DATED THIS 28th DAY OF SEPTEMBER 2016

SMT. RUMEE ROY AND OTHERS

VENDORS/LAND OWNERS

AND

MESSRS CREATION

PURCHASER

DEED OF SALE

SURYA PRASAD DATTA ROY
Advocate
Alipore Judges' Court
Kolkata – 700 027
Mobile:-9831832151
9804205161

100 3635/2016 I-03171/2016

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL C 876561

Q NO. 350419/2016

MV = Rs. 60,00,000/-

V.C. Case No. 788 Dt. 28/9/16

J (I) Rs. 250/-

J (II) Rs. 300/-

Total Rs. 550/-

Realised on 28/9/16

D.S. R-I
Alipore South 24 Pgs.

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

District Sub-Registrar-I
Alipore South 24 Pargan

29 SEP 2016

DEED OF SALE

THIS DEED OF SALE is made on this 28th day of

September Two Thousand Sixteen (2016)

BETWEEN

Sarmistha Pal.

be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

MESSRS CREATION, PAN : AADFC2227N, a Partnership Firm having its Registered Office at E/46, Baghajatin Palli, P.O. Baghajatin, P.S. Patuli, Kolkata - 700 086, and constituted and represented by its partners namely **(1) SMT. RUPA DHAR CHOWDHURY, PAN : AEFPC6731B,** wife of Sri Goutam Dhar Chowdhury, by Nationality - Indian, by faith – Hindu, by occupation - Business, residing at E/46, Baghajatin Palli, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086, **(2) SMT. SNIGDHA SAHA, PAN : ARSPS6953K,** wife of Sri Sumantra Saha, by Nationality - Indian, by faith – Hindu, by occupation - Business, residing at J/27, Baghajatin Palli, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700 032 **AND (3) SMT. SARMISTHA PAL, PAN : AGHPP1452C,** wife of Sri Basudeb Pal, by Nationality - Indian, by faith – Hindu, by occupation - Business, residing at E/14/A, Baghajatin Palli, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives, successors-in-interest and office and assigns and partner or partners for the time being of the said firm) of the **OTHER PART.**

WHEREAS one Sri Krishna Chattapadhyay, son of Late Haripada Chattopadhyay, of 24, Baishnabghata Road, P.S. Sadar Tollygunge,

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(1) SMT. RUMEE ROY, PAN : AIQPR4299C, wife of Sri Sanjib Roy, by Nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at 92, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata – 700 086, **(2) SMT. SUSHMITA CHOWDHURY alias SMT. SUSHMITA AMIT CHOWDHURY, PAN : ACTPC6679G,** wife of Late Amit Chowdhury, by Nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at 14, Lalat Co-Operative Housing Society, Dilip Gupte Path, Mahim, P.O. Mahim, P.S. Mahim, Mumbai – 400 016, **(3) SMT. SHAHANA NAYAK, PAN : AEWPC6473R,** wife of Sri Srikant Nayak, daughter of Late Amit Chowdhury, by Nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at 441, Daya Bhavan, Shradhanand Cross Road, Matunga, P.O. Matunga, P.S. Matunga, Mumbai – 400 019, **(4) SRI TRIDIB CHOWDHURY alias SRI TRIDIB AMIT CHOWDHURY, PAN : ALDPC3234G,** son of Late Amit Chowdhury, by Nationality – Indian, by faith – Hindu, by occupation – Service, residing at 14, Lalat Co-Operative Housing Society, Dilip Gupte Path, Mahim, P.O. Mahim, P.S. Mahim, Mumbai – 400 016, **(5) SRI SUJIT CHOWDHURY, PAN : AOWPC8709E,** son of Late Dinesh Chandra Chowdhury, by Nationality – Indian, by faith – Hindu, by occupation – Service, residing at Flat No. 16, Linnet Co-Operative Housing Society, Opp. Military Camp, Kalina, Santacruz (E), P.O. Santacruz P & T Colony, P.S. Vakola, Mumbai – 400 029, **AND (6) SMT. LOPA PODDER, PAN : AAKPP5211E,** wife of Sri Banibrata Podder, daughter of Late Dinesh Chandra Chowdhury, by Nationality – Indian, by faith – Hindu, by occupation – Housewife, residing at L 10/16, Jalratandeep Co-Operative Housing Society, Bangur Nagar, Goregaon (West), P.O. Bangur Nagar, P.S. Bangur Nagar, Malad West, Mumbai – 400 090, hereinafter jointly called and referred to as the **VENDORS** (which expression shall unless repugnant to or excluded by the context

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Kolkata – 700 047, was the absolute recorded owner of a plot of land measuring an area of 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less, lying and situated in Mouza : Baishnabghata, J.L. No. 28, in C.S. Dag No. 216 under C.S. Khatian No. 364, District Collectorate Touzi Nos. 56 and 151, then under Tollygunge Municipality, known as Premises No. 34, Baishnabghata Road, within the then Police Station - Sadar Tollygunge, by virtue of a registered Deed of Conveyance dated 18.04.1962, registered in the office of the Sub-Registrar, Alipore Sadar, District : 24-Parganas and recorded into Book No. I, Volume No. 43, at Pages from 164 to 167, being Deed No. 03273, for the year 1962, executed and registered by the previous lawful recorded owners and possessors namely Sri Bholanath Chattopadhyay, Sri Dakshina Ranjan Chattopadhyay and Smt. Niroj Basini Chattopadhyay;

AND WHEREAS while peacefully owned, seized and possessed of the aforesaid landed property, said Sri Krishna Chattopadhyay sold, transferred, conveyed, assigned and granted the aforesaid landed property measuring an area of 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less to one Smt. Nilima Roy Chowdhury, wife of Sri Upendra Nath Roy Chowdhury of 3, Ajmal Khan Road, Police Station – Sadar Tollygunge, Kolkata – 700 026, by virtue of a registered Deed of Sale on 18.02.1963, for the valuable consideration as more fully mentioned therein and the said Deed of Sale was registered in the office of Sub-Registrar of Alipore, District : 24-Parganas and recorded into Book No. I, Volume No. 31, at Pages from 231 to 236, being Deed No. 01439, for the year 1963;

