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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Mutation - 2008
B-2/3025261/22
P.S. 16918521



Certified that the Document is admitted to Registration. The signature sheet and the endorsement sheet attached to this document are the part of this document.

Additional Registrar
of Assurances-I, Kolkata

21/OCT 2022

DEED OF CONVEYANCE

THIS INDENTURE is made on this the 21st day of October, 2022 of Christian Era.

BETWEEN

(1) **MRS. SANDHYA RANI DAS (PAN NO.AUXPD6784B & AADHAAR NO. 672159828064)** wife of Late Basanta Kumar Das, by Faith-Hindu, by Nationality-Indian, by Occupation-Housewife, residing at 344/1, Block-A, Green Park, Sarada Pally, P.O.-Bangur Avenue, P.S.-Lake Town, Kolkata-700055, District-North 24Parganas, (2) **MR. DIBYENDU BIKAS DAS (PAN NO. CHXPD9855L & AADHAAR NO. 873031622216)** son of Late Basanta Kumar Das, by Faith-Hindu, by Nationality-Indian, by Occupation-Service, residing at 344/1, Block-A, Green Park, Sarada Pally, P.O.-Bangur Avenue, P.S.-Lake Town, Kolkata-700055, District-North 24Parganas, (3) **MR. PURNENDU BIKASH DAS (PAN NO.AJWPD2307E & AADHAAR NO.955911414236)** son of Late Basanta Kumar Das, by Faith-Hindu, by Nationality-Indian, by Occupation-Service, residing at 344/1, Block-A, Green Park, Sarada Pally, P.O.-Bangur Avenue, P.S.-Lake Town, Kolkata-700055, District-North 24Parganas, hereinafter called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

(1) **MR. VIKASH KUMAR AGARWAL (PAN NO.ACVP3925H AADHAAR NO. 7177 1493 2568)**, son of Late Vijay Kumar Agarwal, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 48/16, BSM Enclave, Flat No.4C, 4th Floor, 135, Jessore Road, Tulsi Dham Complex,

P.O.-Bangur Avenue, P.S.-Lake Town, Kolkata-700055, District-North 24Parganas and (2) **MRS. SWETA AGARWAL (PAN NO. AEYPA5134K, AADHAAR NO.3413 6893 8713)**, wife of Vikash Kumar Agarwal, by Faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 48/16, BSM Enclave, Flat No.4C, 4th Floor, 135, Jessore Road, Tulsi Dham Complex, P.O.-Bangur Avenue, P.S.-Lake Town, Kolkata-700055, District-North 24Parganas hereinafter called and referred to as the **"PURCHASERS"** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS:-

1. **SUBJECT MATTER OF THIS CONVEYANCE:-** ALL THAT more than 30 years old **Two Storied Residential building total measuring about 2526 Sq. Ft. covered area** (out of which **Ground Floor measuring about 1263 Sq. Ft. covered area** consisting of Two bed rooms, one Living cum Dinning Room, One Kitchen Room and One Toilet & Balcony and **First Floor measuring about 1263 Sq. Ft. covered area** consisting of Two bed rooms, one Living cum Dinning Room, One Kitchen Room and One Toilet & Balcony) **TOGETHER WITH piece and parcel of Bastu Land** thereunto belonging and where on or on part whereof the same is erected and

built containing by estimation measuring an **area about 4(Four) Cottahs** more or less (equivalent to 6.6 Decimals more or less) be the same a little more or less lying and situated at **Municipal Holding No.637, Calcutta Jessore Road (old Holding No.621/1 then old 621) Kolkata-700055**, comprised in **Mouza-Satgachi**, under **L.R. Dag No.1613, under L.R. Khatian No.6529** area of **Land 4Decimals in the name of the Vendor No.1 herein**, and **L.R. Dag No.1613, under L.R. Khatian No.2110** area of **Land 1Decimals in the name of the Vendor No.2 herein** and **L.R. Dag No.1613, under L.R. Khatian No.2883** area of **Land 1Decimals in the name of the Vendor No.3 herein** under **R.S. Dag No.1907** corresponding to **R.S. Khatian No.84, C.S. Dag No.456, under J.L.No.20, R.S. No.154, Touzi No.160**, within the limit of **South Dum Dum Municipality, under Ward No.20, under P.S.-Lake Town**, in the **District-North 24Parganas** along with common passage along with all easement rights, title, interest attached hereto is the subject matter of this Deed and more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the "Said Property" and delineated in **RED** colour in the plan or map annexed hereto.

2. REPRESENTATIONS, WARRANTIES AND COVENANTS ON CHAIN OF TITLE OF THE VENDOR AS FOLLOWS:-

- A) Originally by virtue of a registered Deed of Partition dated 27/04/1957 one Nandarani Adhikary was absolutely possessed and seized being as recorded owner from the other owners according to amicable partion in respect of ALL THAT piece and parcel of Land measuring .21Decimals out of total Land measuring about 1.31 Decimals lying and situated at Mouza-Satgachi, under Touzi No.160, under C.S. Dag No.456, corresponding to C.S. & R.S. Khatian No.84, R.S. Dag No.1907, under J.L.No.20, R.S. No.154, within the limit of South Dum Dum Municipality, under P.S.-Dum Dum now Lake Town, in the District 24Parganas and the said Deed was duly registered in the office of the A.D.S.R. Cossipore, Dum Dum and recorded in Book No.I, being Deed No.3427 for the year 1957.
- B) While seized and possessed of the aforesaid Land, the said Nandarani Adhikary being the Vendor as described therein by virtue of a Deed of Conveyance dated 13.12.1957 sold, transferred and conveyed to one Usha Rani Mondal being the Purchaser as described therein at a valuable consideration amount as described therein in respect of ALL THAT piece and parcel of Land measuring 12 Cottahs 11 Chittacks more or less including 14 feet wide Common passage out of Land measuring about .21 Decimals lying and situated at Mouza-Satgachi, under Touzi No.160, under C.S. Dag No.456, corresponding to C.S. & R.S. Khatian No.84, R.S. Dag

No.1907, under J.L.No.20, R.S. No.154, within the limit of South Dum Dum Municipality, under P.S.-Dum Dum now Lake Town, in the District 24Parganas and the said Deed was duly registered in the office of the A.D.S.R. Cossipore, Dum Dum and recorded in Book No.I, Volume No.125, pages from 59 to 62, being Deed No.8505 for the year 1957.

