

M.M. CONSTRUCTION, a Proprietorship Firm having its office at Q-16, Sreenagar, P.O. Panchasayar, P.S. Panchasayar, Kolkata - 700094, represented by its sole Proprietor namely **SRI ARINDAM MAJUMDER**, (PAN - AHJPM7624A), (Aadhaar No.4687 7545 6903), son of Sri Arabinda Majumder, by faith : Hindu, Occupation : Business, by Nationality : Indian, residing at Q-16, Sreenagar, P.O. Panchasayar, P.S. Panchasayar, Kolkata - 700094, hereinafter called and referred to as the **"VENDOR"** (which expression shall unless excluded by or repugnant to the context be deemed to include its representative heirs, executors, administrators and assigns) of the **ONE PART represented by its Attorney namely SRI ARABINDA MAJUMDAR**, (PAN - ADOPM7582L), (Aadhaar No.7471 6800 1725), son of Late Ramoni Mohan Majumdar, by faith : Hindu, Occupation : Retired, by Nationality : Indian, residing at Q-16, Sreenagar, P.O. Panchasayar, P.S. Panchasayar, Kolkata - 700094, by virtue of a registered General Power of Attorney dated 05.04.2021, registered at District Sub-Registrar-III, Alipore, recorded into Book No.I, Deed No.02972 for the year 2021.

AND

(1) SRI KUMUD CHANDRA KAR, (PAN-AHRPK3122H), (Aadhaar No.6290 0296 2967), son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078 **(2) SMT. SHIKHADYUTI KAR**, (PAN-ASCPK8486G), Aadhar No.7470 7692 6355, wife of Sri Kumud Chandra Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078 **AND (3) SMT. DIPANWITA MISHRA**, (PAN-BKFPM9890L), Aadhar No.9817 5332 0508, daughter of Sri Bhaktipada Dash, by faith - Hindu, by Occupation - Homemaker, residing at 69/1, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700 086 **AND (4) SMT. NIBEDITA MISHRA**, (PAN - BPCPM1270G), Aadhar No.4857 9321 0251, daughter of Late Pranab Kumar Bhattacharjee, by faith - Hindu, by Occupation - Homemaker, by Nationality - Indian, residing at 69/1, Baghajatin Place, P.O. Baghajatin, P.S. Patuli, Kolkata - 700 086, hereinafter called and referred to as the **PURCHASERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heir/heirs, representative/

representatives, executor/ executors, administrator/ administrators and assigns) of the **OTHER PART.**

WHEREAS one Nabakishore Mondal, since deceased, Pravash Chandra Mondal, Jugal Chandra Mondal of Bawali, were seized and possessed of or otherwise well and sufficiently entitled to the landed property comprising in C.S. Dag No.102, R.S. Dag Nos.191 & 194, measuring an area of 40.02 Acre and 21.09 Acre appertaining to District Settlement Khatian Nos. 5 & 6, R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, under Touzi No.56, Pargana – Khaspur, P.S. formerly Tollygunge, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, Additional Sub-Registry office at Sealdah, District South 24-Parganas.

AND WHEREAS one Nagendra Nath Dey Sarkar and others being the predecessors of Jyanendra Nath Dey Sarkar of Baishnabghata by four Mourashi Mokarari Pattas took permanent Settlement in respect of the property acquired by some of the co-sharers of the said Mondal family in respect of their shares in the said property and thus the said Nagendra Nath Dey Sarkar started enjoying the said property as owner thereof after recording their names in respect of C.S. Khatian No.5 of Mouza-Nayabad and Khatian No.11 of Mouza-Chakaria.

AND WHEREAS the said Jyanendra Nath Dey Sarkar and others after becoming the owners in respect thereof established a firm in the name of the Suburban Agricultural Dairy & Fisheries Co. Ltd. and transferred the said property to the said firm.

AND WHEREAS thereafter the said Suburban Agricultural Dairy & Fisheries Co. Ltd., with the object of demarcation of its shares and exclusive and separate enjoyment of the said land acquired by its, instituted a Civil Suit as Plaintiff vide No.16 of 1941 before the Learned 3rd Sub-Judge at Alipore against the other co-sharers of the property.

AND WHEREAS after hearing of the said suit in the said Court the Plaintiff's firm was declared to be the rightful owner in respect of its shares and Sri Sachindra Nath Koicy, Executor of the Swarnamoyee Dassi Estate, the Defendant No.16 was declared to be the

rightful owner in respect his shares and the Defendant Nos. 12, 13 & 14 namely Pravash Chandra Mondal, since deceased, Pratul Chandra Mondal and Amarendra Nath Mondal were declared to be the owners in respect of their respective shares in the said property and the said Defendant No.12, Pravash Chandra Mondal, since deceased, became the absolute sixteen annas Owner of the said property in the preliminary Decree.

AND WHEREAS during the pendency of the said suit the said Pravash Chandra Mondal died intestate on 17.04.1968, leaving behind him surviving his two sons namely Sri Sasanka Sekhar Mondal and Sri Biswa Sekhar Mondal and his only wife namely Smt. Sudhangsu Bala Mondal and four daughters namely (1) Smt. Ashima Rani Roy, (2) Smt. Jamuna Rani Das, (3) Smt. Bimala Rani Mondal (Dolui) and (4) Miss. Pratima Rani Mondal as his only legal heirs and successors who were substituted in the said Suit in place of the deceased Pravash Chandra Mondal, the defendant No.12 as mentioned above.

AND WHEREAS thereafter by a registered short-term lease dated 15.02.1969, registered at the District Registrar, Alipore and recorded in Book No.I, Volume No.11, Pages 218 to 255, Being No.271, for the year 1969, the said Smt. Jamuna Rani Das, Smt. Bimala Rani Mondal (Dalui) and Smt. Pratima Rani Mondal granted a Lease in Rayati right in favour of two brothers the said Biswa Sekhar Mondal and Sri Sasanka Sekhar Mondal at an yearly rent of Rs.1.75 Paise and by a registered Indenture dated 25.01.1969, recorded as Deed No.275, for the year 1969, the aforesaid Lessors and transferred sold their all right, title and interest in the said lease hold land unto and in favour of Smt. Sudhangsu Bala Mondal, wife of Late Pravash Chandra Mondal and Smt. Nilima Rani Mondal, wife of Sri Sasanka Sakhar Mondal and thus the right, title and interest of the said lessors in the said property became ceased and destroyed there from forever.

