

01542/23

I - 1496/23

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल


पश्चिम बंगाल

WEST BENGAL

0-1129985/23

31AA 506753

certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.


District Sub-Registrar-V
Alipore, South 24 Parganas

16 MAY 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 16th day of

May Two Thousand Twenty Three A.D.

14 MAR 2023

Serial No. 826 Date
Name. Sujay Saha
Address. A/63 Baghajatin 34-92

Value Rs. 200 P.

BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027

[Handwritten Signature]

Stamp Vendor

Signature



Identified by me
Sulaps Saha
Aswasti
8/16, Hari Bada Dulla Lane
Kolkata - 700 33.



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
16 MAY 2023

BETWEEN

SRI. GOUTAM SAHA, son of Late Makhan Lal Saha, having PAN **AUFPS6047Q**, having **AADHAR NO.999328525629**, by faith: Hindu, by nationality: **Indian**, by occupation: business, residing at 2nd Floor, FL-B2, 156, Baghajatin Station Road, Post Office Jadavpur University, Police Station : Jadavpur, Kolkata-700032, District South 24 Parganas hereinafter called the "**OWNER/VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

MR SUJOY SAHA, son of Sri Sreebash Chandra Saha, having PAN **No.ANGPS0583H**, having **ADHAR NO.377558312187**, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at A/63, Baghajatin Colony, Police Station Jadavpur, Post Office Regent Estate, Kolkata 700092, District South 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

WHEREAS one Mohendra Gopal Biswas deceased father of the First Part occupied a plot of land measuring 8 (Eight) Cottahs 4 (Four) Chittacks and 29 (Twenty-Nine) Square Feet more or less in the month of

April, 1950 in Baghajatin Colony as a displaced person from East Pakistan (now. Bangladesh) and enjoyed and possessed the said land by staying there.

AND WHEREAS continuously holding and possessing the said plot of land measuring 8 (Eight) Cottahs 4 (Four) Chittacks and 29 (Twenty-Nine) Sq.ft. more or less, the Refugee Relief and Rehabilitation Dept. of State Government Of West Bengal decided to transfer and/or regularise permanently the possession right of above said land to late. Mohendra Gopal Biswas vide Plot No.600 in the survey map of the said Colony in the month of April, 1963, but due to some official problem in Refugee Relief and Rehabilitation Dept. of State Government Of West Bengal said late. Mohendra Gopal Biswas could not receive the indenture from the Govt. for the above mentioned land and in the mean time said Late Mohendra Gopal Biswas died intestate on 28.10.1977 leaving behind him, his wife namely Smt. Subhadra Biswas, and three sons namely 1) Sri. Debabrata Biswas, 2) Sri. Satyabrata Biswas and 3) Sri. Sukumar Biswas.

AND WHEREAS the wife of Sri. Mohendra Gopal Biswas namely Subhadra Biswas and three sons namely Sri. Debabrata Biswas, Sri Satyabrata Biswas and Sri Sukumar Biswas jointly relinquished their claim on the said plot, so Refugee Relief and Rehabilitation Dept. of State Government Of West Bengal divided the said plot of land of Late Mohendra Gopal Biswas into two plots of land and issue the indenture in the name of 1) Sri. Satyabrata Biswas and 2) Sri. Sukumar Biswas.

AND WHEREAS as per the indenture issued by the Refugee Relief and Rehabilitation Dept. of State Government Of West Bengal on 16.10.1988 said Sri Satyabrata Biswas received his portion of land measuring 4(four) Cotahs 2 (Two) Chittacks and 11 (Eleven) Square Feet more or less under C.S. Dag No.562 (P), 567 (P), in J.L. No.33, having E.P. No. 969, S.P. No.600, in Mouza: Roypur which was recorded into Book No.1, Volume No.46, at Pages 185 to 188, being Deed No.3422, for the year 1988 and 2) Sri. Sukumar Biswas received his portion of land measuring 4 (four) Cottahs, 2 (Two) Chiltacks and 18 (Eighteen) Square Feet more or less under C.S. Dag Nos.562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No. 600/1, in Mouza: Roypur which was recorded into Book No.1, Volume No. 46, at Pages 189 to 192, being Deed No.3423, for the year 1988 respectively and they are enjoying and possessing the said demarcated and distributed land respectively since 1988.

