

2581/18

Chowdhury

2808/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



D 813957

Visit

13.3.18

D. 4092.38/18
 No. 1,54,53856/
 Additional Registrar of
 Assurances-IV, Kolkata

Certified that the Document is admitted to
 Register and the
 fee and the
 stamp duty
 are paid

Registrar
 Assurances-IV, Kolkata

DEED OF CONVEYANCE

16 MAR 2018

Made this on 13th day of March, 2018

[Two Thousand Eighteen]

BETWEEN

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-019522991-1
GRN Date: 13/03/2018 19:02:21
BRN : 473768454
Payment Mode Online Payment
Bank : HDFC Bank
BRN Date: 13/03/2018 19:04:17

DEPOSITOR'S DETAILS

Name : CHANDAN SAHA
Contact No. : 09830283333 Mobile No. : +91 9830283333
E-mail : in_chandan2003@yahoo.co.in
Address : DC103 Narayantala Road Kolkata-700059
Applicant Name : Shri Niranjana Kumar Pahari
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

Id No. : 19040000409238/3/2018
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19040000409238/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	1076734
2	19040000409238/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	154629

Total

1231363

In Words : Rupees Twelve Lakh Thirty One Thousand Three Hundred Sixty Three only









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000409238/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Jagir Singh P-52, Bangur Avenue, Boick - C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Seller		1192 	Jagir Singh 13.3.18
2	Shri Avtar Singh P-218, Bangur Avenue, Block - A, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Seller		1193 	Avtar Singh 13/3/18
3	Shri Jagttar Singh P- 218, Bangur Avenue, Block - A, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Seller		1194 	Jagttar Singh 13.3.18

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Chandan Saha DC-103, Narayantala Road West, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059	Buyer			<i>Chandan Saha,</i> 13-03-18
5	Shri Aninda Dutta 507/25A, Jessore Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Attorney of Seller [Smt Lakhweer Kaur] ,[Shri Kasi Sharma] ,[Sajahan Kha] ,[Jaoser Kha]		1195 	<i>Aninda Dutta</i> 13/03/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Shri Niranjan Kumar Pahari Son of Late Purna Chandra Pahari EB-1/1, Deshbandhu Nagar, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059	Shri Jagtir Singh, Shri Avtar Singh, Shri Jagtar Singh, Shri Chandan Saha, Shri Aninda Dutta		<i>N.K. Pahari</i> 13/03/2018	

(Asit Kumar Joarder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

[1] SRI JAGIR SINGH [PAN HAGPS8307M], son of Late Chanan Singh, by faith - Hindu, by occupation - Business, residing at P-52, Bangur Avenue, Block - C, Post Office - Bangur Avenue, under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, State - West Bengal, [2A] SRI AVTAR SINGH [PAN AVQPS9894M] and [2B] SRI JAGTTAR SINGH [PAN CIDPS6135H], both are sons of Late Amarjeet Singh, both by occupation - Business, both are residing at Flat No. 2, 1st Floor, P -218, Bangur Avenue, Block- A, Post Office - Bangur Avenue, under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, State - West Bengal, [2C] SRIMATI LAKHWEER KAUR [PAN DMSPK7713K], daughter of Late Amarjeet Singh and wife of Indrajit Singh, by occupation - Homemaker, residing at Flat No. 2, 1st floor, P -218, Bangur Avenue, Block- A, Post Office - Bangur Avenue, under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, State - West Bengal and presently residing at House No. 133, Ward No. 12, Ganesh Nagar, Rajpura, Post Office - Rajpura, Police Station - Sadar City, District - Patiala, PIN - 140 401, State - Punjab, all by faith - Hindu, [3A] SRI KASI SHARMA alias KASHI SHARMA [PAN FLLPS6224R], son of Late Ramdin Sharma, by faith - Hindu, by occupation- Business, [3B] SAJAHAN KHA alias SAJAHAN KHAN [PAN DLIPK1398R], son of Late Abdul Samad Khan, by faith- Islam, by occupation - Business and [3C] JAOSER KHA alias JAMSHED KHAN [PAN DLIPK2505L], son of Late Samshed Ali Khan, by faith - Islam, by occupation - Business, No. 3A to 3C all are residing at 512, Jessore Road, Post Office - Bangur Avenue, under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, State - West Bengal, all by nationality - Indian, hereinafter collectively called the "OWNERS/VENDORS" [which expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, successors, legal representatives and assigns] of the ONE PART, Owners/Vendors No. 2C, 3A, 3B and 3C represented by SRI ANINDA DUTTA [PAN AHYPD5406A], son of Late Bimal Kumar Dutta, by faith - Hindu, by occupation - Business, by nationality - India, residing at 507/25A, Jessore Road, Post Office - Motijheel, under Police Station - DumDum, District North 24-Parganas, PIN - 700 074, State - West Bengal, as Constituted Attorney by virtue of General Power of Attorney dated the 23rd day of February, 2018 which was duly registered with

the Office of the Additional District Sub-Registrar at Bidhannagar [Salt Lake City] and recorded into Book No. IV, Volume No. 1504-2018, Pages from 400 to 419, Being No. 150400024 for the year 2018;

AND

SRI CHANDAN SAHA [PAN ANMPS 2027A], son of Late Chittaranjan Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DC-103, Narayantala Road [West], Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter called the "PURCHASER" [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include his heirs, executors, administrators, successors, legal representatives and assigns] of the OTHER PART;

WHEREAS:

