

05/18/20

I-5536/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

23 DEC 2020

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made on this the RD 23 day
December, Two Thousand and Twenty (2020)

BETWEEN

1729872/20

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 Srinagar, 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 his representative heirs, executors, administrators and assigns) of the **ONE PART**

AND

(1) SRI DEBES KUMAR MISRA, (PAN - BOGPM6025J), (Aadhaar No.7307 9223 3631), son of Late Maheswar Mishra, by faith - Hindu, by Occupation- Advocate, by Nationality - Indian, residing at 69/1, Baghajatin Place, Post Office - Baghajatin, Police Station - Patuli, Kolkata - 700 086 and **(2) 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, hereinafter jointly called and referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their representative heirs, executors, administrators and assigns) of the **SECOND 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 Mocarari 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-Chakgaria.

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 Koley, 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 233 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 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 Sakhhar 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, Sri 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, 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, 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. Prova Deb Roy, empowered in favour of said Sri Dcbdulal 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 said (1) Sri Nrisingha Chakraborty, (2) Smt. Smriti Dutta, (3) Smt. Ballari Ghosh and (4) Smt. Prabha Deb Roy, were in continuous possession of their said purchased land alongwith unfettered right, title, interest thereto and they have been paying the necessary taxes to the concerned authority.

AND WHEREAS in need of cash money and also for other various legal necessities said (1) Sri Nrisingha Chakraborty, (2) Smt. Smriti Dutta, (3) Smt. Ballari Ghosh and (4) Smt. Prabha Deb Roy, decided to sell their property by dividing their total purchased land into several small plots of land leaving therein passages for egress and ingress.

AND WHEREAS 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.3, at Pages 11605 to 11623, Deed No.01503 for the year 2010 said (1) Sri Nrisingha Chakraborty, (2) Smt. Smriti Dutta, (3) Smt. Ballari Ghosh and (4) Smt. Prabha Deb Roy, through their Attorney, said Sri Debdulal Mazumder, sold, transferred, conveyed, assigned and granted two Plots of land being Plot Nos.189 and 190, measuring an area of **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) 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, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, in favour of the present **OWNER** herein namely **SRI ARABINDA MAJUMDER**.

AND WHEREAS after purchasing the said demarcated plot of land the present **OWNER/VENDOR** herein namely **SRI ARABINDA MAJUMDER**, mutated and recorded his name in the record of B.L. & L.R.O. Kasba vide Reference No. M/C 168/2013 **and the property is now under R.S. Dag No.191, under present R.S. Khatian No.131 of said Mouza - Nayabad, J.L. No.25** and accordingly the Mutation Certificate is issued in favour of the present **OWNER** herein from the end of Ld. B.L. & L.R.O. The present **OWNER** has recorded his name in the record of The Kolkata Municipal Corporation in respect of his total purchased land area measuring an area of **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty**

five) Sq.ft. more or less within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109 and **K.M.C. Premises No.3531, Nayabad,** and Assessee No.31-109-08-7118-7, P.S. Panchasayar, Kolkata - 700 099.

AND WHEREAS in the mean time L.R. Operation has been done in Nayabad area and the plot of land has been recorded and published in L.R. Record of Right in the name of the **VENDOR** herein as Rayat and the said L.R. Khatian No. of the **OWNER/VENDOR** is 251 comprising in L.R. Dag No. 191 of Mouza- Nayabad, J.L. No.25, his share -0.0022.

AND WHEREAS the present **VENDOR** herein is the absolute owner of the said plot of land measuring an area of **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less** alongwith one tile shed standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in **Mouza : Nayabad, J.L. No.25**, Touzi No. 56, R.S. No.3, comprising in portion of **L.R. Dag and R.S. Dag No.191, under R.S. Khatian No.131, L.R. Khatian No. 251**, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, **K.M.C. Premises No.3531, Nayabad**, P.S. Panchasayar, Kolkata - 700 099.