AND WHEREAS thereafter by a registered Deed of Gift dated 03.10.1969, registered at the office of the Joint Sub-Registrar at Alipore at Behala and recorded in Book No.I, Volume No.65, Pages 223 to-276, as Deed No.4198, for the year 1969, the said Smt. Sudhangsu Bala Mondal transferred, conveyed, sold and assigned, bestowed and assured her right, title and interest acquired by her by way of succession and inheritance from her husband unto and in favour of Sri Biswa Sekhar Mondal and his eldest brother

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Sasanka Sekhar Mondal and thus the said Smt. Sudhangsu Bala Mondal became ceased and dispossessed there from forever.

AND WHEREAS in the manner aforesaid the said Biswa Sekhar Mondal and Sasanka Sekhar Mondal jointly became the owners of undivided $\frac{6}{7}$ th share of the share left by the said deceased Pravash Chandra Mondal and the said Smt. Ashima Rani Roy became the owner of her share of the said property.

AND WHEREAS thereafter the said Biswa Sekhar Mondal and Sasanka Sakhar Mondal as the Principal Party of the said Suit No.16 of 1941, applied before the Ld. Court for Sale of 1 Ganda 2 Karas being $\frac{27}{320}$ th share of each of them and the Ld. Court granted the said prayer.

AND WHEREAS thereafter Amarendra Nath Mondal the another co-sharer of the land of C.S. Dag No.102, R.S. Dag Nos. 191 and 194 of the said Mouza - Nayabad, J.L. No.25 alongwith other land with the object of exclusive possession and separate enjoyment of the said land filed an application praying inter-alia for partition of his share in the suit property in Partition Suit No.16 of 1941 pending before the Ld. Sub-Judge at Alipore. After hearing of the said application a Pleader Commissioner was appointed by the said Ld. Court with a view to effect partition and/or separation and/ or division of the said property among the co-sharers thereof. Accordingly Sri Bibhuti Bhusan Majumdar, the Pleader Commissioner after proper survey of the said land prepared a Sketch Plan annexed thereto submitted his Report before the said Ld. Court and on the basis of the report submitted by the Pleaser Commissioner the said Suit was finally decreed on 14.07.1971, by the Ld. 3rd Sub-Judge, Alipore.

AND WHEREAS as per decree passed by the said Ld. Court based on the report of the Pleader Commissioner, Sasanka Sekhar Mondal was absolutely allotted a separately demarcated area of land of the said Mouza - Nayabad, comprising in C.S. Khatian Nos. 5 and 6, appertaining to C.S. Dag No.102, corresponding to R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132 & 133, of R.S. Dag Nos.191 and 194 and since then the said Sasanka Sekhar Mondal had been enjoying the said property peaceably and in severally from others.

AND WHEREAS as per report submitted by the Pleader Commissioner and final decree passed by an order dated 04th June, 1971, being Order No.546, by the said Ld. Court based on the said report it was specifically noted of land marked "CHHA" (measuring an area of 19½ Bigha) and land marked "JHA" (measuring an area of 19½ Bigha) of land as delineated in the Site Plan annexed with the said report was absolutely allotted to Sri Sasanka Sekhar Mondal.

AND WHEREAS while being in peaceful and uninterrupted possession of the said property, said Sasanka Sekhar Mondal being in need of money and for his legal necessities, by a registered Indenture dated 14.10.1988 registered in the office of A.D.S.R. Sealdah, 24-Parganas recorded in Book No.1, Volume No.32, at Pages 407 to 428, Deed No.1299, for the year 1988, sold, transferred and conveyed a plot of land measuring about 9 Bighas 15 Cottahs situated in the said Mouza - Nayabad, comprising C.S. Dag No.102, appertaining to C.S. Khatian No.5, in R.S. Khatian Nos. 112, 126, 118, 129, 122, 127, 133, 115, 117, 119, 121, 123, 131, 132, and 128 of R.S. Dag No.191 and 194, J.L. No.25, R.S. No.3, under Collectorate Touzi No.56, P.S. formerly Tollygunge, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, also lying within the local limits of The Kolkata Municipal Corporation Ward No.109 in favour of (1) Sri Nrisingha Chakraborty, son of Late Dharmadas Chakraborty, residing at Village-Panchpota, P.S. Sonarpur, District-South 24 Parganas, (2) Smt. Smriti Dutta, wife of Sri Moti Dutta, residing at Income Tax Housing Co-operative, P.S. Kasba, Kolkata, (3) Smt. Ballari Ghosh, wife of Sri Asim Kumar Ghosh, residing at Tentulberia, P.S. Sonarpur, District-South 24 Parganas and (4) Smt. Prabha Deb Roy alias Prova Deb Roy, wife of Sri Jatin Deb Roy, residing at Panchpota, P.S. Sonarpur, District South 24 Parganas and each having undivided 1/4th share of the total property.

AND WHEREAS after purchase the said Sri Nrisingha Chakraborty and Smt. Smriti Dutta, empowered in favour of one Sri Debdulal Mazumder, son of Sri Paresh Chandra Mazumder, residing at Panchpota, P.S. Sonarpur, District-South 24 Parganas to transfer their undivided share of the said property to any Third Party by virtue of a



registered General Power of attorney dated 18.02.1989, registered at D.S.R. Alipore, recorded into Book No.IV, Volume No.2, at Pages 144 to 148, Deed No.91 for the year 1989.

AND WHEREAS again said Smt. Prabha Deb Roy alias Prova Deb Roy, empowered in favour of said Sri Debdulal Mazumder, to transfer her undivided share of the said property to any Third Party by virtue of a registered General Power of attorney dated 19.11.1988, registered at A.D.S.R. Alipore, recorded into Book No.IV, Volume No.21, at Pages 31 to 36, Deed No.950 for the year 1988.

