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**DEED OF SALE**

(Valued at Rs.50,00,000/-)

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

**THIS INDENTURE** made on this 23<sup>rd</sup> day of October,

Two Thousand Twenty One (2021) of the Christian Era.

**BY & BETWEEN**

**23 OCT 2021**

**(1) JHARNA CHAUDHURY (PAN-AERPC7089N & ADHAR No.5324 1922 0425),** wife of Late Rai Biswendra Nath Chaudhury, by caste & religion-“Hindu”, by occupation-“Domestic Work”, by Nationality-“Indian”, residing at premises No.3, Rai Mathuranath Chaudhury Street, P. O & P.S-Baranagar, Kolkata-700036, District-

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*Ravi Choudhury*

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24 AUG 2021

24 AUG 2021

UJJWAL TRIVEDI, Advocate,  
High Court, Calcutta

SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



Identified by me,

Sujal Dey, Advocate  
S/o Late Pranfulla Dey,  
Bar Association Room No.9,  
High Court, Calcutta.

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA

3 OCT 2021



North 24 Parganas in the State of West Bengal, (2) **SRI SHAMINDRA CHAUDHURY** alias **BRHAMACHARY PABITRA CHAITANYA (PAN-AQBPC7581P & ADHAR No.7499 0213 2909)**, son of Late Rai Biswendra Nath Chaudhury, by caste and religion-'Hindu', by occupation-'Monk', by Nationality-'Indian', residing at premises No.3, Rai Mathuranath Chaudhury Street, P.O-Baranagar, Police Station-Baranagar, Pin Code No.7000036, in the State of West Bengal, (3) **SRI ATINDRA CHAUDHURY (PAN-AGMPC5020C & ADHAR No.6639 7521 5255)**, son of Late Rai Biswendra Nath Chaudhury, by caste & religion-"Hindu", by occupation-'Teacher', by Nationality-'Indian', residing at premises No.3, Rai Mathuranath Chaudhury Street, P.O & P.S--Baranagar, Kolkata-7000036, District-North 24 Parganas in the State of West Bengal, (4) **SMT. BIDISHA GUHA (PAN-AGZPG2663E)**, wife of Mr. P. K. Guha & daughter of Late Rai Biswendra Nath Chaudhury, by caste & religion-"Hindu", by occupation-'Domestic Work', by Nationality-'Indian', residing at 159A, 'KANCHANJANGA APARTMENT', Sector-53, Noida, P.O & Police Station-Noida, District-Ghaziabad, Pin Code No.201301 in the State of Uttarpradesh and (5) **SMT GOURI BHOSE (PAN-CEBPB2237R & ADHAR No.4481 9416 8780)**, wife Sri Arabinda Bhowse and daughter of Late Rai Dharendra Nath Choudhury, by caste & religion-"Hindu", by occupation-'Domestic Work', by Nationality-'Indian', residing at premises No.2, Neogi Ghat Street, P.O-Bagbazar, Police Station Shyampukur, Kolkata-700003 in the State of West Bengal, hereinafter called and referred to as the '**LAND OWNERS**', represented by their Constituted Attorney **SK. SAMSAD (PAN-CCUPS8420G & ADHAR No.9729 5171 4188)**, son of Late Sk. Alam Kherat, by faith-'Islam', by

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occupation-'Business', by nationality -'Indian', residing at Premises No.96/H/7, Cossipore Road, P.O-& P.S-Cossipore, Kolkata-700002, by virtue of General Power of Attorney, dated 28.04.2017, registered with the Office of the Additional Registrar of Assurances III, Kolkata and recorded in Book No.IV, C. D. Volume No.1903-2017, Pages from 57663 to 57698, Being No.190302256 for the year of 2017, which is still in force.

And

**SRI RAVI CHOURASIA**, son of Late Laxman Chourasia (**PAN-AIWPC7627H & AADHAAR No.265062824304**), by caste & religion-'Hindu', by occupation-'Business', by Nationality-'Indian', residing at premises No.6A, Tara Chand Dutta Street, Chittaranjan Avenue, P.O-& P.S-Jorasanko, Kolkata-700073, in the State of West Bengal, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**A N D**

In this Indenture unless it be contrary or repugnant to the subject or context the following words shall have the following manner :

- (1) **LAND OWNERS/VENDORS** : Shall mean (1) **JHARNA CHAUDHURY** wife of Late Rai Biswendra Nath Chaudhury, (2) **SRI SHAMINDRA CHAUDHURY** alias **BRHAMACHARY PABITRA CHAITANYA**, son of Late Rai Biswendra Nath Chaudhury, (3) **SRI ATINDRA CHAUDHURY**, son of Late Rai Biswendra Nath Chaudhury, all are residing at premises No.3, Rai Mathuranath Chaudhury Street, P.O & P.S--Baranagar, Kolkata-7000036, District-North 24 Parganas in the State of West Bengal (4) **SMT. BIDISHA GUHA**, wife of Sri P. K. Guha & daughter of Rai Biswendra Nath Chaudhury, residing at 159A, 'KANCHANJANGA APARTMENT', Sector-53, Noida, P.O & Police Station-Noida, District-Ghaziabad, Pin Code No.201301 in the State of Uttarpradesh

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*Ravi Chourasia*



and (5) **SMT GOURI BHOSE**, wife Sri Arabinda Bhoose and daughter of Late Rai Dharendra Nath Choudhury, residing at premises No.2, Neogi Ghat Street, P.O-Bagbazar, Police Station Shyampukur, Kolkata-700003 in the State of West Bengal including their respective heirs, executors, administrators, representatives, assigns.

- (2) **PURCHASER** : Shall mean **SRI RAVI CHOURASIA**, son of Late Laxman Chourasia, residing at premises No.6A, Tara Chand Dutta Street, Chittaranjan Avenue, P.O-& P.S-Jorasanko, Kolkata-700073 in the State of West Bengal including his respective heirs, executors, administrators, representatives, assigns.
- (3) **PAPERS & DOCUMENTS** : Shall mean Patta, registered before the District Registry Office, 24 Parganas, Alipore and recorded as Book No.1, Volume No.4, Pages from 67 to 69, being Deed No.164 for the year of 1859, Impugned Order, dated 17.10.2020 passed by Sri Ajayendra Nath Bhattacharya, the Learned Judge of the Additional District & Session Judge, Fast Track-II, Sealdh, South 24 Parganas in Misc. Appeal No.18 of 2018 (Smt Jharna Chowdhury & Others -Vs-Sri Biman Sen & and others) and Tax Receipts, Mutation Certificates, Tax Receipts & other Papers & documents.
- (4) **LAND** : Shall mean the entire Land, measuring about 6 (Six) Cottahs 1 (One) Chittack 7 (Seven) Square feet be the same more or less together with 3303 Square feet Tile Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, Assessee No.11-033-040-022-5, within the limitation of Ward No.33 of The Kolkata Municipal Corporation and within the Jurisdiction of A.D.S.R.O-Sealdh, D.R-Alipore in the District of South 24 Parganas.
- (5) **PROPERTY** : Shall mean the Land, measuring about 6 (Six) Cottahs 1 (One) Chittack 7 (Seven) Square feet be the same more or less together with 3303 Square feet Tile Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, Assessee No.11-033-040-022-5, within the limitation of Ward No.33 of The Kolkata Municipal Corporation and within the Jurisdiction of A.D.S.R.O-Sealdh, D.R-Alipore in the District of South 24 Parganas.