AND WHEREAS the total land was recorded in the name of Late Mohendra Gopal Biswas the deceased father of the present Vendor in the Kolkata Municipal Corporation in respect of said total property and the total property was known as KMC Premises No.68/A/154, Raja S. C Mullick Road, commonly known as A/159, Baghajatin Colony, Kolkata-700092, Kolkata 700092, Assessee No.23-099-05-0254-7 and the tax of the total premises was submitted by Satya Brata Biswas and Sri Sukumar Biswas jointly.

AND WHEREAS the aforesaid Sri. Sukumar Biswas, son of late Mohendra Gopal Biswas while seized and possessed of **ALL THAT** the

land measuring an area of 4 (four) Cottahs, 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more or less free from all encumbrances comprised in C.S. Dag No.562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza: Roypur within Ward No.99 of the Corporation of Kolkata, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage lying situate at and part of local premises No.68/A/154, Raja S. C Mullick Road, commonly known as A/159, Baghajatin Colony, Kolkata-700092, constructed a Tiles Shed structure measuring an area of 350 Square Feet more or less more fully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS while seized and possessed of the aforesaid property on 13.03.2009 said Sukumar Biswas sold, transferred and conveyed to Sri Goutam Saha of **ALL THAT** the land measuring an area of 4 (four) Cottahs, 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more or less free from all encumbrances comprised in C.S. Dag Nos.562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza : Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and

drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring an area of 350 Square Feet more or less lying situate at and part of local premises No.68/A/154, Raja S. C Mullick Road, commonly known as A/159, Baghajatin Colony, Kolkata-700092, more fully and particularly described in the **SCHEDULE** hereunder written and delivered possession to the said Sri Goutam Saha. The said Deed was registered in the Office of the Additional District Sub Registrar at Alipore and recorded in Book No.I, CD Volume No.7, Pages from 1295 to 1321, Being No.01451 for the year 2009.

AND WHEREAS thus said Sri Goutam Saha became the owner of **ALL THAT** the land measuring an area of 4 (four) Cottahs, 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more or less free from all encumbrances comprised in C.S. Dag No.562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza: Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring built up area of 350 Square Feet more or less lying situate at and part of local Premises No.68/A/154, Raja S. C Mullick Road, commonly known as A/159, Baghajatin Colony, Kolkata-700092, more fully and particularly described in the

SCHEDULE hereunder written and mutated his name in the record of the Kolkata Municipal Corporation and the property has been known and numbered as Premises No.68A/154/B, Raja S.C Mullick Road, commonly known as A/159/1, Baghajatin Colony, Kolkata-700092, having Assessee No.210990532588 and paid rates and taxes to the concern authority/authorities regularly.

AND WHEREAS said Owner/Vendor due to his legal necessity offered to sell and the Purchaser agreed to purchase **ALL THAT** the land measuring an area of 4 (four) Cottahs 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more or less free from all encumbrances comprised in C.S. Dag No. 562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza: Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring built up area of 350 Square Feet more or less lying situate at and being Premises No.68A/154/B, Raja S.C Mullick Road, commonly known as A/159/1, Baghajatin Colony, Kolkata-700092, having Assessee No.210990532588 more fully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS the Purchaser has taken inspection of all documents of title as supplied by the Owner/Vendor relating to the said property of the

said Owner/Vendor r relating thereto, approached the Owner/Vendor for purchase of **ALL THAT** the land measuring an area of 4 (four) Cottahs, 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more or less free from all encumbrances comprised in C.S. Dag No. 562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza: Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring built up area of 350 Square Feet more or less lying situate at and being Premises No.68A/154/B, Raja S.C Mullick Road, commonly known as A/159/1, Baghajatin Colony, Kolkata-700092, having Assessee No.210990532588 more fully and particularly described in the **SCHEDULE** hereunder written at and for a total consideration of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) free from all encumbrances, charges, mortgages, liens, attachments etc. which the Owner/Vendor has duly accepted the offer of the Purchaser.

AND WHEREAS on 24.04.2023 the Owner/Vendor and Purchaser have entered into an Agreement for Sale in respect of **ALL THAT** the land measuring an area of 4 (four) Cottahs, 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more or less free from all encumbrances comprised in C.S. Dag No. 562 (P), 567 (P), in J.L. No.33,

having E.P. No.969/A, S.P. No.600/1, in Mouza: Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring built up area of 350 Square Feet more or less lying situate at and being Premises No.68A/154/B, Raja S.C Mullick Road, commonly known as A/159/1, Baghajatin Colony, Kolkata-700092, having Assessee No.210990532588 more fully and particularly described in the **SCHEDULE** hereunder written at and for a total consideration of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) free from all encumbrances, charges, mortgages, liens, attachments etc.