AND WHEREAS it is pertinent to mention that during investigation of the various Title Deeds and available records of the registration office it is found that said Sri Debdulal Mazumder, son of Sri Paresh Chandra Mazumder, residing at Panchpota, P.S. Sonarpur, District-South 24 Parganas, as the constituted lawful Attorney of the said previous Vendors namely (1) Sri Nrisingha Chakraborty, (2) Smt. Smriti Dutta, (3) Smt. Ballari Ghosh and (4) Smt. Prabha Deb Roy, as aforesaid sold and transferred the concerned Plot No.189 of the property measuring land area of 2 (Two) Cottahs 10 (Ten) Chittacks 35 (Thirty five) Sq.ft. more or less of Mouza - Nayabad, J.L. No.25, in favor of one Smt. Bhakti Dasgupta, wife of Sri Tapan Kumar Dasgupta, residing at C/O Sri Chandan Sengupta, Pathagar Road Bye Lane, Panihati, District 24 Parganas (North) as the Purchaser on 13.12.2000, registered at District

Sub-Registrar, Alipore vide Book No.1 and Deed No.4264 recorded in the year 2000, but the Vendors purchased the same Plot No.189 togetherwith Plot No.190 for a valuable consideration on 11.01.2007, registered at D.S.R. III, Alipore vide Deed No.1503 as described to above to keep the title of the property a free hold one, the VENDOR herein arranged to sell and transfer the said property of Smt. Bhakti Dasgupta in favour of Sri Arindam Mazumdar, the vendor's son by a registered Deed of Conveyance dated 05.11.2008, registered at DSR III, Alipore South 24 Parganas and recorded into Book No.1, Deed No.9174 for the year 2012 and thereafter said Arabinda Mazumdar, the VENDOR herein again obtained the said property from his son namely Sri Arindam Mazumdar, by a registered Deed of Gift on 19.02.2014, registered at D.S,R. III, Alipore, South 24 Parganas and recorded into Book No.1, Deed No.1450 for the year 2014 and as a result the title of the property of Plot No.189 as described in this Deed has become freehold and marketable one and there is no charge or lien in respect of the said property being Scheme Plot No.189 absolutely owned by the VENDOR herein.

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 his said plot of land measuring an area of **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less** alongwith one tile shed structure standing thereon measuring an area of 100 (one hundred) Sq.ft. more or less situated in **Mouza : Nayabad, J.L. No.25, in L.R. Dag and R.S. Dag No.191, under R.S. Khatian No.131,** within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, **K.M.C. Premises No.3531, Nayabad, 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.57,50,000/- (Rupees Fifty seven Lac Fifty Thousand) only** as full and final

consideration money as described in the Memo herein below against **ALL THAT** piece and parcel of land measuring an area of **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less** alongwith one tile shed structure 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 and L.R. Dag No.191, under R.S. Khatian No.131, L.R. Khatian No. 251,** within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, **K.M.C. Premises No.3531, Nayabad, 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 of the Agreement and declared consideration of the said sum of **Rs.57,50,000/- (Rupees Fifty seven Lac Fifty 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 land measuring an area of **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less** alongwith one tile shed structure 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 and L.R. Dag No.191, under R.S. Khatian No.131 and L.R. Khatian No. 251,** within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, **K.M.C. Premises No.3531, Nayabad, 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, patta, 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 land and hereditaments known as **K.M.C. Premises No. 3531, Nayabad, Assessee No.31-109-08-7118-7** 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 his predecessors 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 his 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 his 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, 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 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 his future legal heirs shall at the costs and request of the **PURCHASERS** do and execute any supplementary deed or deed of rectification in favour of the **PURCHASERS**, its 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 his 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 her predecessors in title or any person claiming or entitled to claim in any manner through, under or in trust for the **VENDOR** or any of his 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 **5 (Five) Cottahs 05 (Five) Chittacks 25 (Twenty five) Sq.ft. more or less** alongwith one tile shed 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 and L.R. Dag No.191, under R.S. Khatian No.131**, L.R. Khatian No.251, within the jurisdiction of The Kolkata Municipal Corporation, Ward No. 109, **K.M.C. Premises No.3531, Nayabad**, 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 with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and

more perfectly and effectually assuring the said property unto and to the use of the **PURCHASERS** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required.

9. That the said **VENDOR** 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 of 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.

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 DeedS, 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**

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 Nafabad
- Kol- 70094.