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*Ravi Chourasia*

- (6) **PARTY & PARTIES:** The Sellers and the Purchaser are hereinafter individually referred to as a "**Party**" and collectively referred to as "**Parties**" and their respective heirs, executors, administrators, representatives, assigns.

**WHEREAS** by virtue of inheritance (1) **JHARNA CHAUDHURY** wife of Late Rai Biswendra Nath Chaudhury, (2) **SRI SHAMINDRA CHAUDHURY** alias **BRHAMACHARY PABITRA CHAITANYA**, son of Late Rai Biswendra Nath Chaudhury, (3) **SRI ATINDRA CHAUDHURY**, son of Late Rai Biswendra Nath Chaudhury, all are residing at premises No.3, Rai Mathuranath Chaudhury Street, P.O & P.S--Baranagar, Kolkata-7000036, District-North 24 Parganas in the State of West Bengal (4) **SMT. BIDISHA GUHA**, wife of Sri P. K. Guha & daughter of Rai Biswendra Nath Chaudhury, residing at 159A, 'KANCHANJANGA APARTMENT', Sector-53, Noida, P.O & Police Station-Noida, District-Ghaziabad, Pin Code No.201301 in the State of Uttarpradesh and (5) **SMT GOURI BHOSE**, wife Sri Arabinda Bhowe and daughter of Late Rai Dharendra Nath Choudhury, residing at premises No.2, Neogi Ghat Street, P.O-Bagbazar, Police Station Shyampukur, Kolkata-700003 are the owners of **ALL THAT** piece and parcel of homestead Land, measuring about 6 (Six) Cottahs 1 (One) Chittack 7 (Seven) Square feet be the same more or less together with 3303 Square feet Tile Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, Assessee No.11-033-040-022-5, within the limitation of Ward No.33 of The Kolkata Municipal Corporation and within the Jurisdiction of Additional District Sub Registrar of Sealdah, District Registry Office-Alipore in the District of South 24 Parganas, particularly described in the Schedule hereunder.

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*Ravi Choudhury*



**AND WHEREAS :**

- A. One Rai Mathuranath Chawdhury, son of Late Srinath Chowdhury, resident of premises No.3, Rai Mathuranath Chaudhury Street, P.O & P.S--Baranagar, Kolkata-700036, District-North 24 Parganas & others were the owners and possession holders of the Land, measuring about 6 (six) Cottahs 1 (one) Chittack 7 (Seven) Square feet along with 3303 Square feet Tile Shed Structure, situated at old premises No.40, 40/1 thereafter 50 Chaulpattay Road and presently known as premises No.53A, Ardhendu Sekhar Naskar Sarani, Police Station- Beliaghata, Kolkata-700010 and others land as Raiat, comprised in Dihi Panchannya Gram, Old Tuzi No.1298, Present Touzi No.2833, Division-3, Sub Division-6, under the jurisdiction of Additional District Sub Registrar Sealdah, within the Limitation of The Kolkata Municipal Corporation in the District South 24 Parganas by virtue of a Patta, registered before the District Registry Office, 24 Parganas and recorded as Book No.1, Volume No.4, Pages from 67 to 69, being Deed No.164 for the year of 1859.
- b) THAT after getting the said Land, by virtue of a above said **Patta**, registered before the District Registrar Office, the then 24 Parganas and recorded in Book No. I, Volume No. 4, Pages from 67 to 69, Deed No.164 for the year of 1859 and others property a **Partition Suit being Suit No.212/1923** filed before the Learned 3<sup>rd</sup> Sub-Judge, Alipore.

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Ravi Chawdhury

- c) THAT by virtue of the Order & final decree, dated 17.03.1930, passed by the Learned 3<sup>rd</sup> Sub-Judge, Alipore in Partition Suit No.212/1923, partition & Division was made.
- d) THAT by virtue of the said Order & final decree, dated 17.03.1930, passed by the Learned 3<sup>rd</sup> Sub-Judge, Alipore in Partition Suit No.212/1923; the land of Sura & Old Chinrighata Holdings including the Land, measuring about 6 (Six) Cottahs 1 (One) Chittaks & 7 (Seven) Square feet along with the structure, situated at premises No.40, 40/1, hereinafter renumbered 50, Chaulpatty Road and presently known and numbered as Premises No.53A, Ardhendu Sekhar Naskar Sarani, P.S-Beliaghata, Kolkata-700010 allotted in favour of Rai Dhirendranath Chowdhury, son of Late Rai Jaitndranath Chowdury, who was the only son of Late Mathuranath Chowdhury of residing at premises No.3, Rai Mathuranath Chaudhury Street, P. O & P.S-Baranagar, Kolkata-700036.
- e) That therefore, **Rai Dhirendranath Chowdhury**, son of Late Rai Jaitndranath Chowdury mutated his name with Assessment Roll of the Kolkata Municipal Corporation against the Land, measuring about 6 (Six) Cottahs 1 (One) Chittaks & 7 (Seven) Square feet along with the structure, situated at premises No.40, 40/1, hereinafter renumbered 50, Chaulpatty Road and presently known and numbered as Premises No.53A, Ardhendu Sekhar Naskar Sarani, P.S-Beliaghata, Kolkata-700010 and others land as Raiat, under the jurisdiction of Additional District Sub Registrar Sealdah, within the Limitation of The Kolkata Municipal Corporation, being Assessee No.11-033-040-022-5 in the District

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*Ravi Choudhary*



South 24 Parganas virtue of an order, dated 17.03.1930, passed by the Learned 3<sup>rd</sup> Sub Judge at Alipore in the Partition Suit being Suit No.212 of 1923..

- f) THAT during peaceful possession & enjoyment of the said Land, Land, measuring about 6 (Six) Cottahs 1 (One) Chittaks & 7 (Seven) Square feet along with the structure, situated at premises No.40, 40/1, hereinafter renumbered 50, Chaulpatty Road and presently known and numbered as Premises.No.53A, Ardhendu Sekhar Naskar Sarani, P.S-Beliaghata, Kolkata-700010 and others land, the said **Rai Dhirendra Nath Chaudhury**, son of Late Rai Jaitndranath Chowdury died intestate on 03.09.1944 leaving behind his surviving wife namely **Smt. Kamala Bala Chaudhurani**, one son namely **Rai Biswendra Nath Chaudhury** and one daughter namely **Smt. Gouri Bhowsee nee Chaudhury**, as his heirs and representatives and none else.
- g) THAT since demise of the said Rai Dhirendra Nath Chaudhury, his wife **Smt. Kama Bala Chaudhurani** and his only son named **Rai Biswendra Nath Chaudhury** became the joint owners of the aforesaid Land, measuring about 6 (Six) Cottahs 1 (One) Chittak and 7 (Seven) Square feet along with the with Tile Shed structure measuring about 3303 Square feet, comprised in premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), P.S-Beliaghata, Kolkata-700010 as the said Rai Dhirendra Nath Chaudhury died intestate on 03.09.1944 i.e. prior to the introduction of Hindu Succession Act,1956.