AND WHEREAS the Owner/Vendor declare that the Owner/Vendor have free, good, clear and marketable title in respect of the property described in the **SCHEDULE** hereunder written.

AND WHEREAS during the course of negotiation of sell the Vendor has represented the Purchaser as follows:-

- a) **THAT** the Vendor is the absolute owner of **ALL THAT** the land measuring an area of 4 (four) Cottahs, 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more or less free from all encumbrances comprised in C.S. Dag No. 562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza:

Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring built up area of 350 Square Feet more or less lying situate at and being Premises No.68A/154/B, Raja S.C Mullick Road, commonly known as A/159/1, Baghajatin Colony, Kolkata-700092, having Assessee No.210990532588 more fully and particularly described in the **SCHEDULE** hereunder written.

- b) **THAT** the **SCHEDULE PROPERTY** is free from all encumbrances, charges, liens, attachments, mortgages, claims, demands, acquisitions and requisitions etc. and no litigation is pending against the **SCHEDULE PROPERTY**.
- c) **THAT** the Vendor has a clear and marketable title over the **SCHEDULE PROPERTY** and the **SCHEDULE PROPERTY** is not subject to any mortgage or charges etc.
- d) **THAT** the **SCHEDULE PROPERTY** or any part thereof is not subject to an encumbrances, demand or attachment etc. under the Public Demand Recovery Act or under the Income Tax Act, 1961 or any other law for the time being in force.

- e) **THAT** the Vendor has not received nor have any knowledge or came to know of the existence of any notice of any acquisition or requisition or alignment of the **SCHEDULE PROPERTY** from the Municipal Authority, the Central Government or the Government of West Bengal, Kolkata Metropolitan Development Authority or any other local body or semi-government authority or authorities or under any statute for the time being in force.
- f) **THAT** the Vendor is not aware nor has any notice been issued under the Urban Land (Ceiling and Regulation) Act, 1976 declaring that the **SCHEDULE PROPERTY** is vested with the authority concern.
- g) **THAT** the Vendor has not entered into an Agreement for Sale to any other person relating to the **SCHEDULE PROPERTY** previously nor have received any earnest money for sell of the **SCHEDULE PROPERTY**.
- h) **THAT** the **SCHEDULE PROPERTY** is well demarcated and the Vendor has identified the **SCHEDULE PROPERTY** to the Purchaser and there are no Suit pending in any Court with regard to the title or possession of the **SCHEDULE PROPERTY**.
- i) **THAT** the Vendor has not received any loan from any financial Institution or from any Nationalized Bank by depositing the Title Deed of the **SCHEDULE PROPERTY**.

- j) **THAT** the Vendor declares that if any of the above declaration is found false subsequently and for that if Purchaser suffered loss in future and/or if the title of the Vendor is found defective, subsequently in that case the Vendor and/or his heirs shall be bound to repay to the Purchaser the consideration money of Rs.55,00,000/- (Rupees Fifty Five Lakhs only), along with liquidation damages and statutory interest and also indemnify the Purchaser against all loss suffered by them because of the defective title.

AND WHEREAS the said **SRI. GOUTAM SAHA**, the Owner/Vendor herein offered to sell and the Purchaser herein has agreed to purchase relying upon the aforesaid representation made by the Vendor and believing the same to be true of **ALL THAT** the land measuring an area of 4 (four) Cottahs, 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more or less free from all encumbrances comprised in C.S. Dag No. 562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza: Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring built up area of 350 Square Feet more or less lying situate at and being Premises No.68A/154/B, Raja S.C Mullick Road,