Asahirel Mejeund .
SIGNATURE OF THE VENDOR

1. Debes Kumar Misra

2. Kumud chandra Kar

SIGNATURE OF THE PURCHASERS

PREPARED & DRAFTED BY :

Somesh Mishra
(MR. SOMESH MISHRA)
ADVOCATE [Enrollment No.F/985/2008]
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 from the within named **PURCHASERS** the within mentioned sum of **Rs.57,50,000/- (Rupees Fifty seven Lac Fifty Thousand) only** as full and final settlement of entire consideration sum in respect of the within mentioned property in the manner followings :

Sl. No.	Draft No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	246228	19.12.2020	Allahabad Bank, Jadavpur Branch	Rs. 5,00,000.00
2.	246229	19.12.2020	-Do-	Rs. 5,00,000.00
3.	338385	19.12.2020	Indian Overseas Bank, Baghajatin Branch	Rs. 9,00,000.00
4.	338388	21.12.2020	-Do-	Rs. 5,00,000.00
5.	338387	21.12.2020	-Do-	Rs. 4,75,000.00
6.	685988	21.12.2020	State Bank of India, Kalikapur Branch	Rs.28,75,000.00
TOTAL :				Rs.57,50,000.00

(Rupees Fifty seven lac and fifty thousand) only
WITNESSES :

1. Bikram Saha
2. Chit Nayan Das
- Wd. 7/01/24

Anand Mohan
SIGNATURE OF THE VENDOR

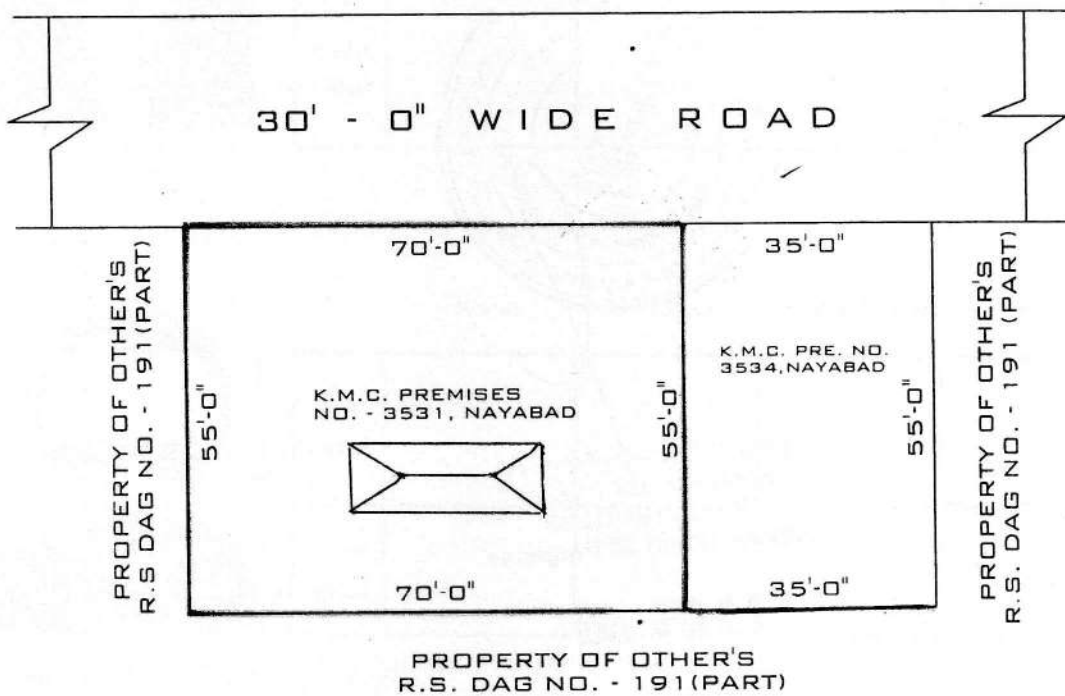
~~2. Somant Mishra~~

~~Himanshu~~

PLAN OF A PLOT OF LAND SITUATED AT MOUZA - NAYABAD, J.L. NO. - 25, COMPRISING R.S. DAG NO. - 191(PART), UNDER R.S. KHATIAN NO. - 131, SITUATED WITH IN THE K.M.C. WARD NO. - 109, IN K.M.C. PREMISES NO. - 3531, NAYABAD, P.S. - PANCHASAYAR, KOLKATA - 700099, DIST. - SOUTH 24 PARGANAS, SOLD AREA OF LAND 05 KTH. 05 CH. 25 SFT. MORE OR LESS, SHOWN IN RED BORDER.