AND WHEREAS while owned, seized and possessed of the aforesaid landed property, said Smt. Nilima Roy Chowdhury sold,

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AND WHEREAS said Smt. Bela Roy sold, transferred, conveyed, assigned and granted the entire property measuring total land area of 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less, lying and situated in said Mouza : Baishnabghata, J.L. No. 28, comprising in C.S. Dag No. 216, under C.S. Khatian No. 364, District Collectorate Touzi Nos. 56 and 151, previously under Tollygunge Municipality, known as Premises No. 34, Baishnabghata Road, at present known as the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, under the K.M.C. Ward No. 100, Kolkata – 700 047, in favour of Smt Putul Rani Chowdhury, wife of Sri Dinesh Chandra Chowdhury and Smt. Bandana Dutta, wife of Sri Saral Kumar Dutta, for a valuable consideration as mentioned therein, by virtue of a registered Deed of Sale dated 19.06.1979, registered in the office of the District Sub-Registrar, Alipore and recorded into Book No. I, Volume No. 102, at Pages from 69 to 74, being Deed No. 03400, for the year 1979 and Smt. Patul Rani Chowdhury obtained the land area 2 (two) Cottahs 1 (one) Chittack 15 (fifteen) Sq.ft. more or less marked as Plot – A and Smt. Bandana Dutta obtained the remaining land area of 2 (two) Cottahs 1 (one) Chittack 15 (fifteen) Sq.ft. more or less marked as Plot – B;

AND WHEREAS thereafter said Smt. Bandana Dutta sold, transferred, conveyed, assigned and granted her plot of land measuring about 2 (two) Cottahs 1 (one) Chittack 15 (fifteen) Sq.ft. more or less, lying and situated in said Mouza : Baishnabghata, J.L. No. 28, comprising in C.S. Dag No. 216, under C.S. Khatian No. 364, District Collectorate Touzi Nos. 56 and 151, being the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, under the K.M.C. Ward No. 100, Kolkata – 700 047, to the said Smt. Patul Rani Chowdhury by virtue of a registered Deed of Sale dated 13.05.1983, registered in the Office of District Sub-

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Registrar, Alipore and recorded into Book No. I, Volume No. 188, at Pages from 99 to 107, being Deed No. 06689, for the year 1983;

AND WHEREAS said Smt. Putul Rani Chowdhury, since deceased, erected an one storied building, measuring about 1200 (one thousand and two hundred) Sq.ft. more or less in her aforesaid purchased land measuring total land area of 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less, and she (Smt. Putul Rani Chowdhury) mutated her name in the Assessment Record of the Kolkata Municipal Corporation in respect of her said land with building standing thereon and the entire property is known and numbered as the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, Assessee No. 21-100-01-0044-8, in the K.M.C. Ward No. 100, Kolkata – 700 047, and paid the K.M.C. property tax;

AND WHEREAS said Smt. Putul Rani Chowdhury, since deceased, was absolute sole owner, seized and possessed of total land area of 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less and one storied building measuring about 1200 (one thousand and two hundred) Sq.ft. more or less standing thereon, lying and situated in said Mouza : Baishnabghata, J.L. No. 28, comprising in C.S. Dag No. 216, under C.S. Khatian No. 364, District Collectorate Touzi Nos. 56 and 151, P.S. Tollygunge Sadar thereafter Jadavpur now Patuli, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, Assessee No. 21-100-01-0044-8, in the K.M.C. Ward No. 100, Kolkata – 700 047, and this entire property hereinafter called and referred to as the **said premises** which is mentioned and described in the **Schedule** hereunder written;

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AND WHEREAS said Putul Rani Chowdhury died intestate on 05.01.1994, leaving behind her only legal heirs and successors two daughters namely Smt. Bandana Dutta (second daughter and wife of Sri Saral Kumar Dutta) and Smt. Lopa Podder (youngest daughter and wife of Sri Banibrata Podder) and two sons namely Sri Amit Chowdhury (elder son) and Sri Sujit Chowdhury (youngest son), and two grandsons namely Sri Somesh Ashit Dey and Sri Soumeek Ashit Dey, who are sons of her (Putul Rani Chowdhury) predeceased daughter namely Chandana Dey (eldest daughter and wife of Ashit Shyamacharan Dey), who jointly inherited the entire aforesaid land and the existing building standing thereon, at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, Assessee No. 21-100-01-0044-8, in the K.M.C. Ward No. 100, Kolkata – 700 047 (which are collectively called and referred to as the **said premises**). It is noted that husband of Putul Rani Chowdhury, namely Dinesh Chandra Chowdhury alias Dinesh Nabinadra Chowdhury predeceased on 12.08.1993 and her said eldest daughter Chandana Dey predeceased on 13.12.1982;

AND WHEREAS said Smt. Bandana Dutta inherited undivided 1/5th share of the **said premises** at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, in the K.M.C. Ward No. 100, Kolkata – 700047, as per the Hindu Succession Act, 1956;

AND WHEREAS said Smt. Lopa Podder inherited undivided 1/5th share of the **said premises** at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, in the K.M.C. Ward No. 100, Kolkata – 700047, as per the Hindu Succession Act, 1956;

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AND WHEREAS said Sri Amit Chowdhury inherited undivided 1/5th share of the **said premises** at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, in the K.M.C. Ward No. 100, Kolkata – 700047, as per the Hindu Succession Act, 1956;

AND WHEREAS said Sri Sujit Chowdhury inherited undivided 1/5th share of the **said premises** at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, in the K.M.C. Ward No. 100, Kolkata – 700047, as per the Hindu Succession Act, 1956;

AND WHEREAS said Sri Somesh Ashit Dey and Sri Soumeek Ashit Dey (both are sons of Chandana Dey and Ashit Shyamacharan Dey) jointly inherited undivided 1/5th share of the **said premises** at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, in the K.M.C. Ward No. 100, Kolkata – 700 047, as per the Hindu Succession Act, 1956;