- C) Thereafter while seized and possessed of the aforesaid land, by virtue of a Deed of Conveyance dated 10th day of March, 1989 the said Usha Rani Mondal being the Vendor as described therein sold, transferred and conveyed to Sandya Rani Das wife of Basanta Kumar Das being the Purchaser as described therein at a valuable consideration amount as described therein in respect of ALL THAT piece and parcel of Land measuring 2 Cottahs more or less along with Tile shed structure standing thereon lying at Municipal Holding No.621, Calcutta Jessore Road Calcutta-700055, lying and situated at Mouza-Satgachi, under Touzi No.160, under C.S. Dag No.456, corresponding to C.S. & R.S. Khatian No.84, R.S. Dag No.1907, under J.L.No.20, R.S. No.154, within the limit of South Dum Dum Municipality, under P.S.-Dum Dum now Lake Town, in the District North 24Parganas and the said Deed was duly registered in the office of the Additional District Sub Registrar at

Bidhannagar, Saltlake and recorded in Book No.I, Volume No.45, pages from 465 to 472, being Deed No.2079 for the year 1989.

- D) Similarly while seized and possessed of the aforesaid land, by virtue of a Deed of Conveyance dated 10th day of March, 1989 the said Usha Rani Mondal being the Vendor as described therein sold, transferred and conveyed to Basanta Kumar Das son of Adhar Chandra Das being the Purchaser as described therein at a valuable consideration amount as described therein in respect of ALL THAT piece and parcel of Land measuring 2 Cottahs more or less along with Tile shed structure standing thereon lying at Municipal Holding No.621, Calcutta Jessore Road Calcutta-700055, lying and situated at Mouza-Satgachi, under Touzi No.160, under C.S. Dag No.456, corresponding to C.S. & R.S. Khatian No.84, R.S. Dag No.1907, under J.L.No.20, R.S. No.154, within the limit of South Dum Dum Municipality, under P.S.-Dum Dum now Lake Town, in the District North 24Parganas and the said Deed was duly registered in the office of the Additional District Sub Registrar at Bidhannagar, Saltlake and recorded in Book No.I, Volume No.45, pages from 473 to 480, being Deed No.2080 for the year 1989.
- E) Thus by virtue of the aforesaid two purchases, the said Sandya Rani Das and the said Basanta Kumar Das became the owners of

the ALL THAT piece and parcel of Land measuring 4 Cottahs more or less along with Tile shed structure standing thereon lying at Municipal Holding No.621, Calcutta Jessore Road Calcutta-700055, lying and situated at Mouza-Satgachi, under Touzi No.160, under C.S. Dag No.456, corresponding to C.S. & R.S. Khatian No.84, R.S. Dag No.1907, under J.L.No.20, R.S. No.154, within the limit of South Dum Dum Municipality, under P.S.-Dum Dum now Lake Town, in the District North 24Parganas hereinafter referred to the "said Property" and thereafter they jointly constructed two storied building on the said Property some time in year 1992.

- F) Thereafter while seized and possessed of the said Property, the said Basanta Kumar Das died intestate on 27.08.1998 leaving behind his wife Mrs. Sandya Rani Das and two sons namely Mr. Dibyendu Bikas Das and Mr. Purnendu Bikash Das as his legal heirs and successors and after the demise of the said Basanta Kumar Das, the said Mrs. Sandya Rani Das, Mr. Dibyendu Bikas Das and Mr. Purnendu Bikash Das became the joint owners of the aforesaid 2 Cottahs of Land with Two storied building according Hindu Inheritance of law having undivided $1/3^{\text{rd}}$ share each.
- G) Thus by virtue of aforesaid manner, the said Mrs. Sandya Rani Das, the Vendor No.1 herein became the owner of 2 Cottahs of Land with Two storied building and undivided $1/3^{\text{rd}}$ share of rest 2 Cottahs of Land with Two storied building i.e. Total 2 Cottahs 10 Chittacks

and 30 Sq. Ft. with two storied total building area 1684 Sq. Ft. and the said Mr. Dibyendu Bikas Das and Mr. Purnendu Bikash Das the Vendor Nos. 2 & 3 are the joint owners of Land area about 1 Cottah 5 Chittacks and 15 Sq. Ft. (having 10 Chittacks 30 Sq. Ft. each) with two storied total building area 842 Sq. Ft. (having 421 Sq. Ft. covered area each).

- H) Thereafter the Vendors duly recorded and/or mutated their names in respect of the said Property before the Block Land & Land Reforms Officer, Sodepur being as the recorded owners as rayata dakhliya Satya under Mouza-Satgachi, as per L.R. Settlement record and as per **L.R. record of right L.R. Dag No.1613, L.R.Khatian No.6529 has been recorded in name of MRS. SANDYA RANI DAS for the area of 4 (Four) Decimals Sali Land** having 0.0336 Share as described in the L.R.Parcha and also as per **L.R. record of right L.R. Dag No.1613, L.R.Khatian No.2110 has been recorded in name of MR. DIBYENDU BIKAS DAS for the area of 1 (One) Decimal Sali Land** having 0.0084 Share as described in the L.R.Parcha and also as per **L.R. record of right L.R. Dag No.1613, L.R.Khatian No.2883 has been recorded in name of MR. PURNENDU BIKASH DAS for the area of 1 (One) Decimal Sali Land** having 0.0084 Share as described in the L.R.Parcha and the Vendors herein also mutated their names in the

South Dum Dum Municipality under Assessment No. 1202901474816.

- I) Thus by virtue of the aforesaid, the Vendors herein became the absolute joint owners in respect of ALL THAT more than 30 years old **Two Storied Residential building TOGETHER WITH piece and parcel of Bastu Land** piece and parcel of **Bastu Land** thereunto belonging and where on or on part whereof the same is erected and built containing by estimation measuring an area **about 4(Four) Cottahs** (equivalent to 6.6 Decimals more or less) be the same a little more or less lying and situated at **Municipal Ho'ding No.637, Calcutta Jessore Road (old Holding No.621/1, then old 621) Kolkata-700055**, comprised in **Mouza-Satgachi**, under L.R. Dag No.1613, under L.R. Khatian No.6529 area of Land 4Decimals in the name of the Vendor No.1 herein, and L.R. Dag No.1613, under L.R. Khatian No.2110 area of Land 1Decimals in the name of the Vendor No.2 herein and L.R. Dag No.1613, under L.R. Khatian No.2883 area of Land 1Decimals in the name of the Vendor No.3 herein under R.S. Dag No.1907 corresponding to R.S. Khatian No.84, C.S. Dag No.456, under J.L.No.20, R.S. No.154, Touzi No.160, within the limit of South Dum Dum Municipality, under Ward No.20, under Assessment No.1202901474816, **under P.S.-Lake Town, in the District-North 24Parganas** along with common passage along with all easement

rights, title, interest attached heretmore fully and particularly described in the Schedule written hereunder and hereinafter referred to as the "said Property" and since then the Vendors herein are enjoying the said Property free from all encumbrances and the Vendors herein have every right to sell, gift, mortgage, develop, let out etc. in respect of said Property to any third party or parties either in whole or part thereof.