SCALE = 1" = 25'



Debis Kumar Misra
Kumud chandra Kar

TRACE BY

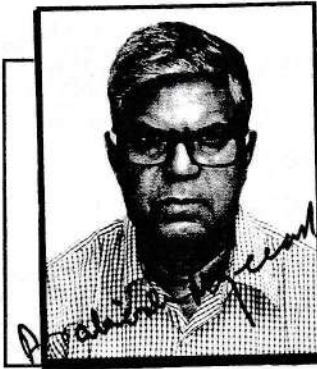
SOUMITRA MONDAL

Soumitra Mondal
 22.12.2020
 CIVIL ENGINEER & SURVEYOR
 ALIPORE POLICE COURT
 KOLKATA-700 027

Arachindrajeevan

 SIG. OF VENDOR

 SIG. OF PURCHASERS



Name .. ARABINDA MAJUMDAR
 Signature .. Arabinda Majumdar

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



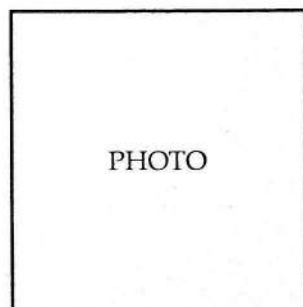
Name .. DEBBES KUMAR MISRA
 Signature .. Debbes Kumar Misra

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



Name .. KUNAL CHANDRA KAR
 Signature .. Kunal Chandra Kar

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



Name ..
 Signature ..

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



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

5536/2020

GRN: 19-202021-017735393-1

Payment Mode Online Payment

GRN Date: 22/12/2020 21:04:48

Bank : HDFC Bank

BRN : 1325241853

BRN Date: 22/12/2020 21:06:14

DEPOSITOR'S DETAILS

Id No. : 2001729972/2/2020
(Query No./Query Year)

Name : TAPESH MISHRA

Contact No. :

Mobile No. : +91 9836115120

E-mail :

Address : HIGH COURT CALCUTTA

Applicant Name : Mr Somesh Mishra

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001729972/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	778543
2	2001729972/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	111303

In Words : Rupees Eight Lakh Eighty Nine Thousand Eight Hundred Forty Six only

Total

889846



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001729972/2020	Office where deed will be registered
Query Date	21/12/2020 10:35:08 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 57,50,000/-	Rs. 1,11,28,906/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,79,043/- (Article:23)	Rs. 1,11,303/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3531, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 5 Chatak 25 Sq Ft	57,20,000/-	1,10,98,906/-	Width of Approach Road: 30 Ft.,
Grand Total :				8.8229Dec	57,20,000 /-	110,98,906 /-	

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: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Arabinda Majumdar Son of Late Ramoni Mohan Majumdar Srinagar, P.O:- Panchasayar, P.S:- Purba Jadabpur, 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 :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 23/12/2020	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 23/12/2020

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr Debes Kumar Misra Son of Late Maheswar Mishra 69/1, Baghajatin Place, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700086 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: BOxxxxxx5J, Aadhaar No: 73xxxxxxxx3631, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 23/12/2020	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 23/12/2020
2	Mr Kumud Chandra Kar (Presentant) Son of Late Hare Krishna Kar 129/8, Purbachal Kalitala Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2H, Aadhaar No: 62xxxxxxxx2967, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 23/12/2020	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 23/12/2020

Identifier Details :

Name & address
Mr BIKRAM SAHA Son of Mr PRASHANTA KR SAHA 2 CHIT NAYABAD, P.O:- PANCHASAYAR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Arabinda Majumdar, Mr Debes Kumar Misra, Mr Kumud Chandra Kar

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Arabinda Majumdar	Mr Debes Kumar Misra-4.41146 Dec, Mr Kumud Chandra Kar-4.41146 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Arabinda Majumdar	Mr Debes Kumar Misra-50.00000000 Sq Ft, Mr Kumud Chandra Kar-50.00000000 Sq Ft