commonly known as A/159/1, Baghajatin Colony, Kolkata-700092, having Assessee No.210990532588 more fully and particularly described in the **SCHEDULE** hereunder written with right to take sewerage, drainage, electric, water, gas and telephone connection etc. and all easement rights on and over the **SCHEDULE PROPERTY** for a total consideration of Rs.55,00,000/- (Rupees Fifty Five Lakhs only), being the value of sale of the property on the date of registration, with no liability of the Vendor to pay tax, or any other fees whatsoever to the municipality, any government body, local authorized body or any statutory fees whatsoever for retrospective effect up to date of registration – provided the demand or notice of such retrospective effect is issued before the date of registration – and free from all encumbrances, charges, mortgages, attachment, liens etc.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of payment of the said consideration of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) the receipt whereof the said Vendor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and forever discharge the said property unto and in favour of the Purchaser and the said Vendor do hereby grant, convey, transfer, sell and assign unto the Purchaser all his right, title and interest in the said land messuage hereditaments tenement and premises containing by estimation an area of **ALL THAT** the land measuring an area of 4 (four) Cottahs, 2 (Two) Chittacks and 18 (Eighteen) Square Feet more or less of land more

or less free from all encumbrances comprised in C.S. Dag No. 562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza: Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring built up area of 350 Square Feet more or less lying situate at and being Premises No.68A/154/B, Raja S.C Mullick Road, commonly known as A/159/1, Baghajatin Colony, Kolkata-700092, Kolkata-700092, having Assessee No.210990532588 more fully and particularly described in the SCHEDULE hereunder written with right to take sewerage, drainage, electric, water, gas and telephone connection etc. and all easement rights on and over the SCHEDULE PROPERTY, which the Vendor has more particularly shown and delineated in "RED" colour border in the plan attached hereto, mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY" or HOWSOEVER OTHERWISE the said land messuage hereditaments and premises or any part thereof now are or is or heretofore were or was situated, butted, bounded, called, known, described together with all right of sewers, drainage, water and watercourses and all manner of ancient or other rights, liberties, privileges, easements whatsoever to the said land messuage hereditaments and premises belonging to or in anywise appertaining

thereto or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND all the estate right, title, interest property, claim and demand whatsoever both at law and in equity of the said Vendor or into upon or in respect of the said land messuage hereditaments and premises and every part thereof AND also all deeds, pattahs and evidence of title writing and muniments whatsoever relating to or concerning the same or any part thereof and which now are in possession of the said Vendor or any person or persons from whom they can or may procure the same without any action or suit to have and to hold the said land messuage hereditaments and premises hereby conveyed and transferred or expressed or intended so to be together with the appurtenance thereto unto and to the use of said Purchaser absolutely and forever and the said Vendor do hereby covenant with the said Purchaser that notwithstanding any act, deed, matter or thing by the said Vendor done or executed or knowingly suffered to the contrary, said Vendor is lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land messuage, hereditaments and premises hereby granted and conveyed or expressed or intended so to be and every part thereof for a perfect and indefeasible and absolute title of an estate or inheritance in fee simple without any manner or condition use trust or other thing whatsoever to alter, defeat, encumber or make void the same and that notwithstanding any such act, deed or thing whatsoever as aforesaid the said Vendor has good right, absolute power and authority to convey and grant the said land messuage, hereditaments and premises hereby granted or expressed or intended so to be unto and to the use of

the said Purchaser in manner aforesaid and the said Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land messuage hereditaments and premises and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming from, under or in trust for the Vendor and that free from all encumbrances whatsoever or suffered by the Vendor, his heirs, executors, administrators or assigns covenant with the Purchaser, his heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Purchaser, executors, administrators and assigns from or against all encumbrances, charges, equities, claim, demand whatsoever by any person or persons whatsoever **AND FURTHER** that the said Vendor and all persons having lawfully or equitably claiming any estate or interest in the said land hereditaments and premises or any part thereof under or in trust for the said Vendor shall and will from time to time and at all times hereafter at the request and cost of the said Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land messuage, hereditaments and premises and every part thereof unto and to the use of the said Purchaser in manner aforesaid as shall or may be reasonably required **AND THAT** by virtue of this Deed of Conveyance the aforesaid Purchaser will be at liberty to get his name duly mutated in the record of Government and also in the record of the Corporation of Kolkata, and/or with any other Authority and the Vendor do hereby grant his full consent in this respect and shall submit