- 3) **OFFER TO SALE BY THE VENDORS IN RESPECT OF THE SAID PROPERTY TO THE PURCHASERS HEREIN:-** While seized and possessed of the said Property the Vendors herein have approached and offered to sell and the Purchasers based on the representations, warranties and covenants mentioned in Clause 2 and its sub-clauses above (collectively Representations) has agreed to purchase in respect of **ALL THAT** more than 30 years old **Two Storied Residential building total measuring about 2526 Sq. Ft. covered area** more or less (out of which **Ground Floor measuring about 1263 Sq. Ft. covered area** consisting of Two bed rooms, one Living cum Dinning Room, One Kitchen Room and One Toilet & Balcony and **First Floor measuring about 1263 Sq. Ft. covered area** consisting of Two bed rooms, one Living cum Dinning Room, One Kitchen Room and One Toilet & Balcony) **TOGETHER WITH piece and parcel of Bastu Land** thereunto belonging and where on

or on part whereof the same is erected and built containing by estimation measuring an **area about 4(Four) Cottahs** (equivalent to 6.6 Decimals more or less) be the same a little more or less lying and situated at **Municipal Holding No.637, Calcutta Jessore Road (old Holding No.621/1, then old 621) Kolkata-700055**, comprised in **Mouza-Satgachi**, (under L.R. Dag No.1613, under L.R. Khatian No.6529 area of Land 4Decimals in the name of the Vendor No.1 herein, and L.R. Dag No.1613, under L.R. Khatian No.2110 area of Land 1Decimals in the name of the Vendor No.2 herein and L.R. Dag No.1613, under L.R. Khatian No.2883 area of Land 1Decimals in the name of the Vendor No.3 herein), under R.S. Dag No.1907 corresponding to R.S. Khatian No.84, C.S. Dag No.456, under J.L.No.20, R.S. No.154, Touzi No.160, within the limit of South Dum Dum Municipality, under Ward No.20, under Assessment No.1202901474816, **under P.S.-Lake Town, in the District-North 24Parganas** along with common passage along with all easement rights, title, interest attached hereto more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the "Said Property" at or for a total consideration of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only free from all encumbrances and upon making payment of entire consideration price pertaining to the Said Property paid by the Purchasers herein in favour of the Vendors

herein, the Vendors herein agreed to execute and register relevant Deed of Conveyance pertaining to the Said Property in favour of the Purchasers herein and accordingly on the request of the Purchasers herein the Vendors herein agreed to execute relevant Deed of Conveyance in favour of the Purchasers on these present.

- 4) **REPRESENTATION BY THE VENDORS:** (i) The Vendor have represented to the Purchasers that the Said Property is free from all encumbrances that no other person except the Vendors have any interest in the Said Property or any part thereof.
- (ii) The Vendors have further represented to the Purchasers that no part of the Said Property is vested with the Government of West Bengal or with any Semi Government Authority neither the Vendor has received any notices in connection therewith, nor there is no notice from the Land Acquisition department in respect of the Said Property. Moreover there is no scheme of the B.L. & L.R.O. Authority or Government of West Bengal or any Statutory Body for any project.
- (iii) Relying upon the said representation of the Vendors and believing the same to be true and correct, the Purchasers after proper searching satisfied with the title of the Vendors have agreed to purchase and the Vendors herein have agreed to sell ALL THAT the Said Property more fully described in the Schedule written hereunder free from all encumbrances, charges, liens, lispendenses,

claims and demands whatsoever at or for a total consideration of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only subject to the terms and conditions and stipulations as stated hereinafter.

NOW THIS INDENTURE WITNESSETH as follows that in pursuance of the aforesaid representation and also in consideration of the sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only as full and final consideration amount paid by the Purchasers herein to the Vendors herein and the Vendors herein on or before the execution of this presents the receipt whereof in full particularly mentioned in the memo of Consideration below which the Vendors herein accepted and the Vendors herein doth hereby admits and acknowledge and of and from the same and every part thereof acquit, release and discharge forever in favour of the Purchasers in the Said Property hereby conveyed which the Vendors herein accept and Vendors herein doth hereby grant, sell, transfer and assure unto the Purchasers in respect of the said Land i.e. **ALL THAT** more than 30 years old **Two Storied Residential building total measuring about 2526 Sq. Ft. covered area more or less** (out of which **Ground Floor measuring about 1263 Sq. Ft. covered area** consisting of Two bed rooms, one Living cum Dinning Room, One Kitchen Room and One Toilet & Balcony and **First Floor measuring about 1263 Sq. Ft. covered area** consisting of Two bed rooms, one Living cum Dinning Room, One Kitchen Room and One Toilet & Balcony) **TOGETHER WITH**

piece and parcel of Bastu Land thereunto belonging and where on or on part whereof the same is erected and built containing by estimation measuring an **area about 4(Four) Cottahs** (equivalent to 6.6 Decimals more or less) be the same a little more or less lying and situated at **Municipal Holding No.637, Calcutta Jessore Road (old Holding No.621 then old 621) Kolkata-700055**, comprised in **Mouza-Satgachi**, (under **L.R. Dag No.1613**, under **L.R. Khatian No.6529** area of Land **4Decimals** in the name of the Vendor No.1 herein, and **L.R. Dag No.1613**, under **L.R. Khatian No.2110** area of Land **1Decimals** in the name of the Vendor No.2 herein and **L.R. Dag No.1613**, under **L.R. Khatian No.2883** area of Land **1Decimals** in the name of the Vendor No.3 herein), under **R.S. Dag No.1907** corresponding to **R.S. Khatian No.84**, **C.S. Dag No.456**, under **J.L.No.20**, **R.S. No.154**, **Touzi No.160**, within the limit of **South Dum Dum Municipality**, under **Ward No.20**, under **Assessment No.1202901474816**, **under P.S.-Lake Town, in the District-North 24Parganas** together with common passages for free ingress and egress along with all easement rights, title, interest attached hereto and more fully and particularly described in the Schedule written hereunder and hereinafter referred to as the "Said Property" and the said land delineated in **RED** colour in the plan or map annexed hereto or **HOWSOEVER** otherwise the said Land hereditaments or any portion thereof now are or is or at any time or times heretofore were or was situated, butted, bounded, called, known, numbered, described or