- A. That, [1] SRI KALI PADA SADHUKHAN, son of Late Rai Charan Sadhukhan, [2] SRI HARAN CHANDRA SADHUKHAN, [3] SRI JATINDRA NATH SADHUKHAN and [4] SRI ATUL KRISHNA SADHUKHAN, No. 2 to 4 all are sons of Late Sukhamay Sadhukhan, were jointly seized and possessed of ALL THAT piece and parcel of Rayat Stihitiban Vacant land measuring about 1.16 Acre be the same a little more or less according to local measurement 3 [three] Bighas 10 [ten] Cottahs be the same little more or less in Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in Dag Nos. 236 and 237 appertaining to Khatian No. 204, within the local limits of South Dum Dum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum (formerly Rajarhat), District 24-Parganas;
- B. That, while thus said [1] SRI KALI PADA SADHUKHAN, son of Late Rai Charan Sadhukhan, [2] SRI HARAN CHANDRA SADHUKHAN, [3] SRI JATINDRA NATH SADHUKHAN and [4] SRI ATUL KRISHNA SADHUKHAN, No. 2 to 4 all are sons of Late Sukhamay Sadhukhan, jointly enjoying the aforesaid property by an Indenture dated the 4th day of

July, 1956 said [1] SRI KALI PADA SADHUKHAN, son of Late Rai Charan Sadhukhan, [2] SRI HARAN CHANDRA SADHUKHAN, [3] SRI JATINDRA NATH SADHUKHAN and [4] SRI ATUL KRISHNA SADHUKHAN, No. 2 to 4 all are sons of Late Sukhamay Sadhukhan, therein referred to and called as the Vendors of the One Part due to their urgent requirement of lawful money jointly sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of Rayat Stihitiban Vacant land measuring about 1.16 Acre be the same a little more or less according to local measurement 3 [three] Bighas 10 [ten] Cottahs be the same little more or less in Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in Dag Nos. 236 and 237 appertaining to Khatian No. 204, within the local limits of South Dum Dum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum (formerly Rajarhat), District 24-Parganas, unto and in favour of [1] SRI KAMAL KUMAR CHOWDHURY, [2] SRI AMAL KUMAR CHOWDHURY and [3] SRI SHYAMAL KUMAR CHOWDHURY, all are sons of Late Shyamapada Chowdhury, therein jointly referred to and called as the Purchasers of the Other Part, which was duly registered with the Office of the Sub-Registrar at Cossipore, Dum Dum and recorded into Book No. I, Volume No. 58, Pages from 90 to 97, Being No. 5994 for the year 1956 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever;

- C. That, said [1] SRI KAMAL KUMAR CHOWDHURY, [2] SRI AMAL KUMAR CHOWDHURY and [3] SRI SHYAMAL KUMAR CHOWDHURY, all are sons of Late Shyamapada Chowdhury, since the date of purchase are seized and possessed of the said property and constructed diverse a Pucca Structures on the said property for letting out;
- D. That, a demarcated portion of the aforesaid property which is intend to be sold to the intending Purchasers is comprised of an area of 7 [seven] Cottahs 10 [ten] Chittacks be the same a little more or less became subject matters of litigations in as much as, inter-alia majority of the individual and group Purchasers instituted a suit claiming decree for adverse possession in

respect thereof in the Court of Learned 3rd Munsiff at Sealdah and which has been registered and recorded as the Title Suit No. 323 of 1991 and said Title Suit is pending in the said Court;

- E. That, said AMAL KUMAR CHOWDHURY died intestate on 25th day of June, 1979 leaving behind him, his wife namely SRIMATI SULEKHA CHOWDHURY and only son namely SRI ANINDA CHOWDHURY, as the only legal heiress, heir, successors and representatives towards the estate of deceased AMAL KUMAR CHOWDHURY by virtue of law of inheritance as per Hindu Succession Act, 1956 and both of them are majors and competent to sell and/or transfer their respective undivided shares in the aforesaid property;
- F. That, subject to aforesaid facts and circumstances the property is free from all encumbrances, attachments, liens and charges and the said property is seized and possessed of said [1] SRI KAMAL KUMAR CHOWDHURY and [2] SRI SHYAMAL KUMAR CHOWDHURY, both are sons of Late Shyamapada Chowdhury, [3] SRIMATI SULEKHA CHOWDHURY, wife of Late Amal Kumar Chowdhury and [4] SRI ANINDA CHOWDHURY, son of Late Amal Kumar Chowdhury, the said demarcated portion of the said property as the only tenant left the premises;
- G. That, on 2nd day of January, 1996 said [1] SRI KAMAL KUMAR CHOWDHURY and [2] SRI SHYAMAL KUMAR CHOWDHURY, both are sons of Late Shyamapada Chowdhury, [3] SRIMATI SULEKHA CHOWDHURY, wife of Late Amal Kumar Chowdhury and [4] SRI ANINDA CHOWDHURY, son of Late Amal Kumar Chowdhury, have agreed to sell their respective undivided shares in the said demarcated portion of the aforesaid property to the intending Purchasers "the demarcated portion of the said property" with an one storied pucca structure with the land there under covering an area of 7 [seven] Cottahs 10 [ten] Chittacks be the same a little more or less in Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in Dag Nos. 236 and 237 appertaining to Khatian No. 204, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 901, being

Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Dum Dum, District North 24-Parganas;