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- h. THAT therefore in the same way; the said **Kamala Bala Chaudhurani** died intestate on 03.05.1972 leaving behind her surviving one son namely **Rai Biswendra Nath Chaudhury** and one daughter namely **Smt. Gouri Bhose** (nee- Chaudhury) as her only legal heirs and successors, who are became joint owner of the Land & structure, particularly described in the schedule of property herein below according the Hindu Succession Act,1956. Therefore the son, namely **Rai Biswendra Nath Chaudhury** got the undivided  $3/4^{\text{th}}$  share, the daughter named **Smt. Gouri Bhose** nee **Chaudhury** got undivided  $1/4^{\text{th}}$  share over the property, left by the said **Rai Dhirendra Nath Chaudhury**.
- i) THAT thereafter the said **Rai Biswendra Nath Chaudhury** died intestate on 02.10.2003 leaving behind his surviving wife namely **Smt. Jharna Chaudhury**, two sons namely **Sri Shamindra Chaudhury**, **Sri Atindra Chaudhury** and one daughter namely **Smt. Bidisha Guha**, as his legal heirs and representatives, those who are became joint owners of undivided  $3/4^{\text{th}}$  share and **Gouri Bhose** (nee- Chaudhury) with the said **Gouri Bhose** (nee- Chaudhury) became joint owners of undivided  $1/4^{\text{th}}$  share the Land, measuring about 6 (Six) Cottahs 1 (One) Chittak and 7 (Seven) Square feet along with the with Tile Shed structure measuring about 3303 Square feet, situated at premises No.53A, Ardhendu Sekher Naskar Sarani (Previously known as Chaupatty Road), Police Station-Beliaghata, Kolkata-700010, particularly described in the schedule below according the Hindu Succession Act,1956 and mutated their names in the Assessment

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*Ravi Choudhury*



Roll of the Kolkata Municipal Corporation and used to pay Taxes regularly to the Kolkata Municipal Corporation.

THAT it may be mentioned here that some Biman Sen & 41 Others filed a Title Suit No.65 of 2018 (Biman Sen & Others-Versus-Smt. Jharna Chowdhury & others) before Sri Lilamoy Mondal, Learned Civil Judge, Senior Division, Sealdah for Declaration and for Permanent Injunction and for Recovery of Khas possession of the homestead Land, measuring about 6 (Six) Cottahs 1 (One) Chittak and 7 (Seven) Square feet along with the with Tile Shed structure measuring about 3303 Square feet Pucca Structure, demarcated and delineated in the Map or Plan annexed hereto, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, within the Limitation of Ward No.33 of The Kolkata Municipal Corporation, particularly described in the Schedule of the property hereinbelow and also mentioned as Suit Property whereby the Learned Court had allowed the petitioner for ad-interim injunction made by One Biman Sen and Others against One Jharna Chowdhury & and others.

THAT Jharna Chowdhury & Others (The Owners herein) preferred an appeal being Misc. Appeal No.18 of 2018 (Smt Jharna Chowdhury & Others -Vs-Sri Biman Sen & and others) before Learned Court of the Additional District & Session Judge, Fast Track -II, Sealdh, South 24 Parganas.

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*Ravi Choudhary*

THAT whereby the Sri Ajayendra Nath Bhattacharya, the Learned Judge of the Additional District & Session Judge, Fast Track -II, Sealdh, South 24 Parganas passed FINAL VERDICT on 17<sup>th</sup> day of October, 2020 in the following manner :

“.....The Appeal preferred by the appellants has sufficient merit and calls for a positive response. The Memo of Appeal is properly stamped. Hence, it is ORDERED

THAT that the instant Misc. Appeal No.18 of 2018 is hereby allowed on contest against the respondent No.1-42 and exparte against the proforma respondents no.1-6 but without any order as to costs. The impugned order no.2 dated 18-05-2018 passed by Ld. Civil Judge, Senior Division, Sealdah, in Title Suit No.65 of 2018 is hereby set aside.....”

THAT now the said Land, measuring about 6 (Six) Cottahs 1 (One) Chittacks 7 (Seven) Square feet TOGETHERWITH dilapidated structure, situated at PREMISES No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, under the Jurisdiction of Additional District Sub-Registrar Sealdah Office within the Limitation of the Kolkata Municipal Corporation is free from any mortgage, claims, demands, attachment, suits, injunctions, acquisition, requisition, or under any Development Scheme of Government, Semi-Government, Local Authority or of any Statutory Authority or authorities and the 'SAID LAND' is free

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*Ravi Chandra*



from all encumbrances whatsoever and the Vendors herein is free to deal with the 'Said Land' in any manners as the Vendors deem fit and proper, and there is no legal impediment to transfer the "**Said Land**" unto the purchaser or Purchasers.

- j. THAT now the Owners namely (1) **JHARNA CHAUDHURY**, wife of Late Rai Biswendra Nath Chaudhury, residing at premises No.3, Roy Mathuranath Chaudhury Street, P.O-Baranagar, Police Station-Baranagar, Pin Code No.700036, (2) **SRI SHAMINDRA CHAUDHURY** alias **BRHAMACHARY PABITRA CHAITANYA**, son of Late Rai Biswendra Nath Chaudhury, residing at premises No.3, Rai Mathuranath Chaudhury Street, P.O P.S--Baranagar, Kolkata-700036, (3) **SRI ATINDRA CHAUDHURY**, son of Late Rai Biswendra Nath Chaudhury, residing at premises No.3, Roy Mathuranath Chaudhury Street, P.O & P.S--Baranagar, Kolklata-700036, (4) **SMT. BIDISHA GUHA**, wife of Mr. P. K. Guha & daughter of Rai Biswendra Nath Chaudhury, residing at 159A, 'KANCHANJANGA APARTMENT', Sector-53, Noida, P.O & Police Station-Noida, District-Ghaziabad, Pin Code No.201301 in the State of Uttarpradesh and (5) **SMT GOURI BHOSE**, wife Sri. Arabinda Bhowse and daughter of Late Rai Dharendra Nath Choudhury, residing at premises No.2, Neogi Ghat Street, P.O-Bagbazar, Police Station Shyampukur, Kolkata-700003, realized badly need of money and as such jointly called and declared to sell of ALL THAT piece and parcel of the aforesaid Land, measuring about 6 (Six) Cottahs 1 (One) Chittacks 7 (Seven) Square feet TOGETHERWITH dilapidated 3303 Square feet Tile Shed Structure, situated at PREMISES No.53A, Ardhendu Sekhar Naskar Sarani (previously

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*Ram Choudhary*

known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, under the Jurisdiction of Additional District Sub-Registrar Sealdah Office within the Limitation of the Kolkata Municipal Corporation to the intending Purchaser or Purchasers.