distinguished **TOGETHER WITH** all rights and benefits and in and under the road as shown and delineated in the map hereto and all areas, privileges, easements, advantages, light, liberties and appurtenances whatsoever to the Said Property hereditaments and belonging or anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto AND all the rights title, interest, trust, possession, and easement relating thereto in favour of the Purchaser including all the estate right, title and interest, property, claimed and demand whatsoever both at law and equity of the said Vendor in respect of the Said Property and every part thereof including the common passage **TOGETHER WITH** all and every manner of former and other rights, liberties, privileges, profits, easements and appurtenances whatsoever to the Said Property hereditaments AND all the reversion or reversions, remainder or remainders and rents, issues and profits thereof AND all deeds, parchas, muniments, writing and evidence of title whatsoever relating to concerning the Said Property hereditaments which is now or hereafter shall or may be in the custody, possession, power, or control of the said Vendors or any person or persons from whom they can or may procure the same without suit and action at law and equity free from all liens, attachments, and encumbrances **TO HAVE AND TO HOLD** the Said Property unto and to the use of the Purchasers absolutely and forever to the intent that the Purchasers herein henceforth are the absolutely joint owners of the Said Property hereditaments which is hereby granted and

sold, absolutely by the Vendors and for ever free from all encumbrances, attachments charges, and liabilities whatsoever.

AND WHEREAS THE VENDORS herein doth hereby for them selves, their legal heirs, successors, executors, administrators representatives and covenants agreed with the **PURCHASERS**, their legal heirs, successors, executors, administrators representatives and assigns and it is further agreed and declared between the parties as follows:-

1. That notwithstanding any act deed matter or thing done, committed or knowingly suffered by the said Vendors to the contrary the Vendors are lawfully, rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property hereby sold, conveyed, transferred and assigned for an estate of inheritance or an indefeasible estate equivalent thereto free from all encumbrances whatsoever and that the Vendors has full power and absolutely indefeasible right and authority to sell and convey the Said Property hereditaments unto the Purchasers in the manner aforesaid according to the true intent and meaning of these presents.
2. The Purchasers herein shall be liable to pay directly to the authorities to the Said Property hereby conveyed to the Purchasers towards payment of taxes before the South Dum Dum Municipality

and B.L.& L.R.O. if required and other outgoing payable in respect of the Said Property.

3. The Purchasers shall have full and absolute property rights and such as the Vendors derive from their predecessor's in title in respect of the Said Property which described in the Schedule in any manner whatsoever.
4. That neither any notice issued under the public demand recovery act has been served on the Vendors nor is the Said Property vested with the Government or any semi Government Authority.
5. That the Vendors have not yet received any notice of requisitions or acquisitions of the Said Property as described in the Schedule hereinafter written.
6. The Purchasers shall also entitle to sell, transfer, gift, mortgage, and lease or develop or otherwise alienate in respect of the said Property hereby conveyed.
7. That the Vendors after completion of the registration of this Deed of Conveyance in respect of the Said Property shall deliver all the Original papers/documents, title Deeds in favour of the Purchaser to mutate their names with the records of the South Dum Dum Municipality and other appropriate concerned authority and shall put their signatures if necessary.

8. The Vendors herein declare that prior to transferred the Said Property they never transfer, mortgage, assigns, convey, will and gift to any party or parties, Institution, Bank and Co-Operative or to any body or bodies neither taken any advance amount or consideration amount.
9. The Purchasers shall and may at all times hereafter peacefully and quietly enter upon has hold possessed and enjoyed the Said Property hereditaments and every part thereof and received and take all rents, issues, and profits thereof and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably claim in from under or in trust for the Vendors or from or under any of his predecessor or predecessors in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and perfectly assuring the Said Property and every part thereof unto and to the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.
10. The Vendors have at or before the execution of these presents delivered/handover the vacant khas possession of the Said Property mentioned in the Schedule written below unto the Purchasers.

:THE SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE SAID PROPERTY UNDER SALE)

ALL THAT more than 30 years old **Two Storied Residential building** total measuring about **2526 Sq. Ft. covered area more or less** (out of which **Ground Floor measuring about 1263 Sq. Ft. covered area** consisting of **Two bed rooms, one Living cum Dinning Room, One Kitchen Room and One Toilet & Balcony and First Floor measuring about 1263 Sq. Ft. covered area** consisting of **Two bed rooms, one Living cum Dinning Room, One Kitchen Room and One Toilet & Balcony** having all cemented flooring) **TOGETHER WITH piece and parcel of Bastu Land** thereunto belonging and where on or on part whereof the same is erected and built containing by estimation measuring an area about **4(Four) Cottahs** (equivalent to 6.6 Decimals more or less) be the same a little more or less lying and situated at **Municipal Holding No.637, Calcutta Jessore Road (old Holding No.621 then old 621) Kolkata-700055,** (having Postal Address at 344/1, (old No.344), Block-A, Green Park) comprised in **Mouza-Satgachi, (under L.R. Dag No.1613, under L.R. Khatian No.6529 area of Land 2 Cottahs 10 Chittacks and 30 Sq. Ft. or equivalent to 4 Decimals in the name of the Vendor No.1 herein with two storied building measuring about 1684 Sq. Ft. covered area (having 842 Sq. Ft. each floor) out of total area 2526 Sq. Ft. and L.R. Dag No.1613, under L.R. Khatian No.2110 area of Land 10Chittacks**

30 Sq. Ft. or equivalent to 1Decimals in the name of the Vendor No.2 herein with two storied building measuring about 421 Sq. Ft. (having 210.5 Sq. Ft. each floor) out of total area 2526 Sq. Ft. and L.R. Dag No.1613, under L.R. Khatian No.2883 area of Land10Chittacks 30 Sq. Ft. or equivalent to 1Decimals in the name of the Vendor No.3 herein with two storied building measuring about 421 Sq. Ft. (having 210.5 Sq. Ft. each floor) out of total area 2526 Sq. Ft.) under R.S. Dag No.1907 corresponding to R.S. Khatian No.84, C.S. Dag No.456, under J.L.No.20, R.S. No.154, Touzi No.160, within the limit of South Dum Dum Municipality, under Ward No.20, under Assessment No.1202901474816, under P.S.-Lake Town, in the District-North 24Parganas Together with common passages for free ingress and egress along with all easement rights, title, interest attached hereto which is subject matter of this Conveyance and also the said Property/Land delineated in the map or plan attached hereto and shown in colour "RED" thereon and without facilities of lift on the said property.