AND WHEREAS said Bandana Dutta died intestate on 10.05.1996, leaving behind her husband namely Sri Saral Kumar Dutta and only daughter namely Smt. Rumee Roy as her legal heirs and successors, who jointly inherited undivided 1/5th share of said Bandana Dutta in the **said premises** at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, in the K.M.C. Ward No. 100, Kolkata – 700047, as per the Hindu Succession Act, 1956; said Saral Kumar Dutta died intestate on 14.09.2014, leaving behind his only daughter namely Smt. Rumee Roy as his only legal heirs and successors; it is noted that mother of Saral Kumar Dutta predeceased long ago. Smt. Rumee Roy became only owner of undivided 1/5th share of said Bandana Dutta in the **said premises**;

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AND WHEREAS said Amit Chowdhury, elder son of the deceased Putul Rani Chowdhury, died intestate on 06.01.2014, leaving behind his only legal heirs and successors, i.e. his widow namely Smt. Sushmita Chowdhury alias Smt. Sushmita Amit Chowdhury, one married daughter namely Smt. Shahana Nayak and one son namely Sri Tridib Chowdhury alias Sri Tridib Amit Chowdhury, who jointly inherited Amit Chowdhury's undivided 1/5th share in the **said premises** at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, in the K.M.C. Ward No. 100, Kolkata – 700047 as per the Hindu Succession Act, 1956;

AND WHEREAS said Sri Somesh Ashit Dey and Sri Soumeek Ashit Dey (both are sons of Chandana Dey and Ashit Shyamacharan Dey) jointly gifted their undivided 1/5th share in the **said premises** at the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, in the K.M.C. Ward No. 100, Kolkata – 700 047 in favour of Smt. Rumee Roy, the Vendors Nos. (1) herein by virtue of a registered Deed of Gift dated 01.09.2015 and the said Deed of Gift was registered at the office of the A.D.S.R., Alipore and recorded in Book No. I, Volume No. 1605-2015, Pages from 64488 to 64508, being No. 160506121, for the year 2015 and thereafter Smt. Rumee Roy became owner of undivided total 2/5th share (1/5th share by inheritance as aforesaid facts and another 1/5th share by the said Deed of Gift dated 01.09.2015) in the **said premises**;

AND WHEREAS thereafter said Smt. Rumee Roy, Smt. Sushmita Chowdhury, Smt. Shahana Nayak, Sri Tridib Chowdhury, Sri Sujit Chowdhury and Smt. Lopa Podder, the Vendors herein, jointly mutated their names in the Assessment Record of the Kolkata Municipal Corporation in respect of the **said premises** which is known and numbered as the K.M.C. Premises No. 8J, Baishnabghata Bye Lane,

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Assessee No. 21-100-01-0044-8, in the K.M.C. Ward No. 100, Kolkata – 700 047 and they paid the K.M.C. property tax;

AND WHEREAS Smt. Rumee Roy, Smt. Sushmita Chowdhury alias Smt. Sushmita Amit Chowdhury, Smt. Shahana Nayak, Sri Tridib Chowdhury alias Sri Tridib Amit Chowdhury, Sri Sujit Chowdhury and Smt. Lopa Podder, the Vendors herein, are absolute joint owners seize and possess and well sufficiently entitled of **ALL THAT** piece and parcel of homestead land measuring about 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less and one storied building measuring about 1200 (one thousand and two hundred) Sq.ft. more or less standing thereon, lying and situated in Mouza : Baishnabghata, J.L. No. 28, comprising in C.S. Dag No. 216, under C.S. Khatian No. 364, District Collectorate Touzi Nos. 56 and 151, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, Assessee No. 21-100-01-0044-8, in the K.M.C. Ward No. 100, Borough No. X, Kolkata – 700 047, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent Road and passage, with all easement rights thereto and the entire property is free from all encumbrances, charges, encumbrances and attachments whatsoever, and this entire property called and referred to as the **said premises** which is mentioned and described in the **Schedule** hereunder written;

AND WHEREAS the Vendors herein are in urgent need of money and therefore the Vendors have decided and declared to sell convey and transfer the **said premises** which is mentioned and described in the **Schedule** hereunder written and the Purchaser has agreed to purchase

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and offered to the Vendors herein and the Vendors have accepted such offer and agreed to sell convey and transfer **ALL THAT** piece and parcel of homestead land measuring about 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less and one storied building measuring about 1200 (one thousand and two hundred) Sq.ft. more or less standing thereon, lying and situated in Mouza : Baishnabghata, J.L. No. 28, comprising in C.S. Dag No. 216, under C.S. Khatian No. 364, District Collectorate Touzi Nos. 56 and 151, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, Assessee No. 21-100-01-0044-8, in the K.M.C. Ward No. 100, Kolkata – 700 047, with right to take electricity, tap water, gas, telephone connections and all other amenities through the adjacent Road, with all easement rights thereto free from all encumbrances, charges, encumbrances and attachments whatsoever, which is mentioned and described in the **Schedule** hereunder written for the total consideration of Rs.60,00,000/- (Rupees Sixty Lakhs only) and subject to the terms and conditions hereinafter appearing to the Purchaser herein;

(A) At or before of this Indenture the Vendors have assured and represented to the Purchaser as follows :

i) THAT the Vendors are the absolute joint owners of the **said premises**.

ii) THAT the Vendors have a clear marketable right, title, interest in respect of the **said premises**.

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iii) THAT the **said premises** is free from all encumbrances, charges, liens, lispendens, attachments, trusts, whatsoever or howsoever.

iv) THAT the names of the Vendors have been recorded in the records of the Kolkata Municipal Corporation.

v) THAT all tax payable in respect of the **said premises** has been paid and in the event of non-payment or if any tax, is found as outstanding, under such circumstances, the same shall be paid by the Vendors upto the date of execution of this indenture.

vi) THAT the Vendors are in *khas* peaceful vacant possession of the **said premises**.

vii) THAT no part or portion of the **said premises** is subject to any notice of acquisition and/or requisition.

viii) THAT there is no other legal heirs, successors and claimants except above said legal heiresses and successors, i.e. the Vendors herein, of the **said premises**.