H. That, by an Indenture dated the 8th day of March, 1996 said [1] SRIMATI SULEKHA CHOWDHURY, wife of Late Amal Kumar Chowdhury and [2] SRI ANINDA CHOWDHURY, son of Late Amal Kumar Chowdhury, therein referred to and called as the Vendors of the One Part due to their urgent requirement of lawful money jointly sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of undivided un-demarcated 1/3rd [one third] share of a plot of land measuring about 7 [seven] Cottahs 10 [ten] Chittacks be the same a little more or less TOGETHER WITH an one storied pucca structure standing thereon under Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in Dag Nos. 236 and 237 appertaining to Khatian No. 204, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 901, being Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Dum Dum, District North 24-Parganas, unto and in favour of [1] HARIKESH PROSAD GUPTA, son of Sri Ramraj Gupta (16.25%), [2] NURUL HUDA (16.25%), son of Mohammad Azimuddin, [3] MOHAMMAD MURTOOZA, son of Late Abdul Rashid (6.25%), [4] JAGIR SINGH, son of Sri Chanan Singh (16.25%), [5] KRISHNA PADA MONDAL, son of Late Nitya Gopal Mondal (16.25%), [6] AMARJEET SINGH, son of Late Kanak Singh (16.25%), therein referred to and called as the Individual Purchasers and [7i] KASHI SHARMA, son of Late Ramdhin Sharma (4.16%), [7ii] SHAHJAHAN KHAN, son of Late Abdul Samad Khan (4.16%) and [7iii] JAMSHED KHAN, son of Late Samshad Ali Khan (4.16%), therein referred to and called as the Group Purchasers, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City] and recorded into Book No. I, Volume No. 56, Pages from 79 to 86, Being No. 2465 for the year 1996 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful

possession of their undivided un-demarcated 1/3rd [one third] share of total property absolutely and forever;

- I. That, by another Indenture dated the 8th day of March, 1996 said SRI KAMAL KUMAR CHOWDHURY, son of Late Shyamapada Chowdhury, therein referred to and called as the Vendor of the One Part due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of undivided un-demarcated 1/3rd [one third] share of a plot of land measuring about 7 [seven] Cottahs 10 [ten] Chittacks be the same a little more or less TOGETHER WITH an one storied pucca structure standing thereon under Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in Dag Nos. 236 and 237 appertaining to Khatian No. 204, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 901, being Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Dum Dum, District North 24-Parganas, unto and in favour of [1] HARIKESH PROSAD GUPTA, son of Sri Ramraj Gupta (16.25%), [2] NURUL HUDA (16.25%), son of Mohammad Azimuddin, [3] MOHAMMAD MURTOOZA, son of Late Abdul Rashid (6.25%), [4] JAGIR SINGH, son of Sri Chanan Singh (16.25%), [5] KRISHNA PADA MONDAL, son of Late Nitya Gopal Mondal (16.25%), [6] AMARJEET SINGH, son of Late Kanak Singh (16.25%), therein referred to and called as the Individual Purchasers and [7i] KASHI SHARMA, son of Late Ramdhin Sharma (4.16%), [7ii] SHAHJAHAN KHAN, son of Late Abdul Samad Khan (4.16%) and [7iii] JAMSHED KHAN, son of Late Samshad Ali Khan (4.16%), therein referred to and called as the Group Purchasers, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City] and recorded into Book No. I, Volume No. 56, Pages from 87 to 94, Being No. 2466 for the year 1996 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of his undivided un-demarcated 1/3rd [one third] share of total property absolutely and forever;

J. That, by another Indenture dated the 8th day of March, 1996 said SRI SHYAMAL KUMAR CHOWDHURY alias SRI SHYAMAL CHOWDHURY, son of Late Shyamapada Chowdhury, therein referred to and called as the Vendor of the One Part due to his urgent requirement of lawful money sold, transferred, conveyed, granted, assigned and assured ALL THAT piece and parcel of undivided un-demarcated 1/3rd [one third] share of a plot of land measuring about 7 [seven] Cottahs 10 [ten] Chittacks be the same a little more or less TOGETHER WITH an one storied pucca structure standing thereon under Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in Dag Nos. 236 and 237 appertaining to Khatian No. 204, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 901, being Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Dum Dum, District North 24-Parganas, unto and in favour of [1] HARIKESH PROSAD GUPTA, son of Sri Ramraj Gupta (16.25%), [2] NURUL HUDA (16.25%), son of Mohammad Azimuddin, [3] MOHAMMAD MURTOOZA, son of Late Abdul Rashid (6.25%), [4] JAGIR SINGH, son of Sri Chanan Singh (16.25%), [5] KRISHNA PADA MONDAL, son of Late Nitya Gopal Mondal (16.25%), [6] AMARJEET SINGH, son of Late Kanak Singh (16.25%), therein referred to and called as the Individual Purchasers and [7i] KASHI SHARMA, son of Late Ramdhin Sharma (4.16%), [7ii] SHAHJAHAN KHAN, son of Late Abdul Samad Khan (4.16%) and [7iii] JAMSHED KHAN, son of Late Samshad Ali Khan (4.16%), therein referred to and called as the Group Purchasers, which was duly registered with the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City] and recorded into Book No. I, Volume No. 56, Pages from 95 to 102, Being No. 2467 for the year 1996 against the valuable consideration mentioned therein and thus handed over the vacant and peaceful possession of his undivided un-demarcated 1/3rd [one third] share of total property absolutely and forever;