**AND WHEREAS** with the understanding way came to learn the said declaration of the present Owners /Vendors herein; the Purchaser namely **SRI RAVI CHOURASIA**, son of Late Laxman Chourasia, residing at premises No.6A, Tara Chand Dutta Street, Chittaranjan Avenue, P.O-& P.S-Jorasanko, Kolkata-700073, approached the Vendors with an offer to purchase the said Land, measuring about 6 (Six) Cottahs 1 (One) Chittack 7 (Seven) Square feet TOGETHERWITH 3303 Square feet Asbestos Shed Structure, comprised in premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, within the limitation of Ward No.33 of The Kolkata Municipal Corporation particularly described in the Schedule herein below at /or for total consideration money Rs.50,00,000/- (Rupees Fifty Lakh) only and the Vendors being agreed entered into an Agreement for Sale on 03.08.2021 with the certain terms & conditions thereon.

NOW it is necessary to execute the Deed of Sale in respect of the said Land, measuring about 6 (Six) Cottahs 1 (One) Chittack 7 (Seven) Square feet TOGETHERWITH 3303 Square feet Asbestos Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, Assessee No.11-033-040-022-5, within the Limitation of Ward No.33 of the Kolkata Municipal Corporation,

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particularly described in the Schedule herein below, hereinafter called the said property, shown in the annexed Plan by "RED" border.

1. THAT in lieu of the Sale consideration of Rs.50,00,000/- (Rupees Fifty Lakhs) only paid by the to the Purchaser and the Vendors and the Vendors do hereby sell, transfer and alienate all their right, title and interest in-respect of the said Land, measuring about 6 Cottahs 1 Chittack 7 Square feet along with 3303 Square feet Asbestos Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, within the Limitation of Ward No.33 of the Kolkata Municipal Corporation, particularly described in the Schedule herein of this deed to and in favour of the Purchaser.

2. THAT the Purchaser has paid the entire Sale consideration of Rs.50,00,000/- (Rupees Fifty Lakhs) only to the Vendors on different dates before the execution of this indenture, particularly written in the Mode of Payment of the bottom of the indenture.

3. THAT the Vendors hereby admit and acknowledge the receipt of the said total sale consideration of Rs.50,00,000/- (Rupees Fifty Lakhs) only and nothing remains due from the Purchaser.

4. THAT the Purchaser shall become the absolute owner of the Land, measuring about 6 Cottahs 1 Chittack 7 Square feet along with 3303 Square feet Asbestos Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010,

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*Ravi Choudhary*

particularly described in the schedule herein below by virtue of this Indenture. The Purchaser is entitled to use and enjoy the same in the manner she likes without interruption from any one and she may get her name recorded in the relevant records after expunging the names of the Vendors on the sold Land & structure in any manner the Purchaser deem fit and proper and also entitled to use open common places and all other common facilities.

5. THAT the Vendors/Transferors ceased to have any right, over the Land, measuring about 6 (Six) Cottahs 1 (One) Chittack 7 (Seven) Square feet along with 3303 Square feet Asbestos Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, within the Limitation of Ward No.33 of the Kolkata Municipal Corporation, particularly described in the schedule herein below to this Deed and all the Taxes upto this date shall have been paid by the Vendors and now it is the responsibility of the purchaser to pay the same henceforth.

6. THAT all the right of the Vendors/Transferors in respect of the Land, measuring about 6 Cottahs 1 Chittack 7 Square feet along with 3303 Square feet Asbestos Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, within the limitation of Ward No.33 of the Kolkata Municipal Corporation, particularly described in the schedule herein below in this indenture stands transferred to the Purchaser.

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*Ravi Chandra*



7. THAT if due to any defect in title of the Vendors in respect of the sold Land & Structure either in whole or part goes out of possession of the Purchaser, in that case, the Vendors will be liable to either get the said defect removed in the title or to pay compensation to the Purchaser as the case may be.

8. THAT all the Taxes and other dues in respect of the Land, measuring about 6 (Six) Cottahs 1 (One) Chittack 7 (Seven) Square feet along with 3303 Square feet Asbestos Shed Structure, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, within the Limitation of Ward No.33 of the Kolkata Municipal Corporation, particularly described in the schedule herein below shall be responsible to pay the Purchaser.

9. THAT the Land & the Structure, particularly described in the schedule herein below of this indenture is being transferred in favour of the Purchaser on the Total Consideration money Rs.50,00,000/- (Rupees Fifty Lakhs) only but the and the stamp duty & Registration fees is being paid on the present Market Value of Rs.2,72,41,307/- (Rupees Two Crore Seventy Two Lakhs Forty One Thousand Three Hundred Seven) only according to the query No.2002099581/2021, dated 17.10.2021, obtained from Server.

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*Ravi Choudhary*

**SCHEDULE OF THE LAND**  
**ABOVE REFERRED TO**

ALL THAT piece and parcel of Homestead Land, measuring about 6 (Six) Cottahs 1 (One) Chittack 7 (Seven) Square feet TOGETHER WITH 3,303 Square feet Tile Shed Structure, demarcated and delineated in the Map or Plan annexed hereto, situated at premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station-Beliaghata, Kolkata-700010, Assessee No.11-033-040-022-5, within the Limitation of Ward No.33 of The Kolkata Municipal Corporation and within the Jurisdiction of Additional District Sub Registrar of Sealdah, District Registry Office-Alipore in the District of South 24 Parganas, butted and bounded as follows :

- ON THE NORTH** : 53B, Ardhendu Sekhar Naskar Sarani (Chaulpatty Road) .
- ON THE SOUTH** : Ardhendu Sekhar Naskar Sarani.
- ON THE EAST** : 53/C, Ardhendu Sekhar Naskar Sarani.
- ON THE WEST** : 6 Feet Wide Common Passage and thereafter 52/H/10, Sekhar Naskar Sarani (Chaulpatty Road) .

The Self attested photographs of all the parties to this Indenture are attached hereto and the fingers prints or impressions Under Rule 44A of The Indian Registration Act, 1908 are enclosed herewith, part of this Indenture.

Contd P/18

*Ravi Chatterjee*



IN WITNESSES WHEREOF the parties have hereunto voluntarily and full consciousness of mind, free from any request of others as well as appreciated the contents and meaning of this Indenture and after having acknowledge the receipt of the money we put our respective hands on this indenture here at: Kolkata on this the 23<sup>rd</sup> day of October, 2021.

**SIGNED, SEALED AND DELIVERED**  
by the within named parties at Calcutta  
City in the presence of WITNESSES :

1. Mandlal Patuk  
156, Rabindra Sarani  
Kolkata - 700007
2. Srijal Dey, Advocate  
Bar Association Room No-9,  
High court Calcutta.