(B) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the **said premises**, mentioned in the **Schedule**, for the consideration and subject to the terms and conditions hereinafter appearing.

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NOW THIS INDENTURE WITNESSETH as follows :-

I. **THAT** in pursuance of the aforesaid facts and in consideration of a sum of Rs.60,00,000/- (Rupees Sixty Lakhs only) paid by the Purchaser to the Vendors (the receipt whereof the Vendors doth hereby as well as also by the Memo of Consideration hereunder written admit and acknowledge) and of and from the payment of the same the **said premises** and every part thereof forever release, discharge, acquit and exonerate the Purchaser, and the **said premises** hereby transferred, conveyed, released and relinquished, the Vendors doth hereby grant, sell, transfer, convey, assign and assure **ALL THAT** piece and parcel of homestead land measuring about 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less and one storied building measuring about 1200 (one thousand and two hundred) Sq.ft. more or less standing thereon, lying and situated in Mouza : Baishnabghata, J.L. No. 28, comprising in C.S. Dag No. 216, under C.S. Khatian No. 364, District Collectorate Touzi Nos. 56 and 151, P.S. Patuli (formerly Jadavpur), District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, Assessee No. 21-100-01-0044-8, in the K.M.C. Ward No. 100, Borough No. X, Kolkata – 700 047, which is called and referred to as the **said premises** and described in the **Schedule** hereto or howsoever otherwise the **said premises** now is or at any time heretofore was situated, butted, bounded, called, known, numbered, described and/or distinguished together with all right and/or share in all passages, areas, sewers, ways, drains, pipes, water courses, lights, benefits, permissions, entitlements, advantages and all manner of former or other rights, liberties easements, privileges, appendages, benefits and advantages whatsoever belonging to the **said premises** or in anywise

appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel thereof and the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all that the estate rights, title, interest, inheritances, use, trust, property, claim and demand whatsoever, both at law and in equity of the Vendors into upon or in respect of the **said premises** or any part thereof and also the easements and/or quasi easements and other stipulations and/or provisions in connection with the beneficial use and enjoyment of the **said premises** more fully described in the below **Schedule** and **TO HAVE AND TO HOLD** the **said premises** and each and every part thereof unto and to the use of the Purchaser absolutely and forever. **AND** simultaneously with the execution of this Deed of Sale the Vendors herein deliver vacant possession of the **Schedule** mentioned the **said premises** to the Purchaser herein free from all encumbrances.

II. **THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER** as follows :-

i) Notwithstanding any act, deed, matter or thing what so ever done by the Vendors or any of the Vendors' predecessors-in-title may have done, commit, execute or knowingly suffered to the contrary, the Vendors now hath good right, full power, absolute authority, indefeasible title or otherwise is well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the Schedule property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assure or expressed or intended so to be unto and to the Purchaser herein, in the manner aforesaid according to the true intent and meaning of these presents.

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ii) That free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged from and by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of and from or against all manner of former or other rights, title, interest, liens, charges, attachments and encumbrances whatsoever made, done occasioned and/or suffered by the Vendors and/or any person or persons rightfully claiming through or under or in trust of the Vendors.

iii) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and to use hold and enjoy the **said premises**, hereby to sell, convey, transfer, gift, mortgage and every part thereof and to receive the rents, issues, consideration price and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Vendors and/or any person or persons claiming through under or in trust for them and freed and cleared from and against all manner of encumbrances, trust, liens and attachments whatsoever.

iv) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make, do, acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters, and things whatsoever for further, better or more perfectly assuring the subject property hereby conveyed, transferred, assigned and assured unto the Purchaser the manner aforesaid as shall or may be reasonably required by the Purchaser.

v) The Vendors shall, from time to time hereafter upon reasonable request of the Purchaser produce or cause to be produced to the

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Purchaser or Purchaser's Advocate or agents or before or at any Trial, commission, Examination, Tribunal Board or Authority for inspection or otherwise as the occasion shall require all such documents in respect and connection with the right title of the **said premises** and shall at the request and costs of the Purchaser, deliver to the Purchaser such attested or other copies as the Purchaser may require and will in the meantime keep the same safe.

vi) The Vendors shall not do anything or make by grant whereby the right of the Purchaser hereunder may be prejudically affected and shall do all acts as the necessary to cause the rights available to the Purchaser as granted conveyed and/or sold, hereunder.

vii) The Vendors doth hereby accord their consent and assist to the Purchaser for mutation and record Purchaser's name in respect of the **said premises** in the Kolkata Municipal Corporation and all other appropriate Government and/or Semi-Government or any other competent authority.

viii) That the **said premises** has not been acquired by the State Government, KMDA or any other Authority nor the Vendors received any notice for acquisition or requisition for the **said premises** or any part thereof, and it is free from all encumbrances.

ix) That the Vendors have not transferred the **said premises** or any part thereof to anybody else either by Sale, by Gift, by Lease permanent or otherwise or subjected the same to any mortgage, simple or usufracturaly, any charge or lien and the **said premises** is free from all

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encumbrances and the Vendors have not entered into any agreement either verbal or in writing for sale or grant of settlement of the **said premises** or any part thereof to anybody.

x) That the **said premises** is not subject matter of any Civil Suit, Criminal Case, Certificate Case or other legal proceedings.

xi) That the **said premises** is not a DEVOTTAR property or any part thereof.

xii) That the **said premises** is not under any attachment by Civil, Criminal, or Revenue Court or any other Public Authority, nor has any part of the same been acquired or requisitioned by the State or any other Public Body.

xiii) If any of the representations or covenants made hereinbefore by the Vendors are subsequently found to be false or any fraud is detected hereafter the Vendors shall be liable to compensate the loss if sustained by the Purchaser.

xiv) The Purchaser shall have full right and authority to sell, transfer, convey, mortgage, gift, charges, lease of the **said premises** without any interruption, disturbances, claims or demands whatsoever from or by the Vendors and/or any person or persons claiming through under or in trust for them.

xv) The Vendors shall duly fulfill and perform all their obligations and covenants elsewhere herein expressly contained.

