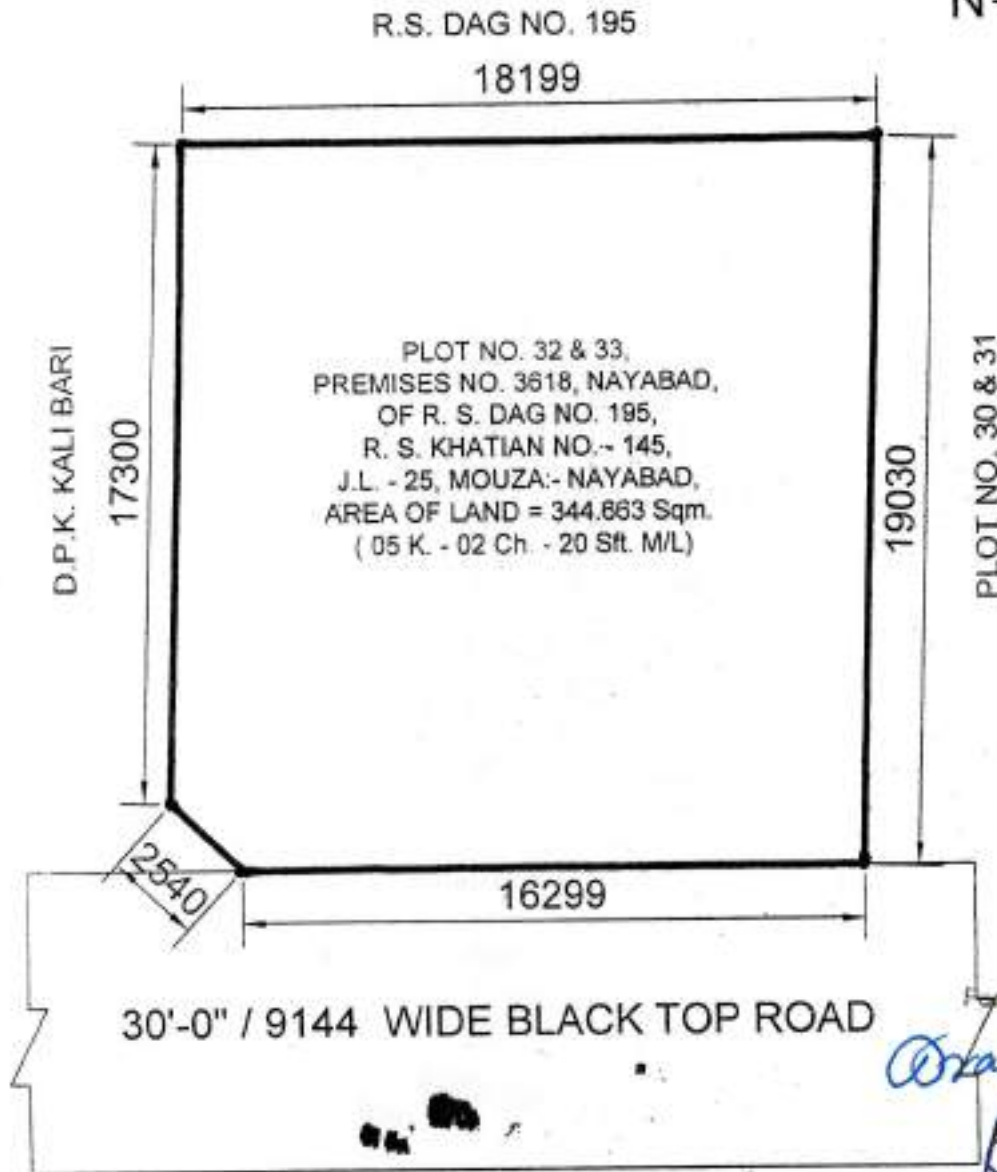
For ABASAN KOLKATA

 Partner

For ABASAN KOLKATA

 Partner

As Constituted Lawful
 Attorney of Sayantani Ghosh
 and Dolan Champa Pal

SITE PLAN AT PREMISES NO. 3618, NAYABAD, KOLKATA:- 700 099,
 K.M.C. WARD NO. 109, ASSESSEE NO. 31-109-08-7641-0,
 BOROUGH NO. XII, P. S. - PANCHASAYAR, OF R. S. DAG NO. 195,
 R. S. KHATIAN NO. - 145, J.L. - 25, MOUZA:- NAYABAD,
 AREA OF LAND = 344.663 Sqm. (05 K. - 02 Ch. - 20 Sft. M/L)
 SHOWN IN RED BORDER
 SCALE :- 1:200, ALL DIMENSIONS ARE IN MM.



For ABASAN KOLKATA
Pradip Kumar
 Partner
 For ABASAN KOLKATA
Kanjit Kumar
 Partner

As Constituted Lawful
 Attorney of Sayantani Ghosh
 and Dolan Champa Pal

Parker
PINTU SARKER
 CLASS-I, LBS
 NO:1194, K.M.C
 B/35, RABINDRA PALLY
 KOLKATA-700086

Syantani Ghosh
Dolan Champa Pal.