any petition of consent or otherwise if so required by any authority in course of any proceedings including mutation proceedings **AND THAT** if for any reason whatsoever any defect of any kind comes out in respect of this deed the Vendor shall offer all help to the purchaser to prepare, make out, sign, seal, execute and get registered any kind of deed as required in favour of the Purchaser at purchaser's costs to ensure and perfect the title of the Purchaser in the Schedule Property hereunder written **AND THAT** the said land messuage, hereditaments and premises as described in Schedule hereunder written hereby sold, transferred and conveyed unconditionally and absolutely vests in favour of the said Purchaser by virtue of these indenture and the Purchaser as also their successors, administrators, legal representatives and assigns shall have the right to erect building thereon and be at liberty to dispose of the said building and/or property in any manner whatsoever that is to say by way of sale, lease, exchange, gift etc. and no one on behalf of the Vendor shall ever assert/raise any objection thereto and if any objection is raised, the same will be rejected by everyone and by all courts of law and that the Vendor do hereby indemnify the Purchaser against all loss suffered by the Purchaser in future due to defect of title of the Vendor and for that the Vendor and/or their heirs shall be bound to repay the Purchaser the consideration money written herein along with liquidated damages mentioned above together with statutory interest and other expenses incurred by the Purchaser and the Vendor is hereby delivered the Purchaser the Deed of Conveyance and also Deed of Conveyance of the predecessor in interest of the **SCHEDULE PROPERTY**, mutation

certificate in the name of the Vendor issued by Corporation of Kolkata, Tax Bill in the name of the Vendor. The Vendor has delivered khas possession of the Scheduled Property to the Purchaser at the time of execution of this Deed of Conveyance.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the land measuring an area of **4 (four) Cottahs 2 (Two) Chittacks and 18 (Eighteen) Square Feet** more or less free from all encumbrances comprised in C.S. Dag No. 562 (P), 567 (P), in J.L. No.33, having E.P. No.969/A, S.P. No.600/1, in Mouza: Roypur within Ward No.99 of the Kolkata Municipal Corporation, Additional District Sub-Registry Office Alipore, District South 24-Parganas, together with all easement rights including rights of egress and ingress and right to take water connection sewer and drain connection electric, gas telephone line connection etc. over and beneath the roads/passage together with a Tiles Shed structure standing thereon measuring an area of **350 Square Feet more or less** more or less lying situate at and being Premises No.68A/154/B, Raja S.C Mullick Road, commonly known as A/159/1, Baghajatin Colony, Kolkata-700092, having Assessee No.210990532588 being butted and bounded by:

ON THE NORTH : By Premises No.A/159 Baghajatin Colony;
ON THE EAST : E.P. No.970, E.P. No.971, E.P. No.972
ON THE SOUTH : By Premises No.A/157 Baghajatin Colony;
ON THE WEST : 12 Feet wide Colony Road and Premises No.A/159 Baghajatin Colony;

IN WITNESS WHEREOF the **PARTIES** hereto set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED and DELIVERED

In presence of:

WITNESSES :

1. Gouranga Das
190A/7 Rui Pur Road
Kolkata - 47

Gouram Saha
Signature of the **OWNER/VENDOR**

2. Sneelash Ch Saha
A/67A Baghjatia
Kolkata - 700092

Drafted by :
Sutapa Saha
(SUTAPA SAHA)
Advocate,

WB/859/2000
Alipore Judges' Court,
Kolkata-700027.

Siyot Saha
Signature of the **PURCHASER**

Computer Print by :

Snehati Saha

RECEIVED from the within mentioned **PURCHASER** the within mentioned sum of Rs.55,00,000/- (Rupees Fifty Five Lakhs only) towards the full and final consideration money against the **SCHEDULE PROPERTY** as per Memo of Consideration below :

MEMO OF CONSIDERATION

1.	By Cheque being No.33533 dated 24.04.2023 drawn on Bank of India, Baghajatin Branch, Kolkata	:	Rs.10,00,000/-
2.	By RTGS on 15.05.2023 from UTR-BKIDH23135672533	:	Rs.44,45,000 /-
3.	1% TDS Deposited	:	Rs.55,000/-
	Total	:	Rs.55,00,000/-

(RUPEES FIFTY FIVE LAKHS ONLY)

WITNESSES :

1. Gouranga Das
190A/7 Rai pur Road
Kolkata - 47

2. Sreebashi R Saha
A/67A Baghajatin
Kolkata - 700092

Gouram Saha

Signature of the OWNER/VENDOR

**SITE PLAN IN RESPECT OF LAND MEASURING AN AREA OF 4 COTTAHS
2 CHITTAKS 18 SQUARE FEET MORE OR LESS TOGETHER WITH ONE
TILED SHED STRUCTURE MEASURING AN AREA OF 350 SQUARE FEET
MORE OR LESS COMPRISED IN C. S DAG NO.562(P), 567(P), J L NO 33,
E. P NO.969/A, SP NO600/1, LYING SITUATE AT AND BEING PREMISES
NO.68A/154/B, RAJA S C MULLICK ROAD, COMMONLY KNOWN
AS A/159/1, BAGHAJATIN COLONY, P. S JADAVPUR, KOLKATA 700032,
WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION IN ITS'
WARD NO.99, DISTRICT SOUTH 24 PARGANAS**