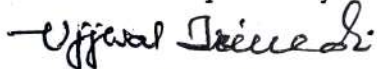


Constituted Attorney of  
(1) JHARNA CHAUDHURY, (2) SRI SHAMINDRA  
CHAUDHURY alias BRHAMACHARY PABITRA  
CHAITANYA, (3) SRI ATINDRA CHAUDHURY, (4) SMT.  
BIDISHA GUPTA, (5) SMT GOURI BHOSE  
**SIGNATURE OF VENDORS**



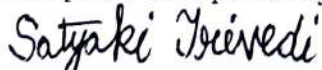
**SIGNATURE OF PURCHASER**

Drafted & Prepared by:



**UJJWAL TRIVEDI**, Advocate  
Bar Association, Room No.9,  
High Court, Calcutta  
Enrollment No.W.B.-2780/1999  
Mobile Phone No.9073037551

Computer Composed by :



**SATYAKI TRIVEDI**  
17/12, Satchasi Para Road,  
Calcutta-700002.

Contd P/19  
Mode of Payment



**MEMO OF CONSIDERATION**

**RECEIVED** from the purchaser as the total consideration money Rs.50,00,000/-(Rupees Fifty Lakhs) only through on Line /Cheque against the Land & Tile Shed structure, particularly described in the Schedule herein above.

**MODE OF PAYMENT**

Date	RTGS Cheque		Amount
06.07.2021	UTIBR5202	1090200359965	Rs. 5,00,000/-
20.07.2021	UTIBR5202	1070600359563	Rs.10,00,000/-
02.09.2021	UTIBR5202	1072000364606	Rs.10,00,000/-
23.09.2021	TRNASFER through net		Rs. 5,00,000/-
19.10.2021	RTGS	UTIBR52021101900352854	Rs. 5,00,000/-
19.10.2021	RTGS	UTIBR52021101900353716	Rs. 5,00,000/-
21.10.2021	RTGS	UTIBR52021102100366574	Rs. 5,00,000/-
23.10.2021	620891	Axis Bank, Central Avenue	Rs. 5,00,000/-

Total Rs.50,00,000/-

(Total Rupees Fifty Lakhs only).

Witness :

1. *Sujal Day, Advocate*  
Bar Association Room no-9,  
High court, Calcutta.

2. *Satyaki Jaisvedi,*  
17/12, Satchasi Para Road,  
P.O and P.S - Cossipose,  
Kol- 700002



I say received/Vendor





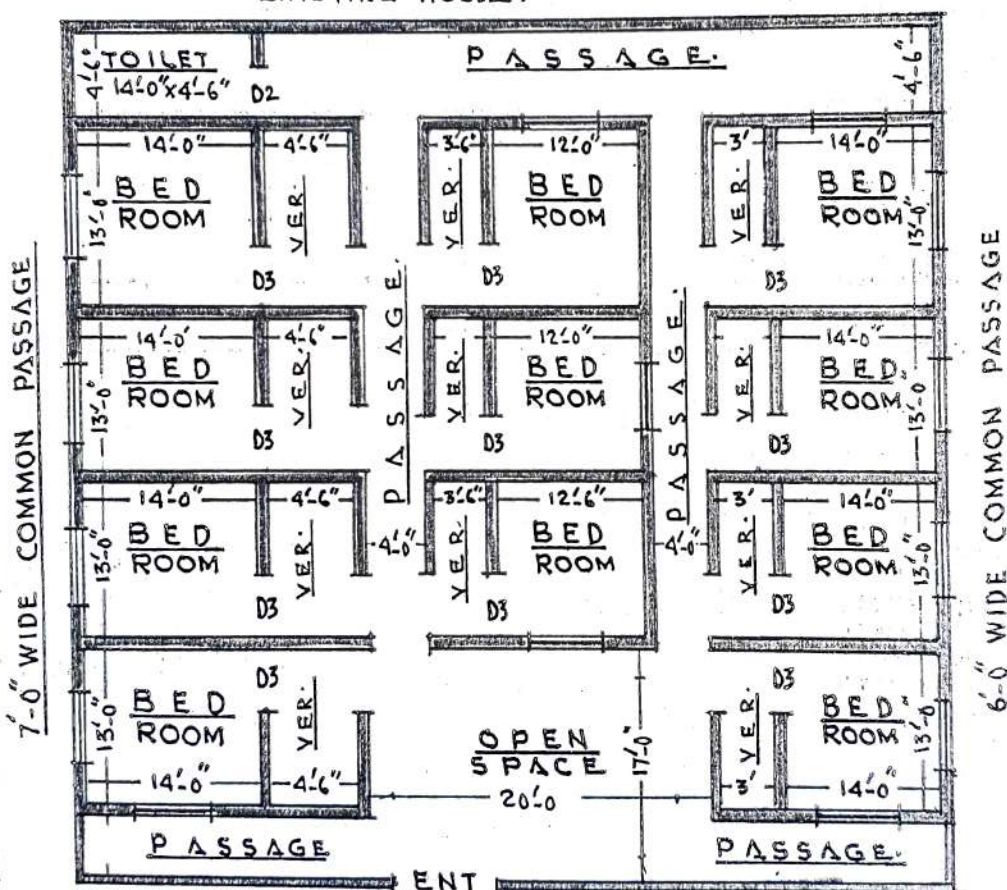
# SITE PLAN

SITE PLAN OF A LAND MEASURING ABOUT 6 COTTAH-ICHITTAKS 7 (SEVEN) SQUARE FEET COMPRISED IN PREMISES NO- 53/A, ARDHENDU SEKHAR NASKAR SARANI PREVIOUSLY KNOWN AS CHAULPATTY ROAD). POLICE STATION- BELIAGHATA, KOLKATA - 700010, ASSESSEE NO-11-033-040-022-5, WITHIN THE LIMITATION OF WARD NO-33 OF THE KOLKATA MUNICIPAL CORPORATION AND WITHIN THE JURISDICTION OF ADDITIONAL DISTRICT SUB REGISTRAR OF SEALDAH, DISTRICT REGISTRY OFFICE, ALIPORE IN THE DISTRICT OF SOUTH 24 PARAGANAS.

CONSTRUCTED AREA (TILE SHED)  
3303 SQUARE FEET

AREA OF THE LAND  
6 COTTAH-ICHITTAKS-7 SQUARE FEET.  
SHOWN BY THE RED COLOUR.

PREMISES NO-53  
EXISTING HOUSE.



ARDHENDU SEKHAR NASKAR SARANI

*SKS*

Constituted Attorney of

- 1) Tharna Chandray
- 2) Shamindra Chandray
- 3) Alindre Chandray
- 4) Bidisha Guha
- 5) Govin Bhose

## GROUND FLOOR PLAN

*Ravi Choudhary*

*A. Saha*

AMIT KUMAR SAHA  
Licenced Cr. Engineer  
Estimator and Supervisor  
Licence No-B.M./LBS-A/21

SIGNATURE OF THE OWNER'S

PURCHASER

DRAWN BY.

*Ravi Choudhary*

UNDER RULE 44A OF THE I.R. ACT, 1908.  
 N:B-L.H-BOX TO THUMB PRINTS  
 R.H-BOX-THUMB TO SMALL PRINTS.