K. That, by virtue of aforesaid 3 [three] separate Indentures, said [1] HARIKESH PROSAD GUPTA, son of Sri Ramraj Gupta, [2] NURUL HUDA, son of Mohammad Azimuddin, [3] MOHAMMAD MURTOOZA,

son of Late Abdul Rashid, [4] JAGIR SINGH, son of Sri Chanan Singh, [5] KRISHNA PADA MONDAL, son of Late Nitya Gopal Mondal, [6] AMARJEET SINGH, son of Late Kanak Singh, [7i] KASHI SHARMA, son of Late Ramdhin Sharma, [7ii] SHAHJAHAN KHAN, son of Late Abdul Samad Khan and [7iii] JAMSHED KHAN, son of Late Samshad Ali Khan, became the absolute joint owners of ALL THAT piece and parcel of a plot of land measuring about 7 [seven] Cottahs 10 [ten] Chittacks be the same a little more or less TOGETHER WITH an one storied pucca structure standing thereon under Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in Dag Nos. 236 and 237 appertaining to Khatian No. 204, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 901, being Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Dum Dum, District North 24-Parganas, as according to the share and/or ratio of the aforesaid property as mentioned above and thereafter mutated their names with Office or Offices of the local authority or authorities and used pay proper rates, taxes, cess, rents, levis and other outgoings against their names regularly and punctually and enjoying the same without any interruptions and/or hindrances from any corner;

L. That, during the course of enjoyment, said AMARJEET SINGH alias AMARJIT SINGH died intestate on 24th day of December, 2001 and his wife namely VIDYA KAUR died before his death on 4th day of June, 1995, leaving behind them their 2 [two] sons namely [1] SRI AVTAR SINGH and [2] SRI JAGTTAR SINGH and only married daughter namely SRIMATI LAKHWEER KAUR, wife of Indrajit Singh, as the only legal heirs, heiress, successors and representatives towards the estate of deceased AMARJEET SINGH alias AMARJIT SINGH, by virtue of law of inheritance as per Hindu Succession Act, 1956 as amended up-to-date and each of them became the owner in respect of 1/3rd [one third] share of 16.25% of the total property;

M. Thereafter said NURUL HODA alias NURAL HODA died intestate on 16th day of December, 2012, leaving behind him, his wife namely TAIMUL

BEGUM, 2 [two] sons namely [1] MD. NAZMUL HODA and [2] PARVEZ AHMED and 2 [two] married daughters namely [1] SAYARA BEGUM, wife of Md. Akhtar Ali and [2] SHABNAM JAHAN, wife of Zahid Ali, as the only legal heirs, heiress, successors and representatives towards the estate of deceased NURUL HODA alias NURAL HODA, by virtue of law of inheritance as per Muslim Law of Succession as amended up-to-date and each of them became the owner in respect of 1/5th [one fifth] share of 16.25% of the total property;

N. That, by virtue of aforesaid Indentures, law of inheritance as well as mutation, said [1] SRI HARIKESH PRASAD GUPTA, son of Sri Ramraj Gupta, [2A] TAIMUL BEGUM, widow of Late Nurul Hoda, [2B] MD. NAZMUL HODA, [2C] PARVEZ AHMED, No. 2B and 2C both are the sons of Late Nurul Hoda, [2D] SAYARA BEGUM, wife of Md. Akhtar Ali and daughter of Late Nurul Hoda, [2E] SHABNAM JAHAN, wife of Zahid Ali and daughter of Late Nurul Hoda, [3] MOHAMMAD MURTOOZA alias MOHAMMAD MURTUZA, son of Late Abdul Rashid, [4] SRI JAGIR SINGH, son of Late Chanan Singh, [5] SRI KRISHNA PADA MONDAL, son of Late Nitya Goapl Mondal, [6A] SRI AVTAR SINGH and [6B] SRI JAGTTAR SINGH, both are sons of Late Amarjeet Singh, [6C] SRIMATI LAKHWEER KAUR, wife of Indrajit Singh and daughter of Late Amarjeet Singh, [7A] SRI KASHI SHARMA alias KASI SHARMA, son of Late Ramdin Sharma, [7B] SAJAHAN KHAN alias SAJAHAN KHA, son of Late Abdul Samad Khan and [7C] JAMSHED KHAN alias JAOSER KHA, son of Late Samshed Ali Khan, became the absolute joint owners of ALL THAT piece or parcel of a plot of land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure standing thereon, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. and L. R. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750 corresponding to L. R. Khatian No. 126, within the local limits of Ward No. 20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No.

512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas;

- O. That, one SRI SAMIR KUMAR BISWAS, son of Late Bishnupada Biswas of 64/97, Khudiram Bose Sarani, Belgachia Milk Colony, under Police Station - Ultadanga, District South 24-Parganas, PIN - 700 037 filed a Petition against said [1] SRI SHYAMAL KUMAR CHOWDHURY, son of Late Shyama Pada Chowdhury, [2] SRIMATI SULEKHA CHOWDHURY, wife of Late Amal Kumar Chowdhury, [3] SRI ANINDYA CHOWDHURY, son of Late Amal Kumar Chowdhury and [3] SRI KAMAL KUMAR CHOWDHURY, son of Late Shyama Pada Chowdhury, all are of 157, B. K. Pal Avenue, under Police Station - Shyampukur, Kolkata - 700 005, Pending Case being Title Suit No. 289 of 1993, in the Court of Ld. 2nd Assistant District Judge of the District North 24-Parganas at Barasat, Misc. Case No. 41 of 2008 [arising out of Title Suit No. 289 of 1993] in the Court of Ld. 2nd Civil Judge [Senior Division] at Barasat and Misc. Case No. 47 of 2010 [arising out of Title Suit No. 289 of 1993] in the Court of Ld. 2nd Civil Judge [Senior Division] at Barasat;
- P. That, on interference of common friends of the SRI SAMIR KUMAR BISWAS, son of Late Bishnupada Biswas and the Landowners, by a Compromise Petition said SRI SAMIR KUMAR BISWAS, son of Late Bishnupada Biswas has applied to withdraw the said Case on 7th day of March, 2018 before the Court of Ld. 2nd Civil Judge [Senior Division] at Barasat and the Ld. Court be pleased to pass an Order on 8th day of March, 2018, vide Order No. 223 relating to Misc. Case No. 41/2008 and another Order on 8th day of March, 2018, vide Order No. 222 relating to Misc. Case No. 47/2008, by which the Court of Ld. 2nd Civil Judge [Senior Division] at Barasat had dismissed all pending cases;
- Q. That, said [1] SRI JAGIR SINGH, son of Late Chanan Singh, [2A] SRI AVTAR SINGH and [2B] SRI JAGTTAR SINGH, both are sons of Late Amarjeet Singh, [2C] SRIMATI LAKHWEER KAUR, wife of Indrajit Singh and daughter of Late Amarjeet Singh, [3A] SRI KASHI SHARMA alias