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SCHEDULE ABOVE REFERRED TO

(Description of the **said premises**)

ALL THAT piece and parcel of homestead land measuring about 4 (four) Cottahs 2 (two) Chittacks 30 (thirty) Sq.ft. more or less and an one storied building measuring about 1200 (one thousand and two hundred) Sq.ft. more or less (cemented flooring) standing thereon, lying and situated in Mouza : Baishnabghata, J.L. No. 28, comprising in C.S. Dag No. 216, under C.S. Khatian No 364, District Collectorate Touzi Nos. 56 and 151, P.S. Patuli (formerly Jadavpur), A.D.S.R. Office at Alipore, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation, being the K.M.C. Premises No. 8J, Baishnabghata Bye Lane, Assessee No. 21-100-01-0044-8, in the K.M.C. Ward No. 100, Borough No. X, Kolkata – 700 047, along with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent Road and passage, with all easement rights thereto free from all encumbrances, charges, encumbrances and attachments whatsoever, and the entire property is delineated in the map or plan annexed hereto marked with "**RED**" border and the said annexed map or plan is part of this deed and the entire property is butted and bounded as follows :

ON THE NORTH : 8'-0" wide Private Passage;

ON THE SOUTH : Plot of others' in C.S. Dag No. 215;

ON THE EAST : Property of others;

ON THE WEST : 12'-0" wide K.M.C. maintained Road.

Soumitra Pal.

IN WITNESSES WHEREOF the parties have hereto set and subscribed their respective hands and signatures and seal in this indenture here in Kolkata on the day, month and year first above written.

SIGNED SEALED AND DELIVRED in

Kolkata in presence of **WITNESSES** :

1. Gautam Dhar Chowdhury
E/46 Baghajatin. Kol-86

2. Sanjib Roy.
92, Baghajatin Place.
Kolkata - 700086.

1. Rumee Roy
2. Sushmita Chowdhury
3. Shahana Nayak
4. Tridib Chowdhury
5. Sujit Chowdhury
6. Lopa Podder

Signature of the Vendors

M/S. CREATION

1. Rupa Dharchowdhury.
Partner

M/S. CREATION

2. Snigdha Saha
Partner

M/S. CREATION

3. Soumistha Pal
Partner

Signature of the Purchaser

Prepared as per instruction by the parties herein & Drafted by:

WB/753/2002

Surya Prasad Datta Roy
Advocate
Alipore Judges' Court,
Kolkata – 700 027.

MEMO OF CONSIDERATION

RECEIVED the full and final total consideration money of Rs.60,00,000/- (Rupees Sixty Lakhs only) against the **said premises** which is mentioned in details in the **Schedule** hereinabove, in the following manner:-

Date	Mode of Payment	Amount
26.09.2016	By a Draft, vide No. 030263 drawn on Bank of India, Baghajatin Branch, Kolkata in favour of Smt. Rumee Roy.	Rs.24,00,000/-
26.09.2016	By a Draft, vide No. 016103 drawn on Bank of India, Baghajatin Branch, Kolkata in favour of Smt. Sushmita Chowdhury alias Smt. Sushmita Amit Chowdhury.	Rs. 4,00,000/-
27.09.2016	By a Draft, vide No. 016110 drawn on Bank of India, Baghajatin Branch, Kolkata in favour of Smt. Shahana Nayak.	Rs. 4,00,000/-
26.09.2016	By a Draft, vide No. 016105 drawn on Bank of India, Baghajatin Branch, Kolkata in favour of Sri Tridib Chowdhury alias Sri Tridib Amit Chowdhury.	Rs. 4,00,000/-
27.09.2016	By a Draft, vide No. 016106 drawn on Bank of India, Baghajatin Branch, Kolkata in favour of Sri Sujit Chowdhury.	Rs. 6,00,000/-

Date	Mode of Payment	Amount
27.09.2016	By a Draft, vide No. 016107 drawn on Bank of India, Baghajatin Branch, Kolkata in favour of Sri Sujit Chowdhury.	Rs. 6,00,000/-
27.09.2016	By a Draft, vide No. 016108 drawn on Bank of India, Baghajatin Branch, Kolkata in favour of Smt. Lopa Podder.	Rs. 6,00,000/-
27.09.2016	By a Draft, vide No. 016109 drawn on Bank of India, Baghajatin Branch, Kolkata in favour of Smt. Lopa Podder.	Rs. 6,00,000/-
	TOTAL :	**Rs.60,00,000/-**

(Rupees Sixty Lakhs only)

WITNESSES :

1. Gaurav Dhar Chowdhury

2. Sanjib Roy

1. Rumee Roy

2. Sushmita Chowdhury

3. Shahana Nayak

4. Tridib Chowdhury

5. Sujit Chowdhury

6. Lopa Podder

Signature of the Vendors

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RUPADHAR CHOWDHURY

Signature Rupa Dhar choudhury

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

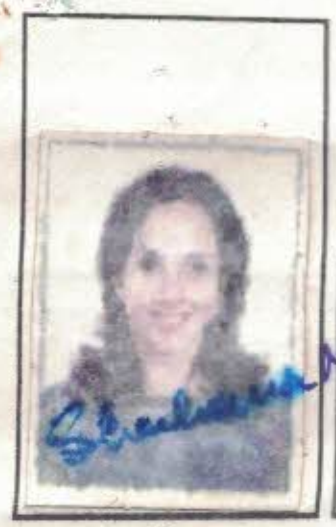
Name Snigdha Saha

Signature Snigdha Saha

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Sarmistha Pal

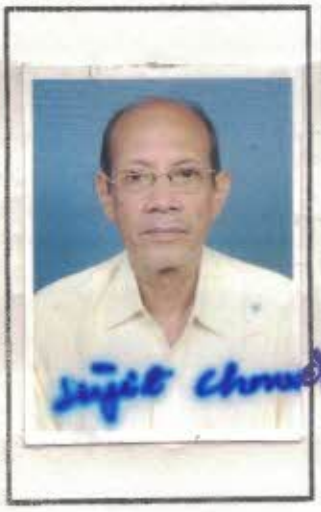
Signature Sarmistha Pal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name Shahana Nayak