*S. S. S. S.*  
*S. S. S. S.*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Ravi Chavara*

*Ravi Chavara*



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

GRN Details

GRN: 192021220097871151  
GRN Date: 18/10/2021 17:29:06  
BRN : 68906123  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: ICICI Bank  
BRN Date: 18/10/2021 17:10:20  
Payment Ref. No: 2002099581/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Ravi Chourasia  
Address: 6A Tara Chand Dutta Street 4th floor, Kolkata - 700073  
Mobile: 8240226513  
EMail: ravichourasia1234@gmail.com  
Contact No: 8240226513  
Depositor Status: Buyer/Claimants  
Query No: 2002099581  
Applicant's Name: Mr Ujjwal Trivedi  
Identification No: 2002099581/5/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002099581/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	1361985
2	2002099581/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	272427
			<b>Total</b>	<b>1634412</b>

IN WORDS: SIXTEEN LAKH THIRTY FOUR THOUSAND FOUR HUNDRED TWLEVE ONLY.

*Ravi Chourasia*

आयकर विभाग

INCOME TAX DEPARTMENT

JHARNA CHAUDHURY

UMAPADA KANJILAL

28/11/1940

Permanent Account Number

AERPC7089N

Jharna Chaudhury

Signature



भारत सरकार

GOVT. OF INDIA



Ravi Choudhary





**भारत सरकार**  
**Government of India**

**भारतीय विशिष्ट पहचान प्राधिकरण**  
**Unique Identification Authority of India**

Enrollment No. : 0667/02086/75093

To  
Ravi Chourasia

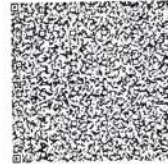
11/10/2012

6A,  
TARA CHAND DUTTA STREET,  
VTC: Chittaranjan Avenue S.O.,  
District: Kolkata,  
State: West Bengal, PIN Code: 700073.  
Mobile: 8240226513

22370432



KF223704326FI



आपका आधार क्रमांक / Your Aadhaar No. :

**2650 6282 4304**

मेरा आधार, मेरी पहचान



~~भारत सरकार~~  
~~Government of India~~



Ravi Chourasia  
DOB: 27/01/1986  
Male

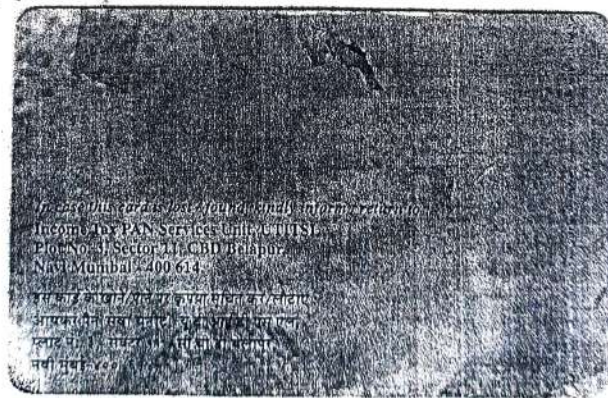
11/10/2012

**2650 6282 4304**

मेरा आधार, मेरी पहचान

*Ravi Chourasia*

*Ravi Chourasia*



*Ravi Chourasia*

*Ravi Chourasia*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAMINDRA CHAUDHURY

BISWENDRA NATH CHAUDHURY

02/09/1955

Permanent Account Number

AQBPC7581P

Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लोटार्प :  
आयकर पैन सेवा इकाई, एन एल डी एल  
तीसरी मंजिल, सफायर टॉवर,  
मानेर टेलिफोन एक्सचेंज के नजदीक,  
मानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to:*

Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Bangalore Telephone Exchange,  
Banner Road - 411 045

Tel: 9120-27218080 / Fax: 9120-27218081

E-mail: [pan@nsdl.com](mailto:pan@nsdl.com) / [pan@nsdl.in](mailto:pan@nsdl.in)

*Pani Choudhary*


Shawminda

Charitruy

Place : BARRACKPUR  
 Date : 25/07/95  
 204- 3312 3313  
 For 137-BARANAGAR  
 Assembly Constituency  
 Electoral Registration Officer  
 Facsimile Signature  
 28 2 20 14 20 14 20 14  
 28 2 20 14 20 14 20 14  
 28 2 20 14 20 14 20 14  
 Address PART NO. 84  
 BARANAGAR  
 NORTH 24 PARGANAS

Shawminda Charitruy

ELECTION COMMISSION OF INDIA  
 WB/20/137/279111  
 CHOUHURI SHAMINDRA  
 Father's Name : CHOUHURI SHAMINDRA  
 Husband's Name : BISWENDRO  
 Sex : M  
 Age as on 1.1.1995 : 28  
 279111-279111-279111







ভারতীয় বিশিষ্ট সাংসদ সাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/37165/00299

To  
Jharna Chaudhury  
যর্না চৌধুরী  
3  
ROY MATHURANATH CHAUDHURY STREET  
Baranagar (m)  
Baranagar, North 24 Parganas  
West Bengal - 700036

16/02/2014



KL766589745FT

76658974



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5324 1922 0425**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



যর্না চৌধুরী  
Jharna Chaudhury  
পিতা : উমাপদ কান্জিলাল  
Father : UMAPADA KANJILAL

জন্মতারিখ/DOB: 28/11/1940  
মহিলা / Female

**5324 1922 0425**



আধার - সাধারণ মানুষের অধিকার

*Ravi Choudhary*



Government of India



AADHAAR

- आधार परिचयের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ বরাদ্দ করা করুন।

INFORMATION

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

- आधार सारा देशे मान्य।
- आधार ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



আধার

ত্রিবেঙ্গাল,  
 রায় মথুরানাথ চৌধুরী স্ট্রীট  
 বরানাগর (এম), বরানাগর, উত্তর ২৪ পরগণা  
 পশ্চিম বঙ্গ,

ভারতীয় একমুদ্রিত পরিচয় প্রমাণীকরণ  
 Unique Identification Authority of India

Address: 3, ROY  
 MATHURANATH  
 CHAUDHURY STREET,  
 Baranagar (m), North 24  
 Parganas, Baranagar, West  
 Bengal, 700036

5324 1922 0425

1847  
 1800 300 1947



help@uidai.gov.in

www.  
 www.uidai.gov.in



আধার কার্ড প্রদান প্রমাণপত্র

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/37165/00301

09/03/2014

To  
Atindra Chaudhury  
অতিন্দ্র চৌধুরী  
3  
ROY MATHURANATH CHAUDHURY STREET  
Baranagar (m)  
Baranagar, North 24 Parganas  
West Bengal - 700036



KL817418036FT  
61741803



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6639 7521 5255**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অতিন্দ্র চৌধুরী  
Atindra Chaudhury  
পিতা : B N R চৌধুরী  
Father : B N R Chaudhury