The Photographs with the finger impression of the Vendors and the Purchasers attached herewith which is part of this Deed and the said Land is butted and bounded by:-

- ON THE NORTH** : Property of Usha Rani Mondal;
ON THE SOUTH : Plot of Kanak Manna;
ON THE EAST : Part of land of R.S. Dag Nos.1908 & 1909 (Land of Sudhir Naskar);
ON THE WEST : 14 Feet wide Road.

Sandhya Rani Das

Vikas Mondal

Vikas Mondal

IN WITNESS WHEREOF the parties have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED AND DELIVERED

at Kolkata in presence of:

1. GOUR MISRA
 Gour Misra
 713/2 Green Park
 Block-A
 Kolkata-55

2. PARIKSHIT DEY
 Parikshit De
 8/B Khetlat baran lane
 Kolkata - 700037.

1. Sandhya Rani Das

2. Nilayendu Bikar Das

3. Punendu Bikar Das

SIGNATURE OF THE VENDORS

1. Vikash Agarwal

2. Smita Agarwal

SIGNATURE OF THE PURCHASERS

Drafted by me

Parikshit De

PARIKSHIT DE

Advocate

C.M.M.Court, Kolkata

F-265/261 of 2004

MEMO OF CONSIDERATION

RECEIVED with thanks for Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only from the within named Purchasers towards full and final payment as per memo below:-

M E M O

Sl. No.	Cheque / Bank Draft/ NEFT No.	Date	Drawn on (Bank)	Amount
1.	SIBLR52022101800173679	18.10.2022	South Indian Bank	Rs.10,61,666/-
2.	BKIDR52022101800875949	18.10.2022	Bank of India	Rs.10,83,334/-
3.	SIBLR52022101800173258	18.10.2022	South Indian Bank	Rs.10,83,334/-
4.	BKIDR52022101800877626	18.10.2022	Bank of India	Rs.10,61,666/-
5.	PSIBR52022101800514768	18.10.2022	Punjab & SIND Bank	Rs.26,00,000/-
6.	HDFCR52022101954130624	19.10.2022	HDFC Bank	Rs.16,90,000/-
7.	SIBLR52022101800173370	18.10.2022	South Indian Bank	Rs.10,83,333/-
8.	HDFCR52022101954150554	19.10.2022	HDFC Bank	Rs.15,00,000/-
9.	HDFCR52022101954150840	19.10.2022	HDFC Bank	Rs.15,00,000/-
10.	000181973554 -HDFC	20.10.2022	HDFC Bank	Rs.2,06,666/-
3.	TDS @1%			Rs.1,30,001/-
			TOTAL	Rs.1,30,00,000/-

(Rupees One Crore Thirty Lakhs) only.

WITNESSES :

1. *[Signature]*
7/3/2 Green Park
Block-A
Koi-55

2. *[Signature]*

1. *Sandhya Rani Das*
2. *Dilipendu Bikan Das*
3. *Purnendu Bikash Das*

SIGNATURE OF THE VENDORS

SITE PLAN OF A PIECE OF A LAND AT MOUZA- SATGACHI, J.L. NO.-20, IN L.R. DAG NO.-1613, L.R. KHATIAN NO.-6529, 2110, 2683, R.S. DAG NO.-1907, R.S. KHATIAN NO.-84, C.S. DAG NO.-456 IN RESPECT OF MUNICIPAL HOLDING NO.- 637 [PREVIOUSLY 344/1 (OLD 344), BL-A, GREEN PARK] CAL JESSORE ROAD, WARD NO.- 20, KOLKATA-700055, UNDER SOUTH DUM DUM MUNICIPALITY, P.S.-LAKE TOWN, DISRICT- 24 PARGANAS (N).

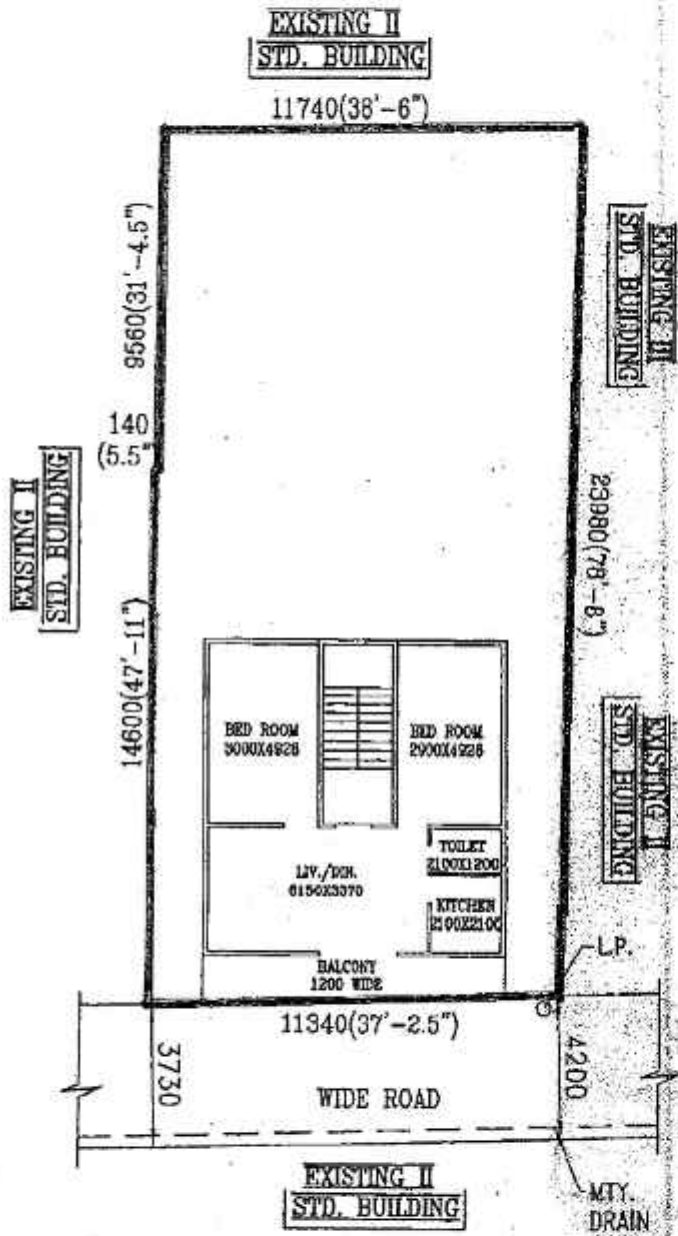
SITE PLAN

TOTAL AREA OF LAND-04 KH. 00 CH. 00 SFT. (M/L.)