AND WHEREAS said Smt. Ballari Ghosh, empowered in favour of said Sri Debdulal Mazumder, to transfer her undivided share of the property to any Third Party by virtue of a registered General Power of attorney dated 09.02.1989, registered at A.D.S.R. Alipore, recorded into Book No.IV, Volume No.3, at Pages 169 to 174, Deed No.108 for the year 1989.

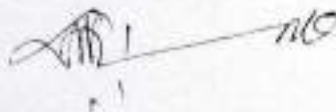
AND WHEREAS thereafter by virtue of a registered Deed of Conveyance dated 11.01.2007, registered in the Office of D.S.R. III, Alipore and recorded into Book No. 1, CD Volume No.10, at Pages 4532 to 4552, Deed No.5374 for the year 2010 said (1) Sri Nrisingha Chakraborty, (2) Smt. Smriti Dutta, (3) Smt. Ballari Ghosh and (4) Smt. Prabha Deb Roy alias Prova Deb Roy, through their Attorney, said Sri Debdulal Mazumder, sold, transferred, conveyed, assigned and granted one Plot of land measuring an area of **2 (Two) Bighas 01 (One) Chittack 32 (Thirty two) Sq.ft. more or less situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Pargana - Khaspur, Touzi No.56, comprising in R.S. Dag No.191, under R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, corresponding to C.S. Dag No.102, appertaining to C.S. Khatian No.5 and 6, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, in favour of the present OWNER herein namely M/S. M.M. CONSTRUCTION.**

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AND WHEREAS on the same day by virtue of another registered Deed of Conveyance dated 11.01.2007, registered in the Office of D.S.R. III, Alipore and recorded into Book No. 1, CD Volume No.10, at Pages 4645 to 4663, Deed No.5378 for the year 2010 said (1) Sri Nrisingha Chakraborty, (2) Smt. Smriti Dutta, (3)Smt. Ballari Ghosh and (4) Smt. Prabha Deb Roy alias Prova Deb Roy, through their Attorney, said Sri Debdulal Mazumder, sold, transferred, conveyed, assigned and granted another adjacent Plot of land measuring an area of **1 (One) Bigha 02 (Two) Cottahs 03 (Three) Chittacks 06 (Six) Sq.ft. more or less situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag No.191, under R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, corresponding to C.S. Dag No.102, appertaining to C.S. Khatian No.5 and 6, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, in favour of the present OWNER herein namely M/S. M.M. CONSTRUCTION.**

AND WHEREAS thus by virtue of two separate registered Deed of Sale as mentioned above the present Owner herein purchased the total land area measuring 62 (Sixty two) Cottahs 04 (Four) Chittacks 38 (Thirty eight) Sq.ft. **situated in Mouza – Nayabad, J.L. No.25, R.S. No.3, Pargana – Khaspur, Touzi No.56, comprising in R.S. Dag No.191, under R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, within the KMC Ward No.109, P.S. Panchasayar, Kolkata – 700099.**

AND WHEREAS while the said M.M. Construction, the **VENDOR** herein has been enjoying the right, title, interest and possession in respect of the said demarcated land measuring more or less 62 (Sixty two) Cottahs 04 (Four) Chittacks 38 (Thirty eight) Square feet of landed property appertaining to R.S. Dag No. 191, under R.S. Khatian No. 131, out of R.S. Khatian Nos. 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, & 133, in Mouza- Nayabad, a portion of land measuring more or less 5 (Five) Cottahs 14 (Fourteen) Chittacks 35 (Thirty five) Sq.ft. merged with the K.M.C. road development work and thus net land becomes 56 (Fifty six) Cottahs 6 (Six) Chittacks 3 (Three) Sq.ft.



and thereafter since a considerable period, the present Owner M.M. Construction has been enjoying the right, title, interest and possession as absolute owner in respect of the demarcated land measuring about 56 (Fifty six) Cottahs 6 (Six) Chittacks 3 (Three) Sq.ft. of landed property appertaining to R.S. Dag No. 191, under R.S. Khatian No. 131 in Mouza- Nayabad.

AND WHEREAS while the said M.M. Construction, the Vendor herein has been enjoying the right, title, interest and possession in respect of the said demarcated land measuring about 56 (Fifty six) Cottahs 6 (Six) Chittacks 3 (Three) Sq.ft. appertaining to R.S. Dag No. 191, under R.S. Khatian No. 131 in Mouza- Nayabad made a Scheme plan and divided its whole land measuring about 56 (Fifty six) Cottahs 6 (Six) Chittacks 3 (Three) Sq.ft. into separate sizes demarcated plots for the purpose of transfer the same.

AND WHEREAS due to valid legal reason and also being need of money the OWNER/VENDOR herein by virtue of six separate registered Deed of Sale, all Deeds executed and registered on 04.11.2011, duly registered at A.R.A. I, Kolkata, recorded into Book No.1, Deed Nos.09717, 09718, 09719, 09720, 09721 and 09722 for the year 2011, sold, conveyed, transferred, assigned and granted part of the land area measuring an area of 28 (Twenty eight) Cottahs 11 (Eleven) Chittacks 35 (Thirty five) Sq.ft. more or less comprising in R.S. Dag No.191, under present R.S. Khatian No.131 of said Mouza - Nayabad, J.L. No.25, out of the total land area and now the VENDOR herein hold and possessed the remaining land area measuring 27 (Twenty seven) Cottahs 10 (Ten) Chittacks 13 (Thirteen) Sq.ft. but as per present physical measurement the land area is 26 (Twenty six) Cottahs more or less as part of the land has been decreased for the road development.

AND WHEREAS thereafter VENDOR herein has given the General Power of Attorney in favor of SRI ARABINDA MAJUMDAR to sell the above mentioned plot of land in favour of Third Party by virtue of a registered General Power of Attorney dated 05.04.2021, registered at District Sub-Registrar-III, Alipore, recorded into Book No.I, Deed No.02972 for the year 2021.