জন্মতারিখ/DOB: 08/01/1971  
পুংপ / Male

**6639 7521 5255**



আধার - সাধারণ মানুষের অধিকার

*Atindra Chaudhury*  
*Ravi Choudhury*



आयकर विभाग  
INCOME TAX DEPARTMENT

BIDISHA GUHA  
BISWENDRA NATH CHAUDHURY

28/11/1964  
Permanent Account Number  
AGZPG2663E

*Bidisha Guha*  
Signature



भारत सरकार  
GOVT. OF INDIA

*Self attested.*

*Bidisha Guha*  
*28.11.10.*

*Ravi Chandra*



भारत सरकार  
GOVERNMENT OF INDIA



### তথ্য

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

### INFORMATION

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

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



Unique Identification Authority of India

ঠিকানা:  
রায় মথুরানাথ চৌধুরী স্ট্রীট  
বরানাগর (এম), বরানাগর, উত্তর ২৪ পরগনা  
পশ্চিম বঙ্গ,

Address: 3, ROY  
MATHURANATH  
CHAUDHURY STREET,  
Baranagar (m), Baranagar,  
North 24 Parganas, West  
Bengal, 700036

6639 7521 5255

1947  
1800 300 1047

help@uidai.gov.in

www  
www.uidai.gov.in





ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/16003/06769

To  
গৌরী ভোস  
Gouri Bhoose  
W/O: Arabinda Bhoose  
2 NEOGI GHAT STREET  
BAGBAZAR, SHYAMPUR  
Baghbazar  
Baghbazar  
Kolkata Kolkata  
West Bengal 700003  
9230003900

22/06/2016  
372223666



MA722236665FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4481 9416 8780**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



গৌরী ভোস  
Gouri Bhoose  
পিতা : রায় ধীরেন্দ্র নাথ চৌধুরী  
Father : RAY DHINENDR NATH CHOUDHURY  
জন্মতারিখ / DOB : 16/05/1943  
মহিলা / Female



**4481 9416 8780**

আমার আধার, আমার পরিচয়

*Ravi Choudhary*

आयकर विभाग  
INCOME TAX DEPARTMENT  
SK SAMSAD  
ALAM KHAI RAT  
15/06/1970  
Permanent Account Number  
CCUPS8420G  
शिवसमसा  
Signature



भारत सरकार  
GOVT. OF INDIA

SK Samsad

Ravi Choudhary



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline.XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय पहचान प्राधिकरण  
Unique Identification Authority of India



Address: 6A, TARA CHAND DUTTA STREET,  
Chittaranjan Avenue S.O. Kolkata, West Bengal,  
700073



2650 6282 4304



1947



help@uidai.gov.in



www.uidai.gov.in





*SK Samsad*

*Ravi Chavhan*



भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA

पहचान पत्र  
IDENTITY CARD

FJF2542900

Duplicate



निर्वाचक	: विदिशा गुहा *
Elector's Name	: Bidisha Guha
पति का नाम	: प्रदिप्त कुमार गुहा
Husband's Name	: Pradipta Kumar Guha
लिंग / Sex	: स्त्री / Female
1.1.2007 की आयु	: 42
Age as on 1.1.2007	

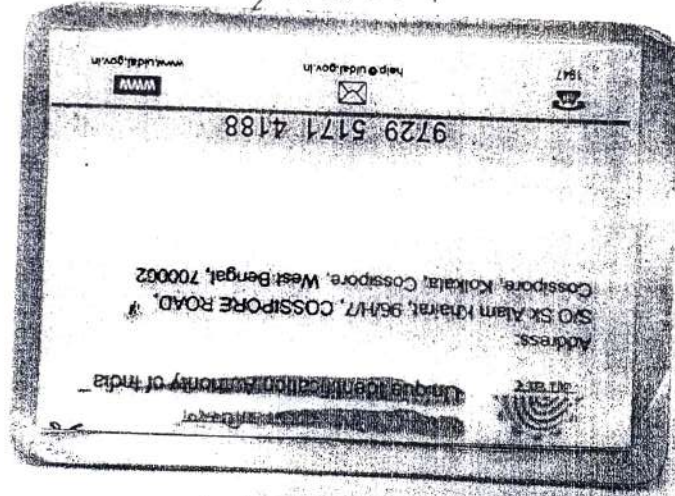
*Bidisha Guha*

2 MAY 2017

*Ravi Chandra*



5/13/2015





भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA

पहचान पत्र  
IDENTITY CARD

FJF2542900

Duplicate



निर्वाचक : बिदिशा गुहा  
Elector's Name : Bidisha Guha  
पति का नाम : प्रदिप्त कुमार गुहा  
Husband's Name : Pradipta Kumar Guha  
लिंग / Sex : स्त्री Female  
1.1.2007 को आयु : 42  
Age as on 1.1.2007

*Bidisha Guha*

2 MAY 2017

*Pradipta Kumar Guha*

पहचान पत्र संख्या :- FJF2542900

पता : 159-ए  
म.सं. : सेक्टर-53  
गली/मोहल्ला : नोयडा  
ग्राम/नगर : नोयडा सेक्टर-24  
थाना : गौतमबुधनगर  
जिला

Address  
H.No. : 159--A  
Stru/Mohalla: Sector - 53  
Vill/Town : Noida  
PoliceStn. : Noida Sector-24  
Distt. : GautamBudhNagar  
Pin : 201301

निर्वाचक रजिस्ट्रेशन अधिकारी के  
हस्ताक्षर की अनुमति  
निर्वाचन क्षेत्र - 371-दादरी  
Facsimile Signature of  
Electoral Registration Officer  
for 371-Dadri



स्थान : गौतमबुधनगर दिनांक : 15-02-2007  
Place : GautamBudhNagar Date : 15-02-2007

इस कार्ड को विभिन्न सरकारी योजनाओं के अन्तर्गत पहचान पत्र के रूप में प्रयोग किया जा सकता है।  
This card can be used as an Identity Card under different Government Programmes. 62/1059

*Paislisha Chugh*

GOVERNMENT OF WEST BENGAL  
**INDIAN UNION DRIVING LICENCE**

Driving Licence No. WB-0120131007425  
 Name: SUSA  
 Address: 813 SATCHAS ROAD KOL  
 70002

FORM 7

S/D/W OF: P. DEY

Date of issue	31/10/2013	Blood Group	U
Valid Till (NT)	30/10/2033	Date of Birth	27/01/1989
Valid Till (T)	X		

Licensing Authority: P.V.D. Kolkata      Licensing Authority Sign: *[Signature]*

*[Photograph]*

*Susal Dey.*

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date of Issue
MCWG	31/10/2013

D-01-13-154196

*Susal Dey.*

*Ravi Choudhary*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

GOURI BHOSE  
RAI DHIRENDRANATH CHAUDHURY

16/05/1943  
Permanent Account Number  
CEBPB2237R

*Gouri Bhowse*  
Signature



2065015

*Gouri Bhowse*

*Ravi Choudhary*

## Major Information of the Deed

Deed No.	I-1904-12202/2021	Date of Registration	23/10/2021
Query No./ Year	1904-2002099581/2021	Office where deed is registered	
Query Date	17/10/2021 11:41:59 PM	1904-2002099581/2021	
Applicant Name, Address & Other Details	Ujjwal Trivedi Bar Association Room No -9 High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836720816, 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. 50,00,000/-	Rs. 2,72,41,307/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 13,62,085/- (Article:23)	Rs. 2,72,511/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ardhendu Sekhar Naskar Sarani, , Premises No: 53A, , Ward No: 033 Pin Code : 700010