KASI SHARMA, son of Late Ramdin Sharma, [3B] SAJAHAN KHAN alias SAJAHAN KHA, son of Late Abdul Samad Khan and [3C] JAMSHED KHAN alias JAOSER KHA, son of Late Samshed Ali Khan, the Owners/Vendors herein became the absolute joint owners of ALL THAT piece or parcel of measuring about 3 [three] Cottahs 6 [six] Chittacks 40 [forty] Square Feet be the same little more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 315 [three hundred fifteen] Square Feet be the same a little more or less which is the undivided un-demarcated 44.98% or say 45% of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure measuring about 700 [seven hundred] Square Feet be the same a little more or less standing thereon, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. and L. R. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750 corresponding to L. R. Khatian No. 126, within the local limits of Ward No. 20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, hereinafter referred to and called as the SAID PREMISES;

- R. The Owners/Vendors herein acquired good clear title, full power and absolute authority towards the said plot of land and together with the all sorts of easement right of the common passage leading to the said plot of land, specifically and particularly mentioned in the Schedule written hereunder and thus the Owners/Vendors herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, lispensens, alignments, requisitions, acquisitions and liabilities whatsoever and the Owners/Vendors herein sufficiently entitled to deal with the said

plot of land together with an one storied pucca structure specifically and particularly mentioned in the Schedule written hereunder;

S. The Owners/Vendors herein have offered to sell said ALL THAT piece or parcel of measuring about 3 [three] Cottahs 0 [zero] Chittack 35 [thirty five] Square Feet be the same little more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 280 [two hundred eighty] Square Feet be the same a little more or less which is the undivided un-demarcated 40% [forty percent] of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure measuring about 700 [seven hundred] Square Feet be the same a little more or less standing thereon, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750, within the local limits of Ward No. 20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border and the Purchaser herein agreed to purchase the same at and for consolidated consideration of Rs. 1,15,98,500/- [Rupees one crore fifteen lac ninety eight thousand five hundred] only according to prevailing market price in the locality and the same has been found fair and reasonable, the Land together with an one storied pucca structure have agreed to sell and transfer the said plot of land together with an one storied pucca structure for total consideration of Rs. 1,15,98,500/- [Rupees one crore fifteen lac ninety eight thousand five hundred] only which according to the parties herein is fair and reasonable market value of the demised plot of land together with an one storied pucca structure.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of an agreement and in consolidated consideration of the sum of Rs. 1,15,98,500/- [Rupees one crore fifteen lac ninety eight thousand five hundred] only duly paid by the Purchaser to the Owners/Vendors only at the time of execution of this instruments [the receipt whereof the Owners/Vendors doth hereby admit and acknowledge and of and from the same or every part thereof for ever acquit release and discharge the Purchaser as also every portion of the demised plot of land TOGETHER WITH an one storied pucca structure free from the same] the Owners/Vendors doth hereby grant sell convey transfer assign and assure ALL THAT landed property TOGETHER WITH an one storied pucca structure more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Owners/Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Owners/Vendors or any other person or persons from the Owners/Vendors and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

2. THE OWNERS/VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER:-

- I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Owners/Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Owners/Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Owners/Vendors now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for his absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Owners/Vendors or any person or persons whatsoever; and
- IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Owners/Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispences and attachments whatsoever; and
- V) THAT further the Owners/Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into

or upon the said property or any and every part thereof from, under or in trust for the Owners/Vendors and/or his predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) THAT no notice issued under the Public demands recovery Act, has been served on the Owners/Vendors nor any such notice has been published; and
- VIII) THAT the Owners/Vendors have not yet received any notice of requisition or acquisition of the property described in the Schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) THAT the Purchaser and all person claiming through or under him have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) THAT the Owners/Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Owners/Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any

occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and

- XI) THAT simultaneously with the execution of this deed of conveyance, the Owners/Vendors deliver peaceful vacant possession of the said property, described in the Schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this deed of conveyance absolutely and forever;
- XII) THAT the Owners/Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the Schedule hereto below; and
- XIII) THAT simultaneously with the execution of this Deed, the Owners/Vendors shall handover all documents of title relating to this property unto the Purchaser.