GROUND FLOOR STRUCTURE AREA-1263 SFT. (M/L.)

FIRST FLOOR STRUCTURE AREA-1263 SFT. (M/L.)

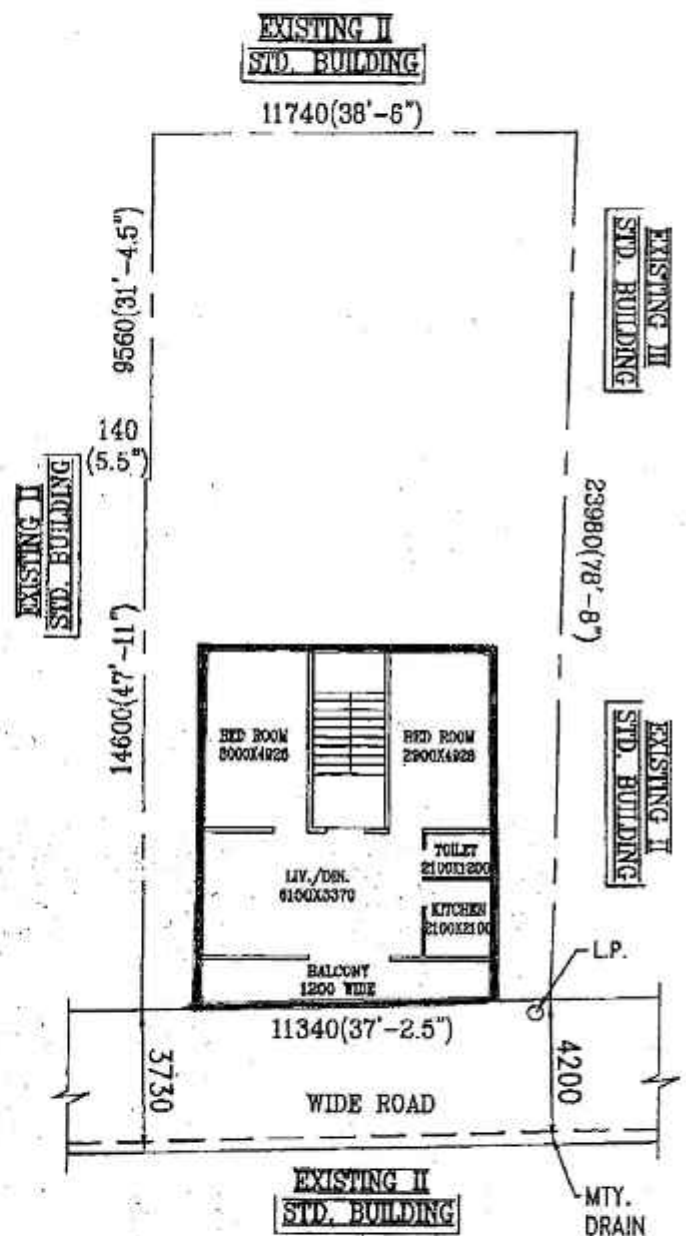
NAME OF THE PURCHASER:- (1) MR. VIKASH KUMAR AGARWAL
(2) MRS. SWETA AGARWAL



GROUND FLOOR PLAN
SCALE-1:200

1. Sandhya Rani Das
2. Dileyendu Bikar Das
3. Purnendu Bikar Das

SIGNATURE OF VENDOR.



FIRST FLOOR PLAN
SCALE-1:200

1. Vikash Agarwal
2. Sweta Agarwal

SIGNATURE OF PURCHASER.

SPECIMEN FORM FOR TEN FINGERPRINTS



Sandhya Rani Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Sandhya Rani Das*



Dilipendu Bikar Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Dilipendu Bikar Das*



Purnendu Bikar Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Purnendu Bikar Das*

SPECIMEN FORM FOR TEN FINGERPRINTS



Vikash

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Vikash Aggarwal



Sunita

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Sunita Aggarwal



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

No.—01-02/02-03/

1130

SOUTH DUM DUM MUNICIPALITY

NAGERBAZAR • KOLKATA-700 074

MUTATION CERTIFICATE

509

TO WHOM IT MAY CONCERN

Certified that the Holding No. (X) 637 (O) 621/1
Cal-Fessore Rd. ward No. 20

Circle No. H stands in favour of :

1. Shri. Dilpendu Bikash Das 8.
2. Shri. Purmendu Bikash Das 9.
Shri. Bhawanee Kumar Das
3. Shri. Sandhya Raniday 10.
Shri. Ananta Das
4. Das
- 5.
- 6.
- 7.



Land area of the plot is _____ Decimal or sq. Meter/ 25 K.

0 Ch. 0 Sft. with 1/2 Storeyed Building.

building/vacant land at Mouza Utagachia J. L. No. 90

C. S. Khatian No. 84 R. S. Khatian No. _____

C. S. Dag No. 456 R. S. Dag No. 1907

Character of the land as per available record/document Not available.