Query No: 2001729972 of 2020, Printed On : Dec
23 2020 11:42AM, Generated from Registration
office

Property and Land or Building Details as received from KMC :

S. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
1	Assessment No. : 311090871187 Premises No. : 3531 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : i-01503/10 Date of Registration. : Jan 11, 2007 Office Where Registered : D.S.R-III	Owner Name : ARABINDA MAJUMDER Owner Address : "SRINAGAR" , P.O- PANCHASAYAR , KOL-700094 Pin No. : 700094	Character of Premises: Total Area of Land: 05 Cottah, 05 Chatak, 25 SqFeet,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-01-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 20-01-2021)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. SEALDAH,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA





भारत सरकार



Kumud Chandra Kar
Kumud Chandra Kar
Date of Birth / DOB : 15/06/1959
Male / MALE



6290 0296 2967

Aadhaar - Aam Aadmi ka Adhikar



भारत सरकार
भारतीय रिजर्व बैंक
भारत सरकार

Address:
129/8, Purbachal Kalitala
Road, Near State Bank Of
India Kalikapur, Kasba, Hattu
S.O, Kolkata, West Bengal,
700078

Address:
129/8, Purbachal Kalitala Road,
Near State Bank Of India
Kalikapur, Kasba, Hattu S.O,
Kolkata, West Bengal, 700078



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in P.O. Box No. 1847,
Bengaluru-560 001

Kumud chandra Kar



सत्यमेव जयते
Hindustan

ভারতীয় বিশেষ পরিচয় কার্ড

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2189/69404/00574

11/02/2017

To
Bikram Saha
বিক্রম সাহা
2 Chhit nayabād
109 Purba Jadabpur
Kolkata
Panchasayar
Panchasayar, Circus Avenue, Kolkata,
West Bengal - 700094
9883145926



KA111395369FH

11139536



আপনার সংখ্যা / Your No. :

2497 5729 8617

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

বিক্রম সাহা
Bikram Saha



জন্মতারিখ / DOB: 06/04/1980

পুরুষ / Male

2497 5729 8617



আমার আধার, আমার পরিচয়



भारत सरकार
Government of India



Arabinda Majumdar
Father : RAMANI MOHAN MAJUMDER
DOB : 25/08/1949
Male



7471 6800 1725

मेरा आधार, मेरी पहचान

Arabinda Majumdar



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
Q-16, SRINAGAR, Rajpur Sonarpur (M), Panchasayar,
South 24 Parganas, West Bengal. 700094

7471 6800 1725



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www.uidai.gov.in

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

Arabinda Majumdar

आयकर आयुक्त, प.बं.-II

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

Arabinda Majumdar

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी 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.



Debes Kumar Misra



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19C57/03488

To
দেবেশ কুমার মিত্র
Debes Kumar Misra
69/1 BAGHA JATIN PLACE
BAGHA JATIN
KOLKATA
Baghajatin
Kolkata
West Bengal 700086
9830236148
21655495
21655495



আপনার আধার সংখ্যা / Your Aadhaar No. :

7307 9223 3631

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



দেবেশ কুমার মিত্র
Debes Kumar Misra
পিতা : মহেশ্বর মিত্র
Father : Maheswar Mishra
জন্ম সাল / Year of Birth : 1947
পুরুষ / Male



7307 9223 3631

আধার - সাধারণ মানুষের অধিকার

Debes Kumar Misra



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা:
69/1, বাঘাযতীন প্লেস,
বাঘাযতীন, কোলকাতা, পশ্চিমবঙ্গ,
700086

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
69/1, BAGHA JATIN PLACE,
BAGHA JATIN, KOLKATA,
Baghajatin, West Bengal, 700086

7307 9223 3631

1947
1947



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AHRPK3122H

नाम / NAME
KUMUD CHANDRA KAR

पिता का नाम / FATHER'S NAME
HARE KRISHNA KAR

जन्म तिथि / DATE OF BIRTH
15-06-1959

हस्ताक्षर / SIGNATURE
Kumud chandra kar

आयकर अधिकारी / COMMISSIONER OF INCOME TAX, W.B.