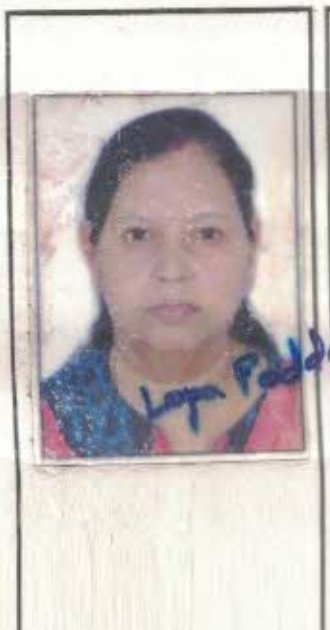
Signature Shahana Nayak



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUJIT CHOWDHURY

Signature (SUJIT)
(Sujit Chowdhury)



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Govt. of West Bengal

Directorate of Registration & Stamp Revenue

e-Challan

GRN: 19-201617-002452919-2 | Payment Mode: Counter Payment

GRN Date: 26/09/2016 07:15:36 | Bank : State Bank of India

BRN : 260916090025934 | BRN Date: 26/09/2016 02:59:30

DEPOSITOR'S DETAILS

Id No. : 16011000350419/2/2016
[Query No./Query Year]

Name : S P Datta Roy

Contact No. : | Mobile No. : +91 9831832151

E-mail :

Address : Baghajatin Station Road, Kol - 86

Applicant Name Mr S P DATTA ROY

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document Payment No 2

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16011000350419/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	66035
2	16011000350419/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	415020
		Total		481055

In Words : Rupees Four Lakh Eighty One Thousand Fifty Five only

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

GRN: 19-201617-002452919-2
GRN Date: 26/09/2016 07:15:36
Bank : State Bank of India
Payment Mode Counter Payment

DEPOSITOR'S DETAILS

Id No. : 16011000350419/2/2016
[Query No./Query Year]

Name : S P Datta Roy
Contact No. :
E-mail :
Mobile No. : +91 9831832151
Address : Baghajatin Station Road, Kol - 86
Applicant Name : Mr S P DATTA ROY
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 2

3476227 AHITAVA SAHA 26 SEP 2016 Baghajatin Station Road CASHIER

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16011000350419/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	66035
2	16011000350419/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	415020
		Total		481055

In Words : Rupees Four Lakh Eighty One Thousand Fifty Five only

Note: Produce this challan to any branch of State Bank of India. Please ensure, to make your payment within 03/10/2016 (banking hours).This challan form shall be invalid 03/10/2016

Rumee Roy

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लाट नं. 3, सेक्टर 11, सी.बी.डी. बेलापुर,
नवी मुंबई-400 614.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACTPC6679G

नाम /NAME

SUSHMITA AMIT CHOWDHURY

पिता का नाम /FATHER'S NAME

AMIT DINESH CHOWDHURY

जन्म तिथि /DATE OF BIRTH

21-04-1960

हस्ताक्षर /SIGNATURE

Sushmita Chowdhury

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

Sushmita Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SHAHANA NAYAK
AMIT KUMAR CHOWDHURY
18/05/1982
Permanent Account Number
AEWPC6473R
Signature

Shahana Nayak

Tridib Chowdhury

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUJIT CHOWDHURY
DINESH CHOWDHURY

25/12/1954

Permanent Account Number

AOWPC8709E

Sujit Chowdhury

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लाट नं: ३, सेक्टर ११, सी. बी. डी. बेलापूर,
नवी मुंबई - ४०० ६१४.

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAKPP5211E

नाम /NAME

LOPA PODDER

पिता का नाम /FATHER'S NAME

DINESH CHANDRA CHOUDHURY

जन्म तिथि /DATE OF BIRTH

01-11-1956

हस्ताक्षर /SIGNATURE

Signature of the

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

Lopa Podder

Government of West Bengal

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

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16011000350419/2016

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	Smt RUMEE ROY 92, BAGHAJATIN PLACE, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086	Seller			Rumee Roy 28/9/16
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt SUSHMITA CHOWDHURY Alias Smt SUSHMITA AMIT CHOWDHURY 14, LALAT CO - OPERATIVE HOUSING SOCIETY DILIP GUP, P.O:- MAHIM, P.S:- MAHIM, District:- Mumbai, Maharashtra, India, PIN - 400016	Seller			Sushmita Chowdhury 28/9/16

Query No:-16011000350419/2016, 28/09/2016 02:19:04 PM SOUTH 24-PARGANAS (D.S.R. - I)

MAHIM, P.S:- MAHIM,

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
6	Smt LORA PODDER L/10/16, JALRATANDEEP CO - OPERATIVE HOUSING SOCIE, P.O:- BANGUR NAGAR, P.S:- MALAD, District:-Mumbai, Maharashtra, India, PIN - 400090	Seller			Lora Podder 28/09/2016
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Smt RUPA DHAR CHOWDHURY E/46, BAGHAJATIN PALLI, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086	Representative of Buyer [MESSRS CREATION]			Rupa Dharchowdhury 28/09/2016
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt SNIGDHA SAHA J/27, BAGHAJATIN PALLI, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Representative of Buyer [MESSRS CREATION]			Snigdha Saha 28/09/2016.

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
9	Smt SARMISTHA PAL E/14/A, BAGHAJATIN PALLI, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700086	Representative of Buyer [MESSRS CREATION]			Sarmistha Pal 28/9/16

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SURYA PRASAD DATTA ROY Son of Late S K DATTA ROY ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Smt RUMEE ROY, Smt SUSHMITA CHOWDHURY, Smt SHAHANA NAYAK, Mr TRIDIB CHOWDHURY, Mr SUJIT CHOWDHURY, Smt LOPA PODDER, Smt RUPA DHAR CHOWDHURY, Smt SNIGDHA SAHA, Smt SARMISTHA PAL	Surya Prasad Datta Roy. 28/9/2016.