[Handwritten signature]
2007

Signature of Circle Clerk

[Handwritten signature]
Member

Chairman-in-Council

8.6.07



Office of the SOUTH DUM DUM MUNICIPALITY
Nager Bazar, Dum Dum Road, Kolkata-74

PROPERTY TAX RECEIPT

Assessment No. : 1202501474816 Old. No. : 20979 Holding No : 637
Receipt Date : 12/08/2021
Name of the Assessee : SANDHYA RANI DAS & CRS
Receipt No : 2021-2022/O/15480
Ward No : 20
Bill Receipt No. :

Locality/Street : CAL JESSORE ROAD

Received the sum of Rs. 2126.00 (in words) TWO THOUSAND ONE HUNDRED TWENTY-SIX ONLY
on account of property tax and surcharge as detailed below :

	Details of Arrear Received (Year wise)				Current (2021-2022)					
	Year (Others)	2018-2019	2019-2020	2020-2021	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
Property Tax	0.00	0.00	0.00	0.00	0.00	551.00	551.00	551.00	551.00	2204.00
Rebate On Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	-27.55	-27.55	-27.55	-82.65
Surcharge @ 1%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00	0.00	4.59	0.00	0.00	0.00	4.59
					Total Amount :					2125.94
						Round-off Amount :				0.06
						Net Amount :				2126.00

Payment by Online, Amount: 2126.00

Paid At : Municipality

Collecting Sarkar/Counter :



[Signature]
111
Municipality



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



211020222014830394

GRIPS Payment Detail

GRIPS Payment ID:	211020222014830394	Payment Init. Date:	21/10/2022 15:00:17
Total Amount:	10307	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0BYBCSZ1	BRN Date:	21/10/2022 15:02:56
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

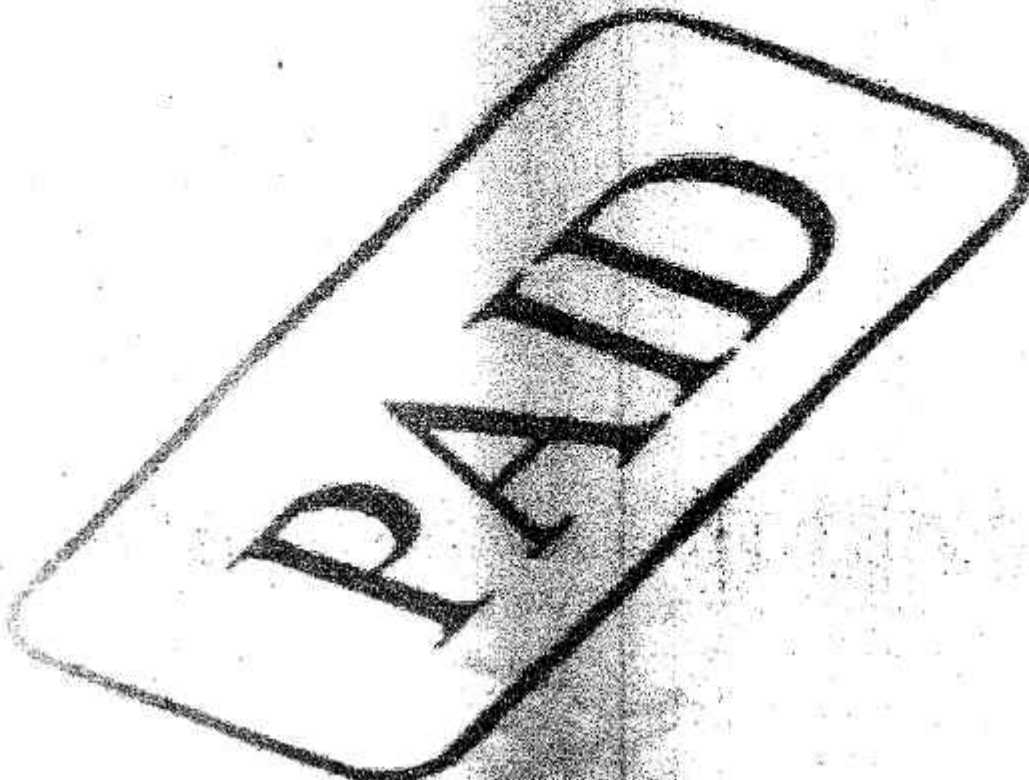
Depositor's Name: Sanjib Chakraborty
Mobile: 9775587842

Payment (GRN) Details

Sl. No.	GRN	Description	Amount (₹)
1	192022230148303951	Directorate of Registration & Stamp Revenue	10307
Total			10307

IN WORDS: TEN THOUSAND THREE HUNDRED SEVEN ONLY.

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





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



192022230148303951

GRN Details

GRN: 192022230148303951 Payment Mode: Online Payment
GRN Date: 21/10/2022 15:00:17 Bank/Gateway: State Bank of India
BRN: IK0BYBCSZ1 BRN Date: 21/10/2022 15:02:56
GRIPS Payment ID: 211020222014830394 Payment Init. Date: 21/10/2022 15:00:17
Payment Status: Successful Payment Ref. No: 2003025261/11/2022
[Query No*/Query Year]

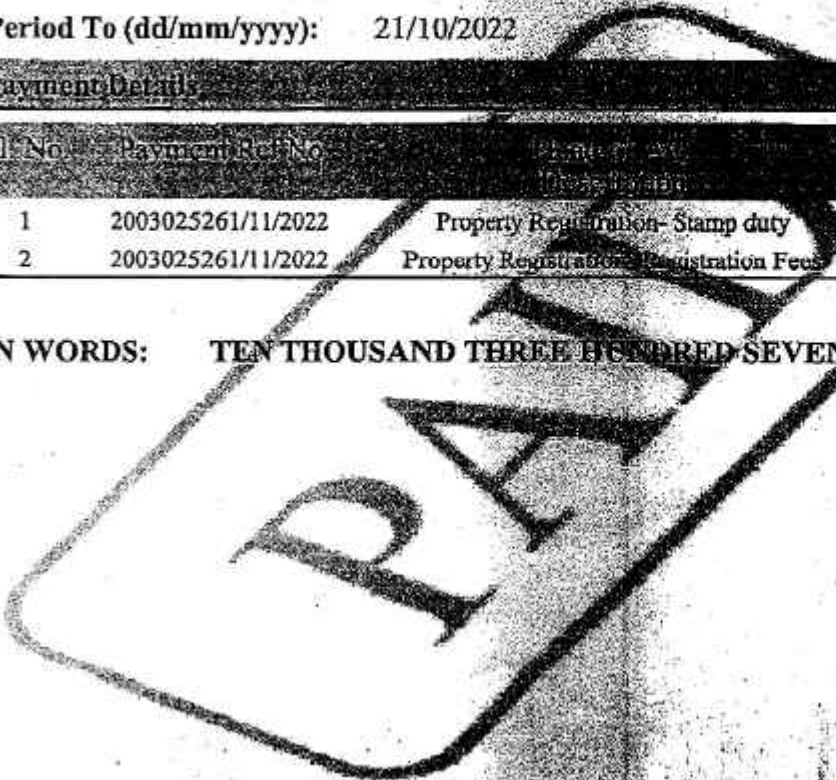
Depositor Details

Depositor's Name: Sanjib Chakraborty
Address: High Court, Calcutta
Mobile: 9775587842
Contact No: 9830259815
Depositor Status: Advocate
Query No: 2003025261
Applicant's Name: Mr Sanjib Chakraborty
Address: A.R.A. - I KOLKATA
Office Name: A.R.A. - I KOLKATA
Identification No: 2003025261/11/2022
Remarks: Sale, Sale Document Payment No 11
Period From (dd/mm/yyyy): 21/10/2022
Period To (dd/mm/yyyy): 21/10/2022

Payment Details

Sl. No.	Payment Ref. No.	Description	Item Code	Amount
1	2003025261/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	8519
2	2003025261/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	1788
Total				10307

IN WORDS: TEN THOUSAND THREE HUNDRED SEVEN ONLY.