इस कार्ड के खो/गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित/बापत करके संयुक्त आयकर अधिकारी (पदाति एवं तकनीकी) पी-7, चौरींग्हे स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/ found kindly inform/return to the issuing authority: Joint Commissioner of Income-tax (System & Technical) P-7, Chowringhee Square, Calcutta-700 069.

Kumud chandra kar

Major Information of the Deed

Deed No :	I-1604-05536/2020	Date of Registration	23/12/2020
Query No / Year	1604-2001729972/2020	Office where deed is registered	
Query Date	21/12/2020 10:35:08 AM	1604-2001729972/2020	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 57,50,000/-	Rs. 1,11,28,906/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,79,043/- (Article:23)	Rs. 1,11,335/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3531, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 5 Chatak 25 Sq Ft	57,20,000/-	1,10,98,906/-	Width of Approach Road: 30 Ft.,
Grand Total :				8.8229Dec	57,20,000 /-	110,98,906 /-	






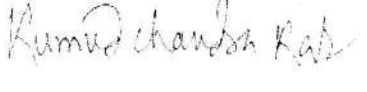
Structure Details :

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: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arabinda Majumdar Son of Late Ramoni Mohan Majumdar Executed by: Self, Date of Execution: 23/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office	 23/12/2020	 LTI 23/12/2020	 23/12/2020
Srinagar, P.O:- Panchasayar, P.S:- Purba Jadabpur, 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 :Individual, Executed by: Self, Date of Execution: 23/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debes Kumar Misra Son of Late Maheswar Mishra Executed by: Self, Date of Execution: 23/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office	 23/12/2020	 LTI 23/12/2020	 23/12/2020
Son of Late Maheswar Mishra Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: BOxxxxxx5J, Aadhaar No: 73xxxxxxxx3631, Status :Individual, Executed by: Self, Date of Execution: 23/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Kumud Chandra Kar (Presentant) Son of Late Hare Krishna Kar Executed by: Self, Date of Execution: 23/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office	 23/12/2020	 LTI 23/12/2020	 23/12/2020
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: 23/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr BIKRAM SAHA Son of Mr PRASHANTA KR SAHA 2 CHIT NAYABAD, P.O:- PANCHASAYAR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094			
	23/12/2020	23/12/2020	23/12/2020

Identifier Of Mr Arabinda Majumdar, Mr Debes Kumar Misra, Mr Kumud Chandra Kar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Arabinda Majumdar	Mr Debes Kumar Misra-4.41146 Dec,Mr Kumud Chandra Kar-4.41146 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Arabinda Majumdar	Mr Debes Kumar Misra-50.00000000 Sq Ft,Mr Kumud Chandra Kar-50.00000000 Sq Ft

On 23-12-2020

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

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

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

Presented for registration at 11:40 hrs on 23-12-2020, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Kumud Chandra Kar , one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,11,28,906/-

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

Execution is admitted on 23/12/2020 by 1. Mr Arabinda Majumdar, Son of Late Ramoni Mohan Majumdar, Srinagar, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person, 2. Mr Debes Kumar Misra, Son of Late Maheswar Mishra, 69/1, Baghajatin Place, P.O: Baghajatin, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Advocate, 3. 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

Indetified by Mr BIKRAM SAHA, , , Son of Mr PRASHANTA KR SAHA, 2 CHII NAYABAD, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,11,335/- (A(1) - Rs 1,11,289/- .E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 1,11,303/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2020 9:06PM with Govt. Ref. No: 192020210177353931 on 22-12-2020, Amount Rs: 1,11,303/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1325241853 on 22-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,79,043/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 7,78,543/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18147, Amount: Rs.500/-, Date of Purchase: 22/12/2020, Vendor name: I K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/12/2020 9:06PM with Govt. Ref. No: 192020210177353931 on 22-12-2020, Amount Rs: 7,78,543/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1325241853 on 22-12-2020, Head of Account 0030-02-103-003-02

Sub

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2020, Page from 202928 to 202966
being No 160405536 for the year 2020.



Pradipta

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2020.12.23 13:24:33 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2020/12/23 01:24:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)