MEASUREMENT OF LAND : 04 COTTAHS 02 CHITTAK 18 SQUARE FEET

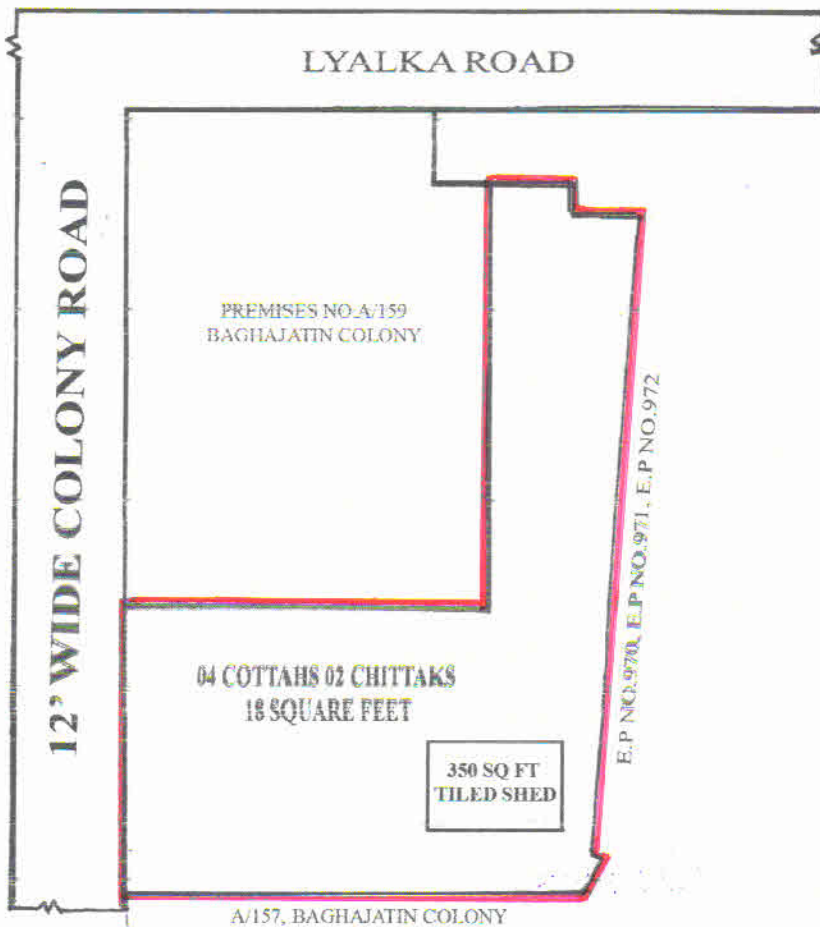
MEASUREMENT OF STRUCTURE : 350 SQUARE FEET MORE OR LESS

N

SHOWN IN RED (—) COLOUR BORDER

NAME OF VENDOR : SRI GOUTAM SAHA

NAME OF PURCHASER : SRI SUJOY SAHA



Goutam Saha












SIGNATURE OF OWNER

Sjoy Saha

SIGNATURE OF PURCHASER












[Signature]

TRACED BY

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name SRI. GOUTAM SAHA

Signature Goutam Saha

		Thumb	1st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name MR SUJOY SAHA

Signature Sjoy Saha



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160520232005461895

GRIPS Payment Detail

GRIPS Payment ID:	160520232005461895	Payment Init. Date:	16/05/2023 03:17:37
Total Amount:	275014	No of GRN:	1
Bank/Gateway:	HDFC Bank	Payment Mode:	Online Payment
BRN:	6628306	BRN Date:	16/05/2023 03:19:03
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