AND WHEREAS the present VENDOR herein is the absolute owner of the



remaining plot of land as mentioned above situated in **Mouza : Nayabad, J.L. No.25, Touzi No. 56, R.S. No.3, comprising in R.S. Dag No.191, under R.S. Khatlan No.131**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, P.S. Panchasayar, Kolkata - 700 099.

AND WHEREAS THE VENDOR doth hereby covenant :

- i) Since acquiring the right title interest in the said land and hereditament the **VENDOR** is in physical possession of the said land and hereditament.
- ii) The **VENDOR** has not received any notice from any authority for acquisition or requisition and he also declares that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove, since acquiring the right title interest of the said land and hereditament the **VENDOR** has not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached, encumbered or affected or defective in title.
- iv) The **VENDOR** has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all in respect of the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, usages debutters, trusts, prohibitions, Income Tax attachments, financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person, or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the **VENDOR** or the **VENDOR** predecessor in title. Further the said land and hereditament is not affected by or subjected to any personal security for securing any financial



accommodation and accordingly the PURCHASER have agreed to PURCHASE the same.

AND WHEREAS being in need of money the present **VENDOR** has decided for absolute sale of its one demarcated plot of land measuring an area of **03 (Three) cottahs 12 (Twelve) Chittacks more or less** out of its total remaining land area as mentioned above alongwith one tile shed structure standing thereon situated in **Mouza : Nayabad, J.L. No.25**, comprising in **R.S. Dag No.191, under R.S. Khatian No.131**, within the jurisdiction of The Kolkata Municipal Corporation Ward No. 109, P.S. Panchasayar, Kolkata - 700 099, as morefully mentioned in the **SCHEDULE** below and the **PURCHASERS** herein have also agreed to purchase the same at or for the consideration price declared by the **VENDOR** and the **PURCHASERS** have paid to the **VENDOR** the total consideration sum of **Rs.42,76,000/- (Rupees Forty two lac and seventy six thousand)** only as full and final consideration money as described in the Memo herein below against **ALL THAT** piece and parcel of a plot of land measuring an area of **03 (Three) cottahs 12 (Twelve) Chittacks more or less** alongwith one asbestos shed structure standing thereon situated in **Mouza ; Nayabad, J.L. No.25, comprising in R.S. Dag No.191, under R.S. Khatian No.131**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, P.S. Panchasayar, Kolkata - 700 099 as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **RED** borderline which is the part and parcel of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance as per verbal Agreement and declared consideration by the **VENDOR** the sum of **Rs.42,76,000/- (Rupees Forty two lac and seventy six thousand)** only well and truly paid by the **PURCHASERS** to the **VENDOR** on or before the execution of these presents and that being the full consideration money of the said land, (the receipt whereof the **VENDOR** do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the **VENDOR** do hereby acquit, release and forever discharge the said **PURCHASERS** as well as the said land hereby conveyed) and

the **VENDOR** do hereby grant, transfer, convey, sell, assure and assigns unto the said **PURCHASERS ALL THAT** piece and parcel of a plot of land measuring an area of **03 (Three) cottahs 12 (Twelve) Chittacks more or less** alongwith one tile shed structure standing thereon situated in **Mouza : Nayabad, J.L. No.25**, comprising in **R.S. Dag No.191, under R.S. Khatian No.131**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, P.S. Panchasayar, Kolkata - 700 099 free from all sorts of encumbrance as declared by the **VENDOR** herein and more specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said plot of land measuring an area of **03 (Three) cottahs 12 (Twelve) Chittacks more or less** alongwith one asbestos shed structure standing thereon situated in **Mouza : Nayabad, J.L. No.25**, comprising in **R.S. Dag No.191, under R.S. Khatian No.131**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, P.S. Panchasayar, Kolkata - 700 099 as described in the **SCHEDULE** below so to be unto the said **PURCHASERS** absolutely, forever, free from all encumbrances and the **VENDOR** do hereby covenant with the **PURCHASERS** that **NOTWITHSTANDING** any act, thing, deed, matters, whatsoever made, done or

executed or knowingly suffered to the contrary the **VENDOR** now has good, right, full, power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land and tile shed hereby sold or expressed or intended so to be, unto and to the use of the **PURCHASERS** in manner aforesaid and deliver vacant khas and peaceful possession of the said land unto the **PURCHASERS** simultaneously with the execution of these presents **AND** the **PURCHASERS** shall and may **AT ALL** times hereafter peaceably and quietly will hold, possess, and enjoy the said land or every part thereof forever and pay the rents and taxes to the appropriate authorities upon getting their names duly mutated in the Kolkata Municipal Corporation in place of the **VENDOR** or its predecessors in interest, successors-in-office, successors-in-interest and title and also receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever by the **VENDOR** or any person or persons lawfully or equitably claiming title from under or in trust for the **VENDOR** or any of its predecessors in title and interest and the **VENDOR** hereby also covenant to keep the **PURCHASERS** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of its predecessors in interest and title and declares the schedule mentioned property is free from all sorts of encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming under them as aforesaid and **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further, better and more perfectly assuring and conveying the said land to and unto the said **PURCHASERS** as shall or may reasonably be required.

THE VENDOR do hereby declares that the land hereby sold and fully described in the **SCHEDULE** hereunder written has not been previously leased, mortgaged, not any kind of unregistered Agreement for Sale, sold nor in any way transferred. There is no charge, lien, lispendens or any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the **VENDOR** received any

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notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law in respect of the said plot of land. The **VENDOR** is selling, the said land while having good, clear and marketable title, free from all encumbrances and deliver vacant and peaceful possession of the said land unto the **PURCHASERS**.