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	6 Katha 1 Chatak 7 Sq Ft	45,00,000/-	2,63,49,497/-	Property is on Road
<b>Grand Total :</b>				<b>10.0192Dec</b>	<b>45,00,000 /-</b>	<b>263,49,497 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3303 Sq Ft.	5,00,000/-	8,91,810/-	Structure Type: Structure
Gr. Floor, Area of floor : 3303 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>3303 sq ft</b>	<b>5,00,000 /-</b>	<b>8,91,810 /-</b>	

### Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	<b>Jharna Chaudhury</b> Wife of Late Rai Biswendra Nath Chaudhury Roy Mathuranath Chaudhury Street, 3, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AExxxxx9N, Aadhaar No: 53xxxxxxxx0425, Status :Individual, Executed by: Attorney, Executed by: Attorney

*Jharna Chaudhury*



**Shri Shamindra Chaudhury, (Alias: Shri Brahamachary Pabitra Chaitanya)**

Son of Late Rai Biswendra Nath Chaudhury Roy Mathuranath Chaudhury Street, 3, City:- , P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQxxxxxx1P, Aadhaar No: 74xxxxxxx2909, Status :Individual, Executed by: Attorney, Executed by: Attorney

**3 Shri Atindra Chaudhury**

Son of Late Rai Biswendra Nath Chaudhury Roy Mathuranath Chaudhury Street, 3, City:- , P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx0C, Aadhaar No: 66xxxxxxx5255, Status :Individual, Executed by: Attorney, Executed by: Attorney




**4 Smt Bidisha Guha**

Wife of Mr P K Guha Kanchanjanga Apartment, Noida, Block/Sector: 53; 159A, City:- , P.O:- Noida, P.S:-NOIDA PHASE II, District:-Ghaziabad, Uttar Pradesh, India, PIN:- 201301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx3E, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney




**5 Smt Gouri Bhowe**

Wife of Mr Arabinda Bhowe Neogi Ghat Street, 2, City:- , P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CExxxxxx7R, Aadhaar No: 44xxxxxxx8780, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Ravi Chourasia (Presentant)</b> Son of Late Laxman Chourasia Executed by: Self, Date of Execution: 23/10/2021 , Admitted by: Self, Date of Admission: 23/10/2021 ,Place : Office			
	23/10/2021	LTI	23/10/2021	
Son of Late Laxman Chourasia Tara Chand Dutta Street, Chittaranjan Avenue, 6A, City:- , P.O:- Jorrasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx7H, Aadhaar No: 26xxxxxxxx4304, Status :Individual, Executed by: Self, Date of Execution: 23/10/2021 , Admitted by: Self, Date of Admission: 23/10/2021 ,Place : Office				

**Attorney Details :**



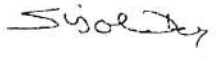
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Sk Samsad</b> Son of Late Alam Khairat Date of Execution - 23/10/2021, , Admitted by: Self, Date of Admission: 23/10/2021, Place of Admission of Execution: Office			
	Oct 23 2021 2:17PM	LTI	23/10/2021	

*Ravi Chourasia*



Cossipore Road, 96/H/7, City:- , P.O:- Cossipur, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx0G, Aadhaar No: 97xxxxxxxx4788 Status : Attorney, Attorney of : Jharna Chaudhury, Shri Shamindra Chaudhury, Shri Atindra Chaudhury, Smt Bidisha Guha, Smt Gouri Bhowe

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUJAL DEY</b> Son of Late Prafulla Dey Bar Association, Room No-09, High Court, Calcutta, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	23/10/2021	23/10/2021	23/10/2021

Identifier Of Shri Ravi Chourasia, Sk Samsad

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Jharna Chaudhury	Shri Ravi Chourasia-2.00383 Dec
2	Shri Shamindra Chaudhury	Shri Ravi Chourasia-2.00383 Dec
3	Shri Atindra Chaudhury	Shri Ravi Chourasia-2.00383 Dec
4	Smt Bidisha Guha	Shri Ravi Chourasia-2.00383 Dec
5	Smt Gouri Bhowe	Shri Ravi Chourasia-2.00383 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Jharna Chaudhury	Shri Ravi Chourasia-660.60000000 Sq Ft
2	Shri Shamindra Chaudhury	Shri Ravi Chourasia-660.60000000 Sq Ft
3	Shri Atindra Chaudhury	Shri Ravi Chourasia-660.60000000 Sq Ft
4	Smt Bidisha Guha	Shri Ravi Chourasia-660.60000000 Sq Ft
5	Smt Gouri Bhowe	Shri Ravi Chourasia-660.60000000 Sq Ft

*Ravi Chourasia*



On 23-10-2021

**Certificate of Admissibility (Rule 45 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 13:46 hrs on 23-10-2021, at the Office of the A.R.A. - IV KOLKATA by Shri Ravi Chourasia, Claimant.

**Certificate of Market Value (WB RUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,72,41,307/-

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

Execution is admitted on 23/10/2021 by Shri Ravi Chourasia, Son of Late Laxman Chourasia, Tara Chand Dutta Street, Chittaranjan Avenue, 6A, P.O: Jorrasanko, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Business

Indetified by Mr SUJAL DEY, , , Son of Late Prafulla Dey, Bar Association, Room No-09, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Executed by Attorney**

Execution by Sk Samsad, , Son of Late Alam Khairat, Cossipore Road, 96/H/7, P.O: Cossipur, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Business as the constituted attorney of 1. Jharna Chaudhury Roy Mathuranath Chaudhury Street, 3, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, 2. Shri Shamindra Chaudhury , Shri Brahamachary Pabitra Chaitanya Roy Mathuranath Chaudhury Street, 3, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, 3. Shri Atindra Chaudhury Roy Mathuranath Chaudhury Street, 3, P.O: Baranagar, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, 4. Smt Bidisha Guha Kanchanjanga Apartment, Noida, Sector: 53, 159A, P.O: Noida, Thana: NOIDA PHASE II, , Ghaziabad, UTTAR PRADESH, India, PIN - 201301, 5. Smt Gouri Bose Neogi Ghat Street, 2, P.O: Bagbazar, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700003 is admitted by him

Indetified by Mr SUJAL DEY, , , Son of Late Prafulla Dey, Bar Association, Room No-09, High Court, Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,72,511/- ( A(1) = Rs 2,72,413/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 2,72,427/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/10/2021 5:32PM with Govt. Ref. No: 192021220097871151 on 18-10-2021, Amount Rs: 2,72,427/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 68906123 on 18-10-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 13,62,085/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 13,61,985/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 019013, Amount: Rs.100/-, Date of Purchase: 24/08/2021, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/10/2021 5:32PM with Govt. Ref. No: 192021220097871151 on 18-10-2021, Amount Rs: 13,61,985/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 68906123 on 18-10-2021, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

*Ravi Chourasia*

*Ravi Choussia*



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 618921 to 618969  
being No 190412202 for the year 2021.



*Mm*  
Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.11.16 20:29:27 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/11/16 08:29:27 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)