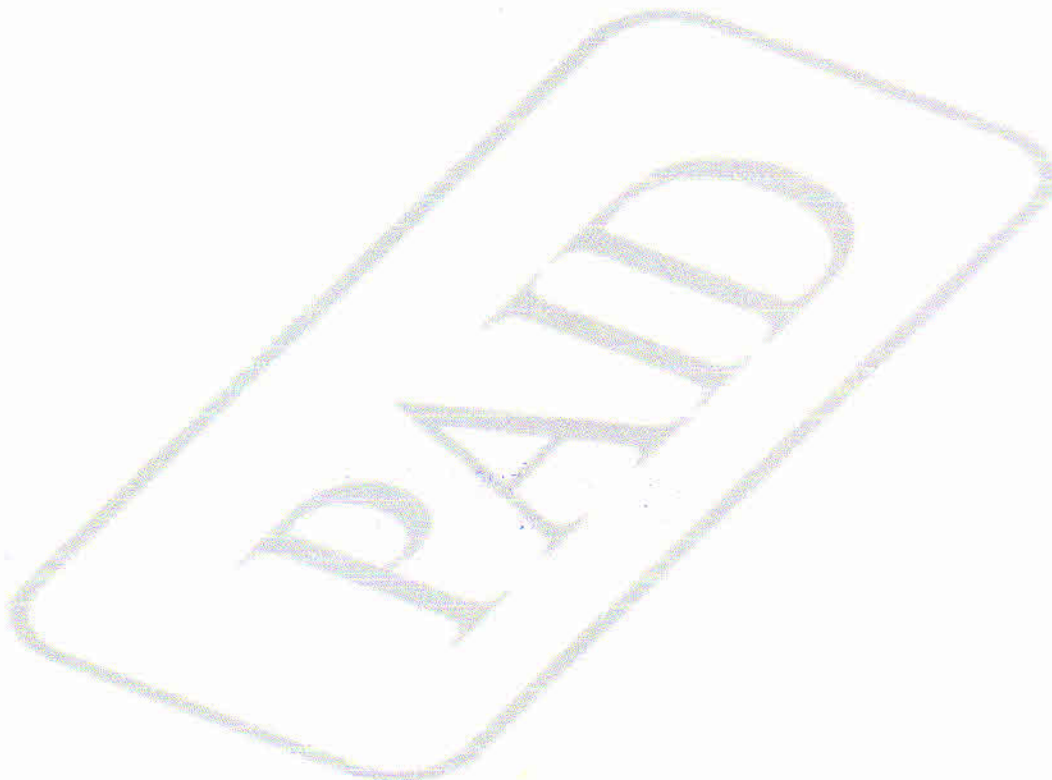
Depositor's Name:	Sutapa Saha
Mobile:	9433108839

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240054618961	Directorate of Registration & Stamp Revenue	275014
Total			275014

IN WORDS: TWO LAKH SEVENTY FIVE THOUSAND FOURTEEN ONLY.

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





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



192023240054618961

GRN Details

GRN:	192023240054618961	Payment Mode:	Online Payment
GRN Date:	16/05/2023 03:17:37	Bank/Gateway:	HDFC Bank
BRN :	6628306	BRN Date:	16/05/2023 03:19:03
GRIPS Payment ID:	160520232005461895	Payment Init. Date:	16/05/2023 03:17:37
Payment Status:	Successful	Payment Ref. No:	2001129985/7/2023

[Query No*/Query Year]