Smita Paul
 SIGN. OF VENDOR

SIGN. OF L.B.S.

SIGN. OF PURCHASER'S

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

WITNESSES :

1. *Debasish Mondal*
114/20 Purbachal Main
Road.
KOL-700078.

Sunita Paul

SIGNATURE OF THE VENDOR

2. *Ashoke Kumar Paul*
Rate, Jagannath Paul
98, Nabannagar
Jadarpur. Kat-32

Sayantani Ghosh

Dolan Champa Pal

SIGNATURE OF THE PURCHASERS

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

For ABASAN KOLKATA

Oradip Karmachary

Partner

For ABASAN KOLKATA

Sanjay Kumar Ray

Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASERS** for the within mentioned sum of **Rs.79,00,000/- (Rupees Seventy nine lac)** only as full and final settlement of entire consideration sum in respect of the within mentioned land as described in the **SCHEDULE** above in the manner followings :

Sl. No.	Date	RTGS	Name of the Bank & Branch	Amount (Rs.)
1.	14.03.2019	Through RTGS	Indian Overseas Bank, Prince Anwar Shah Road Connector Branch	Rs.38,50,000.00
2.	14.03.2019	Through RTGS	Allahabad Bank, Jodhpur Park Branch	Rs.39,50,000.00
3.	14.03.2019	By Cash	---	Rs. 1,00,000.00
TOTAL:				Rs.79,00,000.00

(Rupees Seventy nine lac) only

WITNESS :

1. *Debasish Mondal*
114/20 Purbachal Main Rd.
KOL-700078.

Sumita Paul

SIGNATURE OF THE VENDOR

2. *Ashoke Kumar Paul*
98, Nabanagar
Jadapur
Kat-32

For ABASAN KOLKATA

Aradhya Kanyas
Partner

For ABASAN KOLKATA

Ranjit Kumar Roy
Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Sunita Paul
 Signature Sunita Paul

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Say
 Name SAYANTANI GHOSH
 Signature Sayantani Ghosh

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Dolan
 Name DOLAN CHAMPA PAL
 Signature Dolan Champa Pal

	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name
 Signature
 For ABASAN KOLKATA Partner Drachy Kararajy
 For ABASAN KOLKATA Partner Kanjet Kumar Roy

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-037573587-1

Payment Mode Online Payment

GRN Date: 14/03/2019 11:08:38

Bank : State Bank of India

BRN : CKI8356253

BRN Date: 14/03/2019 11:09:45

DEPOSITOR'S DETAILS

Id No. : 16300000315076/3/2019

[Query No./Query Year]

Name : ABASAN KOLKATA

Contact No. :

Mobile No. : +91 9830065692

E-mail :

Address : 181 898 kalikapur road kol99

Applicant Name : Mr Somesh Mishra

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16300000315076/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	750015
2	16300000315076/3/2019	Property Registration- Registration Fees	0030-03-104-001-18	106002

Total

856017

In Words : Rupees Eight Lakh Sixty Three Thousand Six Hundred Seventeen only

For ABASAN KOLKATA

Oradip Karan
Partner

For ABASAN KOLKATA

Sanjeet Kumar Roy
Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFTPP8324G



नाम /NAME

SUNITA PAUL

पिता का नाम /FATHER'S NAME

DHEREN PAUL

जन्म तिथि /DATE OF BIRTH

05-02-1968

हस्ताक्षर /SIGNATURE

Sunita Paul

[Signature]

आयकर आयुक्त, प.ब. - XI

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

Sunita Paul

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

आयकर विभाग

INCOME TAX DEPARTMENT

SAYANTANI GHOSH

SUDHIR KUMAR GHOSH

09/09/1987

Permanent Account Number

BOBPG3399Q

Sayantani Ghosh
Signature



भारत सरकार

GOVT. OF INDIA



16002074



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

DOLAN CHAMPA PAL
SUKHAMAY DAS
421601967

Permanent Account Number

AWKPP0122G

Sukhamay Das

Signature



In case this card is lost/ found, kindly inform / return to
Income Tax PAN Services Unit, TINTS,
Plot 8/03, Sector 11, CBD, Indraprastha,
New Delhi - 110 014.

आयकर विभाग, नई दिल्ली

Income Tax PAN Services Unit, TINTS,
Plot 8/03, Sector 11, CBD, Indraprastha,
New Delhi - 110 014.

Dolan Champa Pal.