If any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** or its future legal heirs shall at the costs and request of the **PURCHASERS** do and execute any supplementary deed or deed of rectification and/or Deed of Declaration in favour of the **PURCHASERS**, their heirs successors, representatives and assigns.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

1. That in respect of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed hereby to the **PURCHASERS**, the **VENDOR** has good right and title and interest as lawful owners with full and absolute power and authority to convey, transfer, assure and assign the said land and hereditament hereby sold and transferred, every part thereof unto and to the **PURCHASERS** in the manner as aforesaid and the **VENDOR** further declares that he has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of their said land and hereditament save and except with the **PURCHASERS** herein.
2. That the **PURCHASERS** shall have the right to mutate their names in the records of B.L. & L.R.O. and also in the records of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to it by necessary proceedings or otherwise without any objection from the **VENDOR** or its legal heirs or any person or persons claiming under them.
3. That it shall be lawful for the **PURCHASERS** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament



hereby sold conveyed and transferred unto the **PURCHASERS** and every part thereof and receive the rents, issues and profits therefrom as to be fetched without any interruption, claims or demand whatsoever by or from the **VENDOR** or any person claiming through, under or in trust arising through or for them.

4. That the said land and hereditament hereby conveyed and transferred is absolutely free, exonerated and discharged from all encumbrances, charges, lispences, debts, liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify in future for consequences against all manners of encumbrances, charges, liens and demands, claims and other defects in title, if any, whatsoever created and/or occasioned or so arises directly or indirectly, existing or made by the **VENDOR** or any of its predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the **VENDOR** or any of its predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate, right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASERS** make, do acknowledge execute, register all deeds, documents and papers to make the right, title and interest of the said land more perfect and for assuring the said land hereditament in favour of the **PURCHASERS** in a better way and manner and to do and perform all such further or other acts, deeds, matters and things whatsoever for further better and more perfectly assuring their full rights of ownership, free from all encumbrances upon the said land and hereditament in favour of the **PURCHASERS**.

6. That the **PURCHASERS** shall and may at all times hereafter peaceably and quietly possess and enjoy as absolute owner the said land measuring an area of **03 (Three) cottahs 12 (Twelve) Chittacks more or less** alongwith one tile shed structure standing thereon situated in **Mouza : Nayabad, J.L. No.25, comprising in R.S. Dag No.191, under R.S. Khatian No.131**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, P.S. Panchasayar, Kolkata - 700 099 and shall receive the rent, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by



the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.

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

8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece and parcel of land alongwith one tile shed structure standing thereon hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASERS** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.

9. That the said **PURCHASERS** have prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.

10. That the **VENDOR** also declares that he shall give full co-operation for necessary mutation (if required) before the concerned authorities in future in favour of the **PURCHASERS** in respect of the purchased land.

11. That the **VENDOR** also declares herein that the **PURCHASERS** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or by making construction or by erecting the building thereon and enjoy the same without any interruption and hindrances from any person or corner whatsoever.

Handwritten signature and initials, possibly 'A. M. I.' and 'MS', with a horizontal line extending to the right.

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

BE IT NOTED THAT the VENDOR has delivered the Original title Deed, certified copy of the link Deeds, upto date paid up land-tax bills, B.L. & L.R.O. Mutation certificate, R.S. Record of Right, etc, relating to the said land and Property as mentioned in the SCHEDULE hereunder written to the PURCHASERS herein at the time of execution of these presents. After going through the relevant documents related to the said land, the PURCHASERS have checked and inspected in the concerned offices and satisfied with the sale of said property.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of one plot of land measuring an area of 03 (Three) cottahs 12 (Twelve) Chittacks more or less alongwith one tile shed structure having cemented flooring standing thereon measuring an area of 100 (One hundred) Sq.ft. more or less situated in Mouza : Nayabad, J.L. No.25, comprising in R.S. Dag No.191, under R.S. Khatian No.131, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, P.S. Panchasayar, Kolkata - 700 099 togetherwith all rights, title, interest, possession, claim, demand, profits, ingress and egress rights, easement rights, quasi-easement, appearances, appendages and right ways, water connection, telephones lines, sewer, drain, surface, and/or overhead, beneath of the soil thereto and the entire sold plot of land as delineated in the Site Plan annexed hereto and shown by RED BORDER lines and the sold plot of land is situated adjacent to the Mukundapur Road and the Zone is Mukundapur More to Daspara/Chakgaria Rest and entire sold property is butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	Land of R.S. Dag No.191 ;
<u>ON THE SOUTH</u>	:	Land of R.S. Dag No.191;
<u>ON THE EAST</u>	:	Land of R.S. Dag No.191;
<u>ON THE WEST</u>	:	23'-3" wide Road.



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

WITNESSES :

1. Bikram Saha
2. Chit Nayabid
Kol. 72094

Arabin Koley
As constituted lawful attorney of the vendor
herein

SIGNATURE OF THE VENDOR

2. Nikhil Chandra
R.18, Guinagar
Kol. 700096

1. Kumud Chandra Kar
2. Shikhandyuti Kar

3. Dipansuita Mishra
4. Nibedita Mishra

SIGNATURE OF THE PURCHASERS

PREPARED & DRAFTED BY:

Debes Kumar Misra (Signature)

(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1984]
HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700 086.
PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks by the VENDOR herein from the within named PURCHASERS the sum of Rs.42,76,000/- (Rupees Forty two lac and seventy six thousand) only against the SCHEDULE mentioned property in the manner followings :

Sl. No.	Draft/Cheque No./Online Transfer	Date	Name of the Bank & Branch	Amount (Rs.)
1.	686310	06.04.2021	State Bank of India, Kalikapur Branch	Rs.12,50,000.00
2.	686342	06.04.2021	-Do-	Rs. 8,88,000.00
3.	HDFC R520 2104088655 9775	08.04.2021	H.D.F.C. Bank, Baghajatin Branch	Rs.21,38,000.00
TOTAL :				Rs.42,76,000.00

(Rupees Forty two lac and seventy six thousand) only
WITNESSES :