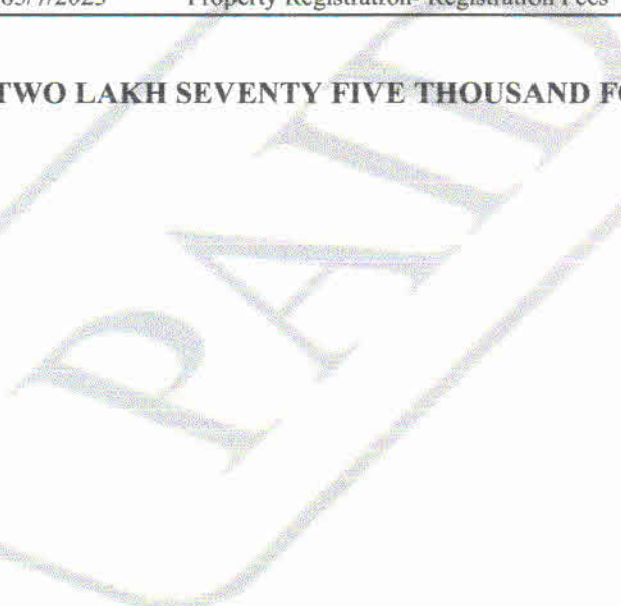
Depositor Details

Depositor's Name:	Sutapa Saha
Address:	67/16, Hari Pada Dutta Lane SOUTH 24 PARGANAS, West Bengal, 700033
Mobile:	9433108839
E-Mail:	advsutapasaha@gmail.com
Depositor Status:	Advocate
Query No:	2001129985
Applicant's Name:	Ms Sutapa Saha
Identification No:	2001129985/7/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	16/05/2023
Period To (dd/mm/yyyy):	16/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001129985/7/2023	Property Registration- Stamp duty	0030-02-103-003-02	220000
2	2001129985/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	55014
Total				275014

IN WORDS: TWO LAKH SEVENTY FIVE THOUSAND FOURTEEN ONLY.



Major Information of the Deed

Deed No :	I-1630-01496/2023	Date of Registration	16/05/2023
Query No / Year	1630-2001129985/2023	Office where deed is registered	
Query Date	04/05/2023 1:24:14 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sutapa Saha 67/16, Hari Pada Dutta Lane., Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700033, Mobile No. : 8961520045, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 55,00,000/-	Rs. 55,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,20,020/- (Article:23)	Rs. 55,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S C Mullick Road (Baghajatin Colony), , Premises No: 68/A/154, , Ward No: 099 Pin Code : 700092

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 2 Chatak 18 Sq Ft	52,00,000/-	52,00,000/-	Width of Approach Road: 12 Ft.,
Grand Total :				6.8475Dec	52,00,000 /-	52,00,000 /-	



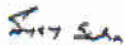
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	3,00,000/-	3,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		350 sq ft	3,00,000 /-	3,00,000 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Goutam Saha Son of Late Makhan Lal Saha Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Office	Photo  16/05/2023	Finger Print  LTI 16/05/2023	Signature  16/05/2023
Block/Sector: 2nd Floor, Flat No: FL-B2, 156, BAGHA JATIN STATION ROAD, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AUxxxxxx7Q, Aadhaar No: 99xxxxxxxx5629, Status :Individual, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sujoy Saha (Presentant) Son of Mr Sreebash Chandra Saha Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Office	Photo  16/05/2023	Finger Print  LTI 16/05/2023	Signature  16/05/2023
Son of Mr Sreebash Chandra Saha A/63, Baghajatin Colony, City:- Not Specified, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx3H, Aadhaar No: 37xxxxxxxx2187, Status :Individual, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Ms SUTAPA SAHA Daughter of Late Sankar Lal Saha 67/16, Hari Pada Dutta Lane, GANDHI COLONY, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	 16/05/2023	 16/05/2023	 16/05/2023
Identifier Of Mr Goutam Saha, Mr Sujoy Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
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1	Mr Goutam Saha	Mr Sujoy Saha-6.8475 Dec
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Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
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1	Mr Goutam Saha	Mr Sujoy Saha-350.00000000 Sq Ft
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Endorsement For Deed Number : I - 163001496 / 2023

On 16-05-2023

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

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

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

Presented for registration at 12:54 hrs on 16-05-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Sujoy 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 55,00,000/-

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

Execution is admitted on 16/05/2023 by 1. Mr Goutam Saha, Son of Late Makhan Lal Saha, Sector: 2nd Floor, Flat No: FL-B2, 156, Road: BAGHA JATIN STATION ROAD, , P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Mr Sujoy Saha, Son of Mr Sreebhash Chandra Saha, A/63, Road: Baghajatin Colony, , P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business

Indetified by Ms SUTAPA SAHA, , , Daughter of Late Sankar Lal Saha, 67/16, Hari Pada Dutta Lane, Road: GANDHI COLONY, , P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,046.00/- (A(1) = Rs 55,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 55,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2023 3:19AM with Govt. Ref. No: 192023240054618961 on 16-05-2023, Amount Rs: 55,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 6628306 on 16-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,20,020/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 2,20,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 826, Amount: Rs.20.00/-, Date of Purchase: 14/03/2023, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2023 3:19AM with Govt. Ref. No: 192023240054618961 on 16-05-2023, Amount Rs: 2,20,000/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 6628306 on 16-05-2023, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 42740 to 42770
being No 163001496 for the year 2023.



Digitally signed by Jaideb Pal
Date: 2023.05.17 13:53:49 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2023/05/17 01:53:49 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)