Major Information of the Deed

Deed No :	I-1630-00662/2019	Date of Registration :	14/03/2019
Query No / Year	1630-0000315076/2019	Office where deed is registered	
Query Date	23/02/2019 10:56:09 AM	D.S.R. - V SOUTH 24-PARGANAS, District	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra HC, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 905144843 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. 79,00,000/-	Rs. 1,07,95,645/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,55,715/- (Article:23)	Rs. 1,08,002/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (U area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 3618, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1			Bastu		5 Katha 2 Chatak 20 Sq Ft	78,70,000/-	1,07,65,645/-	Width of Appro Road: 30 Ft.
Grand Total :					8.5021Dec	78,70,000 /-	107,65,645 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: T Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

For ABASAN KOLKATA

Sayantani Ghosh
Partner



For ABASAN KOLKATA

Kanraj Kumar Roy
Partner



As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal



Major Information of the Deed :- I-1630-00662/2019-14/03/2019

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sunita Paul Wife of Mr Ashoke Paul Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office			See wife Paul
	14/03/2019	14/03/2019	LT	14/03/2019
98, Naba Nagar, Jadavpur, P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Pargana West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFTPP8324G, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sayantani Ghosh (Presentant) Wife of Mr Debasish Mondal Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office			Syantani Ghosh
	14/03/2019	14/03/2019	LT	14/03/2019
Wife of Mr Debasish Mondal Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BOBPG3399Q, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Dolan Champa Pal Wife of Anil Chandra Pal Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office			Dolan Champa Pal.
	14/03/2019	14/03/2019	LT	14/03/2019
Wife of Anil Chandra Pal Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWKPP0122G, Status :Individual, Executed by: Self, Date of Execution: 14/03/2019 , Admitted by: Self, Date of Admission: 14/03/2019 ,Place : Office				

For ABASAN KOLKATA
 Partner
 For ABASAN KOLKATA
 Partner

As Constituted Lawful Attorney of Sayantani Ghosh

Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-1630-00662/2019-14/03/2019

Mr Somesh Mishra
 Son of Mr D K Mishra
 HC, P.O:- GPO, P.S:- Hare Street, Kolkata,
 District:-Kolkata, West Bengal, India, PIN -
 700001



Somesh Mishra

14/03/2019

14/03/2019

14/03/2019

Identifier Of Mrs Sunita Paul, Mrs Sayantani Ghosh, Dolan Champa Pal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sunita Paul	Mrs Sayantani Ghosh-4.25104 Dec,Dolan Champa Pal-4.25104 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sunita Paul	Mrs Sayantani Ghosh-50.00000000 Sq Ft,Dolan Champa Pal-50.00000000 Sq Ft

Endorsement For Deed Number : I - 163000662 / 2019

On 14-03-2019

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 123 of Indian Stamp Act 1899.

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

Presented for registration at 13:40 hrs on 14-03-2019, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mrs Sayantani Ghosh, one of the Claimants.

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 1,07,95,845/-

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

Execution is admitted on 14/03/2019 by 1. Mrs Sunita Paul, Wife of Mr Ashoke Paul, 98, Naba Nagar, Jadavpur, P.O. Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mrs Sayantani Ghosh, Wife of Mr Debasish Mondal, 941, Kalikapur Road, P.O: Mukundapur Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 3. Dolan Champa Pal, Wife of Anil Chandra Pal, 28B/1A, Rahim Ostagar Road, P.O: Lake Gardens, Thana: Lake South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Business

Identified by Mr Somesh Mishra, , Son of Mr D K Mishra, HC, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,08,002/- (A(1) = Rs 1,07,956/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,08,002/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/03/2019 11:09AM with Govt. Ref. No: 192018190375735871 on 14-03-2019, Amount Rs: 1,08,002/- Bank: State Bank of India (SBIN0000001), Ref. No. CKI8356253 on 14-03-2019, Head of Account 0030-00-100-001

For ABASAN KOLKATA
Aradip Kumar
 Partner

For ABASAN KOLKATA
Ranjeet Kumar Roy
 Partner

As Constituted Lawful
 Attorney of Sayantani Ghosh
 and Dolan Champa Pal

Major Information of the Deed :- I-1630-00662/2019-14/03/2019

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,55,715/- and Stamp Duty paid by Stamp Rs. 10 by online = Rs 7,55,615/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18454, Amount: Rs.100/-, Date of Purchase: 13/03/2019, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal

Online on 14/03/2019 11:09AM with Govt. Ref. No: 192018190375735871 on 14-03-2019, Amount Rs: 7,55,615/-

Bank: State Bank of India (SBIN0000001), Ref. No. CKI8356253 on 14-03-2019, Head of Account 0030-02-103-00

Krishnendu Talukdar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

amt. Govt. of West Bengal
Rs. 7,55,615/-
14-03-2019

R/SR
SOUTH 24-PARGANAS
West Bengal

For ABASAN KOLKATA For ABASAN KOLKATA
 Partner Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

Major Information of the Deed :- I-1630-00662/2019-14/03/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2019, Page from 25743 to 25768
being No 163000662 for the year 2019.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2019.03.15 16:16:45 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 15-03-2019 16:14:36
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



For ABASAN KOLKATA
Pradip Kumar
Partner

For ABASAN KOLKATA
Kanjet Kumar
Partner

As Constituted Lawful
Attorney of Sayantani Ghosh
and Dolan Champa Pal

(This document is digitally signed.)