1. Bikram Saha
2. Chit Nayabud
Kod - 72094

2. Mathilal Kundu
R.18. Suimagan -
Kod - 72094

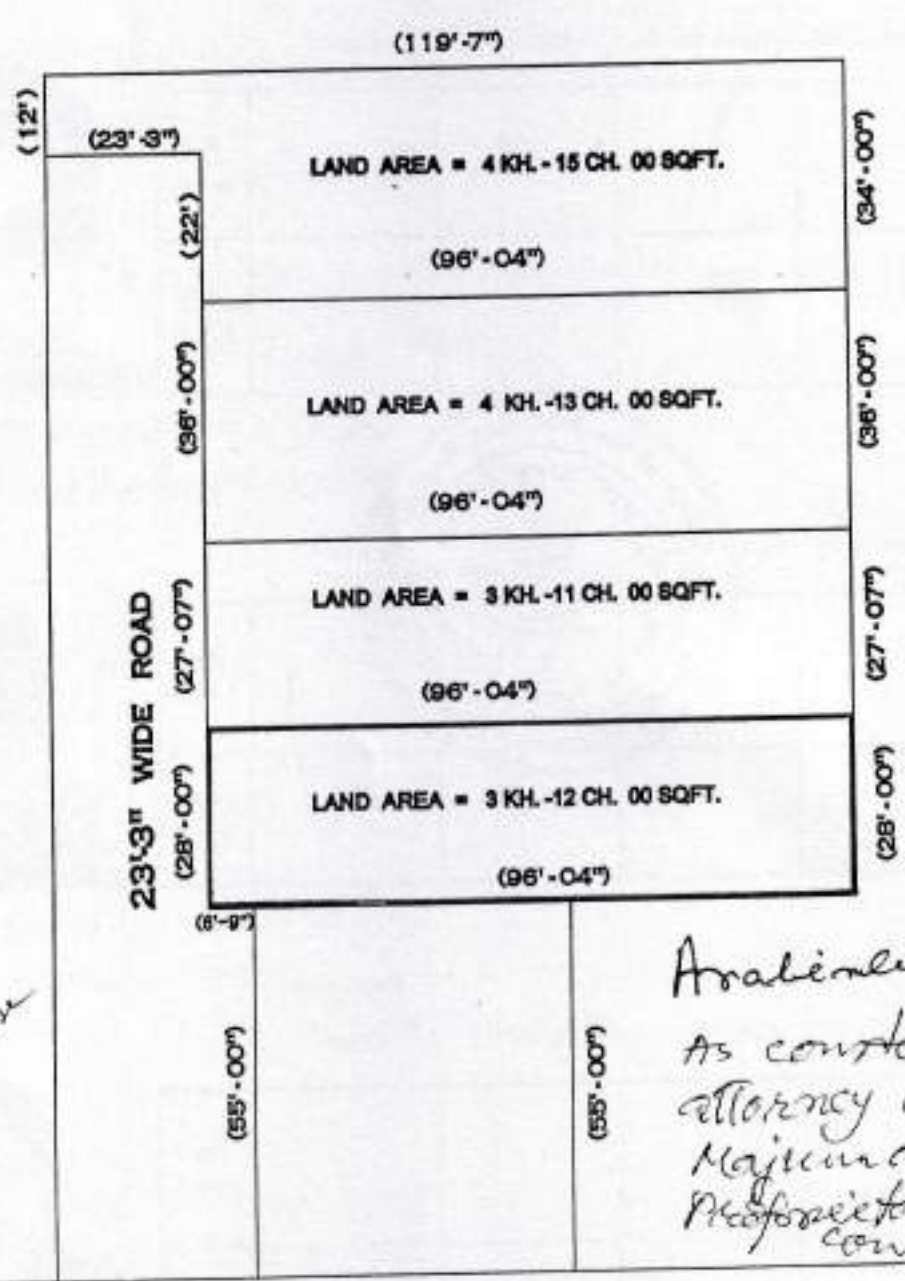
Arachinda Mejeend.
As constituted lawful attorney of the Vendor
herein

SIGNATURE OF THE VENDOR

Arachinda Mejeend.

SITE PLAN OF PLOT OF LAND SITUATED AT MOUZA - NAYABAD, J.L. NO.25.
 COMPRISING IN R.S. DAG NO.191, UNDER R. S. KHATAN NO. 131, WITH IN
 THE KMC WARD NO. 109, P.S. - PANCHASAYAR, KOLKATA - 700099.

SOLD LAND AREA: 3 KH. -12 CH. - 00 SQFT.
 SHOWN BY RED BORDER LINE.



Advocate

Aravind Majumdar
 As constituted legal
 attorney of Aravind
 Majumdar, Sole
 Proprietor of M.M.
 Construction

Kumud chandra Kar
Shri. Kalyani Kar

Lipamita Mishra
Nivedita Mishra



Kumud

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

Name ... KUMUD CHANDRA KAR

Signature ... Kumud chandra Kar



Shikhandyuti

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

Name ... SHIKHANDYUTI KAR

Signature ... Shikhandyuti Kar



Dipannita

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

Name ... DIPANNITA MISHRA

Signature ... Dipannita Mishra



Nibedita

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

Name ... NIBEDITA MISHRA

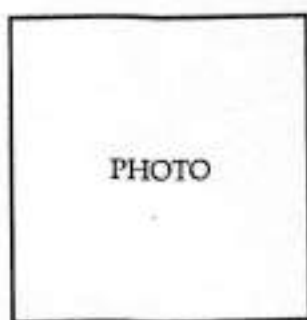
Signature ... Nibedita Mishra



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

Name ARAVINDA MAJUMDER

Signature *Aravinda Majumder*



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

Name

Signature



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

Name

Signature



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

Name

Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADOPM7582L



नाम /NAME
ARABINDA MAJUMDAR

पिता का नाम /FATHER'S NAME
RAMANI MOHAN MAJUMDAR

जन्म तिथि /DATE OF BIRTH
25-08-1949

हस्ताक्षर /SIGNATURE

Arabinda Majumdar

B. K. Das

अध्यक्ष, प. व. वि.

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

इस कार्ड के खो / गिर जाने पर सूचना जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
पी-7,

धीरेंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax.