SCHEDULE OF THE LAND

ALL THAT piece or parcel of measuring about 3 [three] Cottahs 0 [zero] Chittack 35 [thirty five] Square Feet be the same little more or less TOGETHER WITH Constructed portion of an one storied pucca structure measuring about 280 ^{Net Cement} [two hundred eighty] Square Feet be the same a little more or less which is the undivided un-demarcated 40% [forty percent] of total plot of Bastu land measuring about 7 [seven] Cottahs 10 [ten] Chittacks 0 [zero] Square Feet be the same little more or less TOGETHER WITH an one storied pucca structure measuring about 700 [seven hundred] Square Feet be the same a little more or less standing thereon, lying and situated under Mouza - KRISHNAPUR now under Mouza - SHYAMNAGAR, J. L. No. 17, R. S. No. 180, Touzi No. 228 and 229, comprised in C. S. Dag Nos. 236 and 237 corresponding to R. S. Dag Nos. 188 and 189 appertaining to C. S. Khatian No. 204 corresponding to R. S. Khatian No. 750, within the local limits of Ward No.

Chandrar Seher.

20 of the South DumDum Municipality, having Municipal Holding No. 901 [old] 1051/1 [new], Jessore Road, Premises No. 512, Jessore Road, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of Common Passage on the Eastern Side and Jessore Road on the Southern Side of the plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc. more as shown in the plan attached herewith and marked with colour RED border which shall be treated as part of this indenture and butted and bounded as follows:

ON THE NORTH :TUNI VALCANISING AND MOULDING CO. PVT. LTD.;

ON THE SOUTH :JESSORE ROAD;

ON THE EAST :HINDUSTHAN PETROLEUM;

ON THE WEST :COMMON PASSAGE;

IN WITNESS WHEREOF the OWNERS/VENDORS and the PURCHASER set and subscribed their respective hands and seals on the day month and year above written.

SIGNED, SEALED AND DELIVERED by the OWNERS/VENDORS and the PURCHASER in the presence of: -

1. *Handwritten signature*
23/11/28, L.B.H.
W.D.

• *Jagbir Singh*
• *Avate Singh*

2. *Handwritten signature*
6/28 20/11/28
W.D.

• *Jagbir Singh*

Handwritten signature

For and on behalf of:
Srimati Lakhweer Kaur, Sri Kasi
Sharma alias Kashi Sharma, [3]
Sajahan Kha alias Sajahan Khan and
[4] Jaoser Kha alias Jamshed Khan
As Constituted Attorney
SIGNATURE OF OWNERS/
VENDORS

Drafted by me and prepared in my Office:

Niranjan Kumar Bahari
[Niranjan Kumar Bahari],
Advocate,

High Court, Calcutta.
Enrollment No. WB-64/1999.

Chandrar Saha
SIGNATURE OF PURCHASER

RECEIPT

RECEIVED a sum of Rs. 1,15,98,500/- [Rupees one crore fifteen lac ninety eight thousand five hundred] only from the above named Purchaser according to the memo of consideration stated hereinafter.

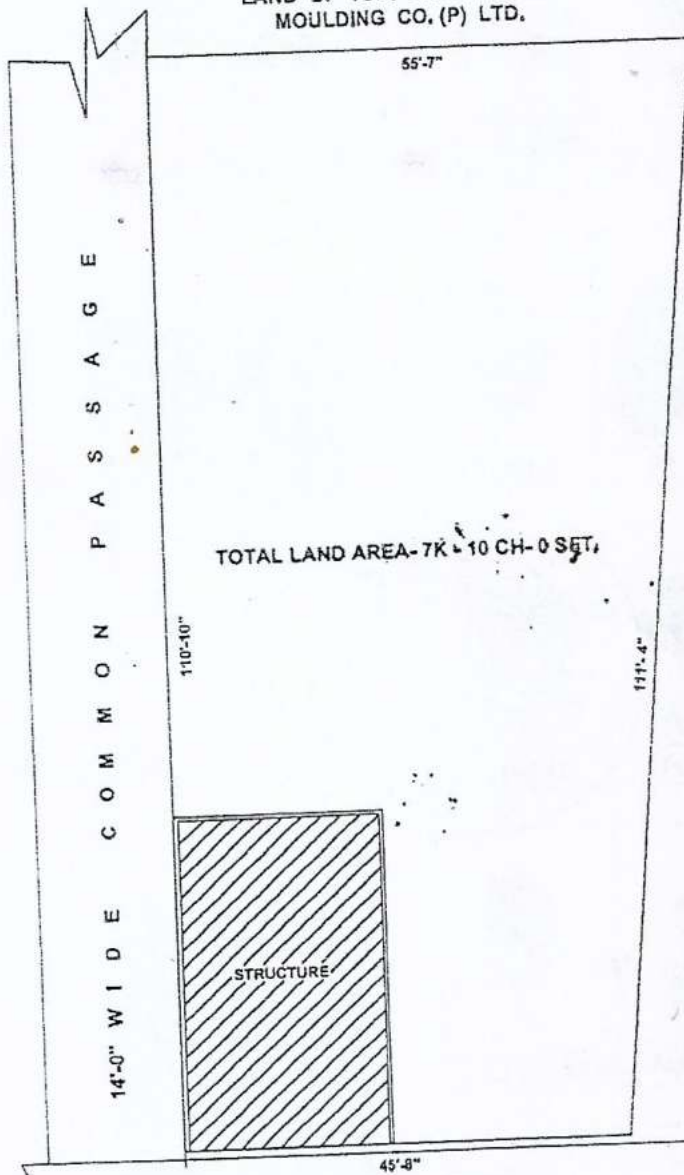
MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque/Draft No.	Amount [Rs.]
16.11.2016	ICICI Bank	Banur Avenue	002870	1,00,000.00
16.11.2016	ICICI Bank	Banur Avenue	002871	1,00,000.00
16.11.2016	ICICI Bank	Banur Avenue	002872	1,00,000.00
16.11.2016	ICICI Bank	Banur Avenue	002873	1,00,000.00
16.11.2016	HDFC Bank	Banur Avenue	000014	1,00,000.00
14.08.2017	ICICI Bank	Banur Avenue	000932	1,00,000.00
14.08.2017	ICICI Bank	Banur Avenue	000933	1,00,000.00
03.10.2017	ICICI Bank	Banur Avenue	000939	1,00,000.00
03.10.2017	ICICI Bank	Banur Avenue	000967	14,00,000.00
03.10.2017	HDFC Bank	Banur Avenue	000010	12,00,000.00
23.02.2018	ICICI Bank	Banur Avenue	000958	7,00,000.00
23.02.2018	ICICI Bank	Banur Avenue	000959	4,50,000.00
23.02.2018	ICICI Bank	Banur Avenue	000960	6,50,000.00
23.02.2018	HDFC Bank	Banur Avenue	000008	5,00,000.00
07.03.2018	ICICI Bank	Banur Avenue	500962	57,00,000.00