(Debasis Patra)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed

Deed No :	I-1601-03171/2016	Date of Registration	9/29/2016 4:35:24 PM
Query No / Year	1601-1000350419/2016	Office where deed is registered	
Query Date	21/09/2016 4:06:26 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S P DATTA ROY ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831832151, 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. 60,00,000/-		Rs. 60,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,20,020/- (Article:23)		Rs. 66,035/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Bye Lane, , Premises No. 8J, Ward No: 100

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 2 Chatak 30 Sq Ft	48,00,000/-	48,00,000/-	Width of Approach Road: 12 Ft.,
	Grand Total :				6.875Dec	48,00,000 /-	48,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	12,00,000/-	12,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1200 sq ft	12,00,000 /-	12,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt RUMEE ROY** Wife of Mr SANJIB ROY 92, BAGHAJATIN PLACE, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AIQPR4299C, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence
2	**Smt SUSHMITA CHOWDHURY, (Alias: Smt SUSHMITA AMIT CHOWDHURY)** Wife of Late AMIT CHOWDHURY 14, LALAT CO - OPERATIVE HOUSING SOCIETY DILIP GUP, P.O:- MAHIM, P.S:- MAHIM, District:-Mumbai, Maharashtra, India, PIN - 400016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACTPC6679G, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence

3	**Smt SHAHANA NAYAK** Wife of Mr SRIKANT NAYAK 441, DAYA BHAVAN SHRADHANAND CROSS ROAD MATUNGA, P.O:- MATUNGA, P.S:- MATUNGA, District:-Mumbai, Maharashtra, India, PIN - 400019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AEWPC6473R, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence
4	**Mr TRIDIB CHOWDHURY, (Alias: Mr TRIDIB AMIT CHOWDHURY)** Son of Late AMIT CHOWDHURY 14, LALAT CO -OPERATIVE HOUSING SOCIETY DILIP GUPT, P.O:- MAHIM, P.S:- MAHIM, District:-Mumbai, Maharashtra, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ALDPC3234G, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence
5	**Mr SUJIT CHOWDHURY** Son of Late DINESH CHANDRA CHOWDHURY FLAT NO 16, LINNET CO -OPERATIVE HOUSING SOCIETY O, P.O:- SANTACRUZ P AND T COLONY, P.S:- VAKOLA, District:-Mumbai, Maharashtra, India, PIN - 400029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOWPC8709E, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence
6	**Smt LOPA PODDER** Wife of Mr BANIBRATA PODDER L/10/16, JALRATANDEEP CO - OPERATIVE HOUSING SOCIE, P.O:- BANGUR NAGAR, P.S:- MALAD, District:-Mumbai, Maharashtra, India, PIN - 400090 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AAKPP5211E, Status :Individual, Executed by: Self, Date of Execution: 28/09/2016 , Admitted by: Self, Date of Admission: 28/09/2016 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MESSRS CREATION** E/46, BAGHAJATIN PALLI, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086 PAN No. AADFC2227N, Status :Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Smt RUPA DHAR CHOWDHURY** Wife of Mr GOUTAM DHAR CHOWDHURY E/46, BAGHAJATIN PALLI, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEFPC6731B, Status : Representative, Representative of : MESSRS CREATION (as PARTNER)
2	**Smt SNIGDHA SAHA** Wife of Mr SUMANTRA SAHA J/27, BAGHAJATIN PALLI, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ARSPS6953K, Status : Representative, Representative of : MESSRS CREATION (as PARTNER)
3	**Smt SARMISTHA PAL** Wife of Mr BASUDEB PAL E/14/A, BAGHAJATIN PALLI, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGHPP1452C, Status : Representative, Representative of : MESSRS CREATION (as PARTNER)

Identifier Details :

Name & address
Mr SURYA PRASAD DATTA ROY Son of Late S K DATTA ROY ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt RUMEE ROY, Smt SUSHMITA CHOWDHURY, Smt SHAHANA NAYAK, Mr TRIDIB CHOWDHURY, Mr SUJIT CHOWDHURY, Smt LOPA PODDER, Smt RUPA DHAR CHOWDHURY, Smt SNIGDHA SAHA, Smt SARMISTHA PAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt RUMEE ROY	MESSRS CREATION-1.14583 Dec
2	Smt SUSHMITA CHOWDHURY	MESSRS CREATION-1.14583 Dec
3	Smt SHAHANA NAYAK	MESSRS CREATION-1.14583 Dec
4	Mr TRIDIB CHOWDHURY	MESSRS CREATION-1.14583 Dec
5	Mr SUJIT CHOWDHURY	MESSRS CREATION-1.14583 Dec
6	Smt LOPA PODDER	MESSRS CREATION-1.14583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt RUMEE ROY	MESSRS CREATION-200 Sq Ft
2	Smt SUSHMITA CHOWDHURY	MESSRS CREATION-200 Sq Ft
3	Smt SHAHANA NAYAK	MESSRS CREATION-200 Sq Ft
4	Mr TRIDIB CHOWDHURY	MESSRS CREATION-200 Sq Ft
5	Mr SUJIT CHOWDHURY	MESSRS CREATION-200 Sq Ft
6	Smt LOPA PODDER	MESSRS CREATION-200 Sq Ft

Endorsement For Deed Number : I - 160103171 / 2016

On 21-09-2016

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 60,00,000/-

Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 28-09-2016

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

Presented for registration at 20:00 hrs on 28-09-2016, at the Private residence by Smt SARMISTHA PAL ,.