P-7,

Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARINDAM MAJUMDER
ARABINDA MAJUMDAR
03/12/1978



Passport No. / Date of Birth

AHJPM7624A



आयकर विभाग

INCOME TAX DEPARTMENT

DIPANWITA MISHRA

BHAKTIPADA DASH

02/05/1991

Permanent Account Number

BKFRM98890L

Dipankar

Signature



भारत सरकार

GOVT. OF INDIA



~~भारत सरकार~~



दीपान्विता मिश्रा

Dipanwita Mishra

उत्पत्ति तिथि / DOB : 02/05/1991

महिला / FEMALE

9817 5332 0508



आधार - साधारण मानुषेण अधिकार



ভাৰতীয় পোস্ট
INDIA POST

ভাৰতীয় পোস্ট
INDIA POST

নিবেদিতা মিহ্রা
Nivedita Mihra
জন্ম সাল / Year of Birth : 1984
মহিলা / Female

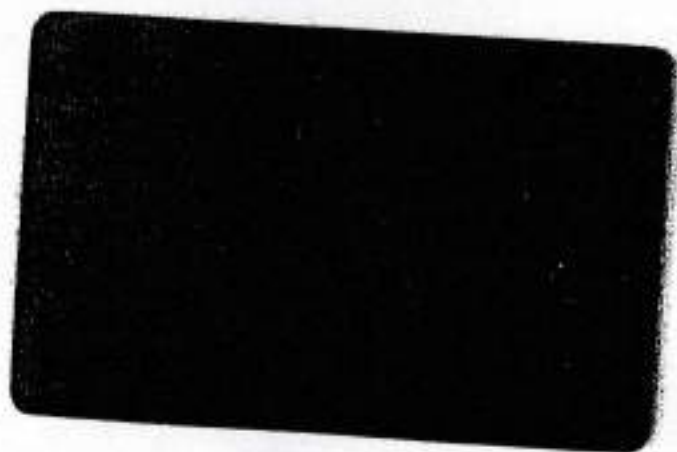
4857 9321 0251

ভাৰতীয় পোস্ট
INDIA POST

ভাৰতীয় পোস্ট
INDIA POST

বিক্রয়:
W/O জগদীশ মিহ্রা, 69/1
বাগহাজতীন প্লেস, বাগহাজতীন সেক্ট
সংঘ ক্লাব এর নিকট, বাগহাজতীন,
কলকাতা, পশ্চিমবঙ্গ,
700086

Address:
W/O Tapesh Mihra, 69/1
Baghajatin Place, Near
Baghajatin Sakti Sangha Club,
Baghajatin, Baghajatin S.O,
Kolkata, West Bengal, 700086



5
Sirkkäläpöytä Karz

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AHRPK3122H



नाम / Name
KUMUD CHANDRA KAR

पिता का नाम / Father's Name
HARE KRISHNA KAR

जन्म की तिथि /
Date of Birth
16/05/1954

Kumud Chandra Kar
नाम / Signature

2022021

इस कार्ड के खोले/खोले हुए प्रयोग से निषेध है/नियंत्रित।
अन्यथा पैन सेवा रद्द हो, एन.डी.ए. से जो
सौकी मिलता, उसे खोले।
फॉर्म नं. 34, जून 2017।
संदेश कोडिंग: 0010 प्रकाश संकेत के साथ।
पृष्ठ - 431-019



If this card is lost / someone's lost card is found,
please inform / report to :-

Income Tax PAN Services Unit, NSDL,
4th Floor, 2nd Main Building,
Park Road, Survey No. 2/118,
Model Colony, Near Dosti Bungalow, Ghok,
Pune - 411 019

Tel: 020-27231111 / 020-27231108
e-mail: call@

Kumud Chandra Kar



ভারত সরকার

Government of India

স্মারকসংখ্যা, Enrollment No. 2129757298617

11022017

Sikran, Sanjib
Rishik Nath
S Chhri Raychowdhary
105 Purda Jagadpur
Kolkata
Panchsanyal
Panchsanyal Circus Avenue, Kolkata
West Bengal - 700094
9883145520



KA111395369FH

IT136606



আপনার

সংখ্যা / Your

No.

2497 5729 8617

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

সিক্রান নাথ
Sikran Sanjib



স্মারকসংখ্যা / DOB: 06/04/1989

পুরুষ / Male

2497 5729 8617



আমার আধার, আমার পরিচয়

Major Information of the Deed

Deed No :	I-1603-03075/2021	Date of Registration	08/04/2021
Registry No / Year	1603-2000737515/2021	Office where deed is registered	
Registry Date	07/04/2021 6:23:53 PM	1603-2000737515/2021	
Applicant Name, Address and other Details	SWARUP BOSE HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9804911943, Status : Advocate		
Transaction	Additional Transaction		
01] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 42,76,000/-	Rs. 64,42,502/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,86,570/- (Article:23)	Rs. 64,471/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Location Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: UKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No:Unassessed by MC/HMC, Ward No: 109 Pin Code : 700099



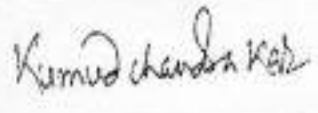


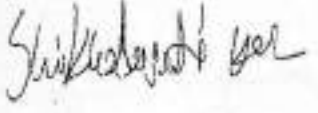


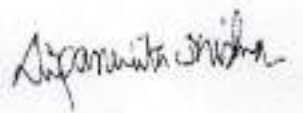
Sl No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
01	(RS :-)		Bastu	3 Katha 12 Chatak	42,46,000/-	64,12,502/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :				6.1875Dec	42,46,000 /-	64,12,502 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	







Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	M.M. CONSTRUCTION Q-16, SREENAGAR., P.O:- PANCHASAYAR, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700094 , PAN No.: AHxxxxxx4A, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