SITE PLAN SHOWS THE 3 K-0 CH-35 SFT. SAME LITTLE MORE OR LESS & 280 SFT STRUCTURE, WHICH IS UNDIVIDED UN-DEMARCATED 40% OF TOTAL PLOT OF LAND MEASURING ABOUT 7K-10CH-0SFT. (MORE OR LESS), TOGETHER WITH STRUCTURE 700 SFT. MOUZA-KRISHNAPUR NOW SHYAMNAGAR, J.L NO-17, R.S NO-180, TOUZI NO-228 & 229, C.S DAG NO-236 & 237, R.S DAG NO-188 & 189, C.S KHATIAN NO-204, R.S KHATIAN NO-750, WARD NO-20, PS-LAKE TOWN, DIST-24 PGS(N), MUNICIPAL HOLDING NO-901(OLD), 1051/1(NEW), PREMISES- 512 JESSORE ROAD UNDER SOUTH DUM DUM MUNICIPALITY.



LAND OF TUNI GALVANIZING
MOULDING CO. (P) LTD.



1. Jogir Singh
2. Awota Singh
3. Jagtar Singh
4. Aminder Singh

SIG OF VENDORS

Chandor Saha
SIG OF PURCHASER

SPECIMEN FOR TEN FINGER PRINTS

Sl. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Jagir Singh

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				



Ananta Singh

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

























Jagtar Singh

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

SPECIMEN FOR TEN FINGER PRINTS

Sl. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 <p><i>Cheorden Scha</i></p>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					
 <p><i>Arvind Ratta</i></p>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					
<div style="border: 1px solid black; width: 100px; height: 80px; margin: 0 auto; text-align: center; padding: 5px;"> PHOTO </div>					
	LITTLE	RING	MIDDLE	FORE	THUMB
	LEFT HAND				
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Shri Jagir Singh Son of Late Chanan Singh P-52, Bangur Avenue, Bolck - C, 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.:: HAGPS8307M, Status :Individual, Executed by: Self, Date of Execution: 13/03/2018 , Admitted by: Self, Date of Admission: 13/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2018 , Admitted by: Self, Date of Admission: 13/03/2018 ,Place : Pvt. Residence
2	Shri Avtar Singh Son of Late Amarjeet Singh P-218, Bangur Avenue, Block - A, 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.:: AVQPS9894M, Status :Individual, Executed by: Self, Date of Execution: 13/03/2018 , Admitted by: Self, Date of Admission: 13/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2018 , Admitted by: Self, Date of Admission: 13/03/2018 ,Place : Pvt. Residence
3	Shri Jagtar Singh Son of Late Amarjeet Singh P-218, Bangur Avenue, Block - A, 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.:: CIDPS6135H, Status :Individual, Executed by: Self, Date of Execution: 13/03/2018 , Admitted by: Self, Date of Admission: 13/03/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/03/2018 , Admitted by: Self, Date of Admission: 13/03/2018 ,Place : Pvt. Residence
4	Smt Lakhweer Kaur Daughter of Late Amarjeet Singh P-218, Bangur Avenue, Block - A, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DMSPK7713K, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Shri Kasi Sharma, (Alias: Shri Kashi Sharma) Son of Late Ramdin Sharma 512, Jessore Road, 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.:: FLLPS6224R, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Sajahan Kha, (Alias: Sajahan Khan) Son of Late Abdul Samad Khan 512, Jessore Road, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DLIPK1398R, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Jaoser Kha, (Alias: Jamshed Khan) Son of Late Samshed Ali Khan 512, Jessore Road, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: DLIPK2505L, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	Shri Chandan Saha (Presentant) Son of Late Chittaranjan Saha DC-103, Narayantala Road West, P.O:- Deshbandhu Nagar, P.S:- Baguriati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANMPS2027A, Status :Individual, Executed by: Self, Date of Execution: 13/03/2018 , Admitted by: Self, Date of Admission: 13/03/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1904-02808/2018-16/03/2018

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Aninda Dutta Son of Late Bimal Kumar Dutta 507/25A, Jessore Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHYPD5406A Status : Attorney, Attorney of : Smt Lakhweer Kaur, Shri Kasi Sharma, Sajahan Kha, Jaoser Kha

Identifier Details :

Name & address	
Shri Niranjan Kumar Pahari Son of Late Purna Chandra Pahari EB-1/1, Deshbandhu Nagar, P.O:- Deshbandhu Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Jagir Singh, Shri Avtar Singh, Shri Jagtar Singh, Shri Chandan Saha, Shri Aninda Dutta	