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

Execution is admitted on 28/09/2016 by 1. Smt RUMEE ROY, Wife of Mr SANJIB ROY, 92, BAGHAJATIN PLACE, P.O: BAGHAJATIN, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 2. Smt SUSHMITA CHOWDHURY, Alias Smt SUSHMITA AMIT CHOWDHURY, Wife of Late AMIT CHOWDHURY, 14, LALAT CO - OPERATIVE HOUSING SOCIETY DILIP GUP, P.O: MAHIM, Thana: MAHIM, , Mumbai, MAHARASHTRA, India, PIN - 400016, by caste Hindu, by Profession House wife, 3. Smt SHAHANA NAYAK, Wife of Mr SRIKANT NAYAK, 441, DAYA BHAVAN SHRADHANAND CROSS ROAD MATUNGA, P.O: MATUNGA, Thana: MATUNGA, , Mumbai, MAHARASHTRA, India, PIN - 400019, by caste Hindu, by Profession House wife, 4. Mr TRIDIB CHOWDHURY, Alias Mr TRIDIB AMIT CHOWDHURY, Son of Late AMIT CHOWDHURY, 14, LALAT CO -OPERATIVE HOUSING SOCIETY DILIP GUPT, P.O: MAHIM, Thana: MAHIM, , Mumbai, MAHARASHTRA, India, PIN - 700016, by caste Hindu, by Profession Service, 5. Mr SUJIT CHOWDHURY, Son of Late DINESH CHANDRA CHOWDHURY, FLAT NO 16, LINNET CO -OPERATIVE HOUSING SOCIETY O, P.O: SANTACRUZ P AND T COLONY, Thana: VAKOLA, , Mumbai, MAHARASHTRA, India, PIN - 400029, by caste Hindu, by Profession Service, 6. Smt LOPA PODDER, Wife of Mr BANIBRATA PODDER, L/10/16, JALRATANDEEP CO - OPERATIVE HOUSING SOCIE, P.O: BANGUR NAGAR, Thana: MALAD, , Mumbai, MAHARASHTRA, India, PIN - 400090, by caste Hindu, by Profession House wife

Indetified by Mr SURYA PRASAD DATTA ROY, , , Son of Late S K DATTA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-09-2016 by Smt SARMISTHA PAL, PARTNER, MESSRS CREATION, E/46, BAGHAJATIN PALLI, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086

Indetified by Mr SURYA PRASAD DATTA ROY, , , Son of Late S K DATTA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 28-09-2016 by Smt RUPA DHAR CHOWDHURY, PARTNER, MESSRS CREATION, E/46, BAGHAJATIN PALLI, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086

Indetified by Mr SURYA PRASAD DATTA ROY, , , Son of Late S K DATTA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, Scuth 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 28-09-2016 by Smt SNIGDHA SAHA, PARTNER, MESSRS CREATION, E/46, BAGHAJATIN PALLI, P.O:- BAGHAJATIN, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700086

Indetified by Mr SURYA PRASAD DATTA ROY, , , Son of Late S K DATTA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 29-09-2016

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 66,035/- (A(1) = Rs 65,989/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 66,035/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/09/2016 2:59AM with Govt. Ref. No: 192016170024529192 on 26-09-2016, Amount Rs: 66,035/-, Bank: State Bank of India (SBIN0000001), Ref. No. 260916090025934 on 26-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,20,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7103, Amount: Rs.5,000/-, Date of Purchase: 21/09/2016, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2016 2:59AM with Govt. Ref. No: 192016170024529192 on 26-09-2016, Amount Rs: 4,15,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. 260916090025934 on 26-09-2016, Head of Account 0030-02-103-003-02

Debasis Patra
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

7103 Date 21/09/2016

Sold to Creation

of E/46 Bhagabatan pally

Rupees 5201 K-86

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

7103 Rs 5201/- (Rs Five thousand only)

Saumistha Pal

2433

M/S. CREATION

Saumistha Pal

Partner

2434

M/S. CREATION

Rupa Dharchowdhury

Partner

2435

Rumee Roy

District Sub-Registrar-I
Alipore, South 24 Parganas
28 SEP 2016

District Sub-Registrar-I
Alipore, South 24 Parganas
28 SEP 2016

2436

Sushmita Chowdhury

2437

Shahana Nayak

2438

Tridib Chowdhury

2439

Sujit Chowdhury

2440

Lopa Podder

2441

M/S. CREATION
Snigdha Saha
Partner

Identify by:-

Surya Prasad Datta
S/o Late S.N. Datta
Alipore Judges' Court

District Sub-Registrar-I
Alipore, South 24 Parganas
28 SEP 2016

District Sub-Registrar-I
Alipore, South 24 Parganas
28 SEP 2016

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Alipore, South 24 Parganas
28 SEP 2016

District Sub-Registrar -1, South 24 Parganas, Alipore, West Bengal

District Sub-Registrar-I
Alipore, South 24 Parganas
28 SEP 2016

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28 SEP 2016

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Alipore, South 24 Parganas
28 SEP 2016

District Sub-Registrar-I
Alipore, South 24 Parganas

28 SEP 2016

Seal of the District Sub-Registrar -1, South 24 Parganas, Alipore
Sangam ★ Seal of the District

Sub-Registrar - I, South 24 Parganas
Seal of the Office
West Bengal

Sub-Registrar -1, South 24 Parganas, Alipore, West Bengal, INDIA
Seal of the Date

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्युटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बांद्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

Sub-Registrar -1, South 24 Parganas, Alipore
West Bengal
Seal of the Offi

Seal of the District Sub-Registrar -1, South 24 Parganas, Alipore, West Bengal

District Sub-Registrar-I
Alipore, South 24 Parganas
28 SEP 2016

District Sub-Registrar-I
Alipore, South 24 Parganas
28 SEP 2016

District Sub-Registrar-I
Alipore, South 24 Parganas

28 SEP 2016

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2016, Page from 94588 to 94635

being No 160103171 for the year 2016.

Seal of the District Sub-Registrar 1, South 24 Parganas, South 24 Parganas

Digitally signed by DEBASIS PATRA
Date: 2016.10.03 13:35:06 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 03-10-2016 13:35:05

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

DATED 28th DAY OF SEPTEMBER 2016

B E T W E E N

SMT. RUMEE ROY AND OTHERS

..... **VENDORS**

AND

MESSRS CREATION

..... **PURCHASER**

DEED OF SALE

SURYA PRASAD DATTA ROY

Advocate

Alipore Judges' Court

Kolkata – 700 027

Mobile:-9831832151

9804205161