Name	Photo	Finger Print	Signature
Mr KUMUD CHANDRA KAR Son of Late HARE KRISHNA KAR Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office	 08/04/2021	 LT 08/04/2021	 08/04/2021
Son of Late HARE KRISHNA KAR Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx2H, Aadhaar No: 62xxxxxxxx2967, Status :Individual, Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office			
2 Mrs SHIKHADYUTI KAR Wife of Mr KUMUD CHANDRA KAR Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office	 08/04/2021	 LT 08/04/2021	 06/04/2021
Wife of Mr KUMUD CHANDRA KAR Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ASxxxxxx6G, Aadhaar No: 74xxxxxxxx6355, Status :Individual, Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office			
3 Mrs DIPANWITA MISHRA (Presentant) Daughter of BHAKTIPADA DASH Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office	 08/04/2021	 LT 08/04/2021	 08/04/2021
Daughter of BHAKTIPADA DASH Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BKxxxxxx0L, Aadhaar No: 98xxxxxxxx0508, Status :Individual, Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office			

Name	Photo	Finger Print	Signature
NIBEDITA MISHRA Daughter of Late PRANAB KUMAR BHATTACHARJEE Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office			<i>Nibedita Mishra</i>
	08/04/2021	LTI 08/04/2021	08/04/2021
Daughter of Late PRANAB KUMAR BHATTACHARJEE Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BPxxxxxx0G, Aadhaar No: 48xxxxxxxx0251, Status :Individual, Executed by: Self, Date of Execution: 06/04/2021 , Admitted by: Self, Date of Admission: 08/04/2021 ,Place : Office			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature	Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARABINDA MAJUMDAR Son of Late RAMONI MOHAN MAJUMDAR Date of Execution - 06/04/2021, , Admitted by: Self, Date of Admission: 08/04/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Arabinda Majumdar</i></td> </tr> <tr> <td></td> <td>Apr 8 2021 11:03AM</td> <td>LTI 08/04/2021</td> <td>08/04/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ARABINDA MAJUMDAR Son of Late RAMONI MOHAN MAJUMDAR Date of Execution - 06/04/2021, , Admitted by: Self, Date of Admission: 08/04/2021, Place of Admission of Execution: Office			<i>Arabinda Majumdar</i>		Apr 8 2021 11:03AM	LTI 08/04/2021	08/04/2021	
Name	Photo	Finger Print	Signature											
Mr ARABINDA MAJUMDAR Son of Late RAMONI MOHAN MAJUMDAR Date of Execution - 06/04/2021, , Admitted by: Self, Date of Admission: 08/04/2021, Place of Admission of Execution: Office			<i>Arabinda Majumdar</i>											
	Apr 8 2021 11:03AM	LTI 08/04/2021	08/04/2021											
Q-16 SREENAGAR,, P.O:- PANCHASAYAR, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.: ADxxxxxx2L, Aadhaar No: 74xxxxxxxx1725 Status : Representative, Representative of : M.M. CONSTRUCTION (as ATTORNEY)														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIKRAM SAHA Son of Late PRASANTA KUMAR SAHA 2,CHIT NAYABAD, P.O:- PANCHASAYAR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094			<i>Bikram Saha</i>
	08/04/2021	08/04/2021	08/04/2021
Identifier Of Mr KUMUD CHANDRA KAR, Mrs SHIKHADYUTI KAR, Mrs DIPANWITA MISHRA, Mrs NIBEDITA MISHRA, Mr ARABINDA MAJUMDAR			

Transfer of property for L1

From	To. with area (Name-Area)
M.M. CONSTRUCTION	Mr KUMUD CHANDRA KAR-1.54688 Dec, Mrs SHIKHADYUTI KAR-1.54688 Dec, Mrs DIPANWITA MISHRA-1.54688 Dec, Mrs NIBEDITA MISHRA-1.54688 Dec

Transfer of property for S1

No	From	To. with area (Name-Area)
	M.M. CONSTRUCTION	Mr KUMUD CHANDRA KAR-25.00000000 Sq Ft, Mrs SHIKHADYUTI KAR-25.00000000 Sq Ft, Mrs DIPANWITA MISHRA-25.00000000 Sq Ft, Mrs NIBEDITA MISHRA-25.00000000 Sq Ft

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

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

Presented for registration at 11:18 hrs on 08-04-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs DIPANWITA MISHRA, one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,42,502/-

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

Execution is admitted on 08/04/2021 by 1. Mr KUMUD CHANDRA KAR, Son of Late HARE KRISHNA KAR, 129/8, PURBACHAL KALITALA ROAD,, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 2. Mrs SHIKHADYUTI KAR, Wife of Mr KUMUD CHANDRA KAR, 129/8 PURBACHAL KALITALA ROAD,, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business, 3. Mrs DIPANWITA MISHRA, Daughter of BHAKTIPADA DASH, .69/1, BAGHAJATIN PLACE, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife, 4. Mrs NIBEDITA-MISHRA, Daughter of Late PRANAB KUMAR BHATTACHARJEE, .69/1, BAGHAJATIN PLACE,, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife
Indetified by Mr BIKRAM SAHA, , Son of Late PRASANTA KUMAR SAHA, 2,CHIT NAYABAD, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

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

Execution is admitted on 08-04-2021 by Mr ARABINDA MAJUMDAR, ATTORNEY, M.M. CONSTRUCTION, Q-16, SREENAGAR,, P.O:- PANCHASAYAR, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700094
Indetified by Mr BIKRAM SAHA, , Son of Late PRASANTA KUMAR SAHA, 2,CHIT NAYABAD, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 64,471/- (A(1) = Rs 64,425/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 64,471/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2021 12:39PM with Govt. Ref. No: 192021220002346371 on 08-04-2021, Amount Rs: 64,471/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKQ1727788 on 08-04-2021, Head of Account 0030-03-104-001-16

Stamp Duty

and that required Stamp Duty payable for this document is Rs. 3,86,570/- and Stamp Duty paid by Stamp Rs 50/-,
online = Rs 3,86,520/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no AC2123, Amount: Rs.50/-, Date of Purchase: 24/02/2021, Vendor name: Tanmoy
Kar Purkayastha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/04/2021 12:39PM with Govt. Ref. No: 192021220002348371 on 08-04-2021, Amount Rs: 3,86,520/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKQ1727788 on 08-04-2021, Head of Account 0030-02-103-003-
02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 85357 to 85393

being No 160303075 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.04.20 16:00:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/04/20 04:00:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)