Major Information of the Deed :- I-1904-02808/2018-16/03/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Jagir Singh	Shri Chandan Saha-0.359137 Dec
2	Shri Avtar Singh	Shri Chandan Saha-0.359137 Dec
3	Shri Jagtar Singh	Shri Chandan Saha-0.359137 Dec
4	Smt Lakhweer Kaur	Shri Chandan Saha-0.359137 Dec
5	Shri Kasi Sharma	Shri Chandan Saha-0.359137 Dec
6	Sajahan Kha	Shri Chandan Saha-0.359137 Dec
7	Jaoser Kha	Shri Chandan Saha-0.359137 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Jagir Singh	Shri Chandan Saha-0.359464 Dec
2	Shri Avtar Singh	Shri Chandan Saha-0.359464 Dec
3	Shri Jagtar Singh	Shri Chandan Saha-0.359464 Dec
4	Smt Lakhweer Kaur	Shri Chandan Saha-0.359464 Dec
5	Shri Kasi Sharma	Shri Chandan Saha-0.359464 Dec
6	Sajahan Kha	Shri Chandan Saha-0.359464 Dec
7	Jaoser Kha	Shri Chandan Saha-0.359464 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Jagir Singh	Shri Chandan Saha-40.00000000 Sq Ft
2	Shri Avtar Singh	Shri Chandan Saha-40.00000000 Sq Ft
3	Shri Jagtar Singh	Shri Chandan Saha-40.00000000 Sq Ft
4	Smt Lakhweer Kaur	Shri Chandan Saha-40.00000000 Sq Ft
5	Shri Kasi Sharma	Shri Chandan Saha-40.00000000 Sq Ft
6	Sajahan Kha	Shri Chandan Saha-40.00000000 Sq Ft
7	Jaoser Kha	Shri Chandan Saha-40.00000000 Sq Ft

Endorsement For Deed Number : I - 190402808 / 2018

On 13-03-2018

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

Presented for registration at 21:18 hrs on 13-03-2018, at the Private residence by Shri Chandan Saha, Claimant.

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 1,54,53,056/-

Major Information of the Deed :- I-1904-02808/2018-16/03/2018

Major Information of the Deed

Deed No :	I-1904-02808/2018	Date of Registration	16/03/2018
Query No / Year	1904-0000409238/2018	Office where deed is registered	
Query Date	12/03/2018 10:11:42 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Niranjan Kumar Pahari EB-1/1, Deshbandhu Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9830537765, Status : Advocate		
Transaction	Additional Transaction :		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,15,98,500/-	Rs. 1,54,53,056/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,81,734/- (Article:23)	Rs. 1,54,629/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: North,24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: ShyamNagar, Premises No. 512, Jessore Road

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-188	RS-750	Bastu	Bastu	1 Katha 8 Chatak 17 Sq Ft	57,20,000/-	76,18,056/-	Property is on Road
L2	RS-189	RS-750	Bastu	Bastu	1 Katha 8 Chatak 18 Sq Ft	57,20,000/-	76,25,000/-	Property is on Road
		TOTAL :			5.0302Dec	114,40,000 /-	152,43,056 /-	
	Grand Total :				5.0302Dec	114,40,000 /-	152,43,056 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	280 Sq Ft.	1,58,500/-	2,10,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 280 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	280 sq ft	1,58,500 /-	2,10,000 /-	

Major Information of the Deed :- I-1904-02808/2018-16/03/2018

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

is admitted on 13/03/2018 by 1. Shri Jagir Singh, Son of Late Chanan Singh, P-52, Bangur Avenue, Bolck - Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste by Profession Business, 2. Shri Avtar Singh, Son of Late Amarjeet Singh, P-218, Bangur Avenue, Block - A, Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Shri Jagtar Singh, Son of Late Amarjeet Singh, P-218, Bangur Avenue, Block - A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 4. Shri Chandan Saha, Son of Late Chittaranjan Saha, DC-103, Narayantala Road West, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Shri Niranjan Kumar Pahari, , Son of Late Purna Chandra Pahari, EB-1/1, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Shri Aninda Dutta, , Son of Late Bimal Kumar Dutta, 507/25A, Jessore Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Business as the constituted attorney of 1. Smt Lakhweer Kaur P-218, Bangur Avenue, Block - A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, 2. Shri Kasi Sharma, Shri Kashi Sharma 512, Jessore Road, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, 3. Sajahan Kha, Sajahan Khan 512, Jessore Road, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, 4. Jaoser Kha, Jamshed Khan 512, Jessore Road, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055 is admitted by him

Indetified by Shri Niranjan Kumar Pahari, , Son of Late Purna Chandra Pahari, EB-1/1, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

As
Asit Kumar Joarder

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 16-03-2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,54,629/- (A(1) = Rs 1,54,531/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,54,629/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 13/03/2018 7:04PM with Govt. Ref. No: 192017180195229911 on 13-03-2018, Amount, Rs. 1,54,629/- Bank: HDFC Bank (HDFC0000014), Ref. No. 473768454 on 13-03-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1904-02808/2018-16/03/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,81,734/- and Stamp Duty paid by Stamp Rs. 5,000/-, by online = Rs 10,76,734/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 128814, Amount: Rs.5,000/-, Date of Purchase: 12/03/2018, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2018 7:04PM with Govt. Ref. No: 192017180195229911 on 13-03-2018, Amount Rs: 10,76,734/-, Bank: CFC Bank (HDFC0000014), Ref. No. 473768454 on 13-03-2018, Head of Account 0030-02-103-003-02

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Govt. of WB
10,76,734/-
13/03/2018

REGISTRAR OF ASSURANCE
KOLKATA

West Bengal

Major Information of the Deed :- I-1904-02808/2018-16/03/2018