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



192022230144154978

GRN Details

GRN:	192022230144154978	Payment Mode:	SBI Epay
GRN Date:	18/10/2022 20:02:21	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3861660198032	BRN Date:	18/10/2022 20:03:16
Gateway Ref ID:	222911985963	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	181020222014415496	Payment Init. Date:	18/10/2022 20:02:21
Payment Status:	Successful	Payment Ref. No:	2003025261/3/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr VIKASH KUMAR AGARWAL
Address: 48/16 BSM ENCLAVE, GANGA 4-C, 135 JESSORE ROAD, KOLKATA-700055
Mobile: 9830450811
EMail: AGVIKASH1973@YAHOO.COM
R.E.F. No: 2003025261/3/2022
Name: STAMP AND REVENUE DEPARTMENT
Period From (dd/mm/yyyy): 18/10/2022
Period To (dd/mm/yyyy): 18/10/2022
Remarks: Payment of SD and RF and Mutation Fees
Period From (dd/mm/yyyy): 18/10/2022
Period To (dd/mm/yyyy): 18/10/2022
Payment Ref ID: 2003025261/3/2022
Dept Ref ID/DRN: 2003025261/3/2022

Payment Details

Sl. No.	Payment Ref. No.	Description	Item No./A/C	Amount
1	2003025261/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	832427 ✓
2	2003025261/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	167495 ✓
3	2003025261/3/2022	Mutation/Conversion Receipt	0029-00-800-028-27	1320 ✓

Total 1001242

IN WORDS: TEN LAKH ONE THOUSAND TWO HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1901-09517/2022	Date of Registration	21/10/2022
Query No / Year	1901-2003025261/2022	Office where deed is registered	
Query Date	17/10/2022 11:05:53 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sanjib Chakraborty 45/C, Satkari Mitra Lane, Kolkata, Thana : Maniktala, District : South 24-Parganas, WEST BENGAL, PIN - 700054, Mobile No. : 9830259815, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,30,00,000/-	Rs. 1,69,18,521/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,45,946/- (Article:23)	Rs. 1,69,283/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



Land Details :



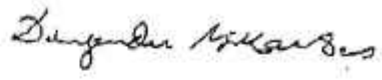


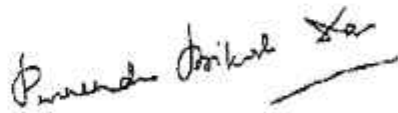
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachhi, , Ward No: 20, Holding No:637 JI No: 20, Pin Code : 700055

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1613 (RS :-)	LR-6529	Bastu	Bastu	2 Katha 10 Chatak 30 Sq Ft	83,32,600/-	1,02,00,001/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -02080-1989
L2	LR-1613 (RS :-)	LR-2110	Bastu	Bastu	10 Chatak 30 Sq Ft	20,83,700/-	25,50,001/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1504-I -02080-1989
L3	LR-1613 (RS :-)	LR-2883	Bastu	Bastu	10 Chatak 30 Sq Ft	20,83,700/-	25,50,001/-	Width of Approach Road: 14 Ft., ,Last Reference Deed No :1504-I -02080-1989
TOTAL :					6.6Dec	125,00,000 /-	153,00,003 /-	
Grand Total :					6.6Dec	125,00,000 /-	153,00,003 /-	




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1684 Sq Ft.	3,33,432/-	10,79,866/-	Structure Type: Structure
Gr. Floor, Area of floor : 842 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 842 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	421 Sq Ft.	83,284/-	2,69,326/-	Structure Type: Structure
Gr. Floor, Area of floor : 210.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 210.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L3	421 Sq Ft.	83,284/-	2,69,326/-	Structure Type: Structure
Gr. Floor, Area of floor : 210.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 210.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2526 sq ft	5,00,000 /-	16,18,518 /-	



Seller Details :

SI No	Name, Address, Photo, Finger print and Signature		
1	Name	Photo	Signature
	Mrs SANDHYA RANI DAS Wife of Late Basanta Kumar Das Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office	 21/10/2022	 LTI 21/10/2022
			 21/10/2022
344/1, Block-A, Green Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: : aaxxxxxx4b, Aadhaar No: 67xxxxxxxx8064, Status : Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office			

			Signature
Mr DIBYENDU BIKAS DAS Son of Late Basanta Kumar Das Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office	 <small>21/10/2022</small>	 <small>LTI 21/10/2022</small>	 <small>21/10/2022</small>
344/1, Block-A, Green Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: chxxxxxx5I, Aadhaar No: 87xxxxxxxxx2216, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office			
3			
Name	Photo	Finger Print	Signature
Mr PURNENDU BIKASH DAS Son of Late Basanta Kumar Das Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office	 <small>21/10/2022</small>	 <small>LTI 21/10/2022</small>	 <small>21/10/2022</small>
344/1, Blockk-a, Green Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx7e, Aadhaar No: 95xxxxxxxxx4236, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr VIKASH KUMAR AGARWAL (Presentant) Son of Late Vijay Kumar Agarwal Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office	 <small>21/10/2022</small>	 <small>LTI 21/10/2022</small>	 <small>21/10/2022</small>
Son of Late Vijay Kumar Agarwal 48/16, BSM Enclave Flat No.4C, 4th Floor, 135, Jessore Road, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5H, Aadhaar No: 71xxxxxxxxx2568, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office				

Mrs SWETA AGARWAL Wife of Mr Vikash Kumar Agarwal Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office			Signature
	21/10/2022	LTI 21/10/2022	21/10/2022

Wife of Mr Vikash Kumar Agarwal 48/16, BSM Enclave, Flat No.4C, 4th Floor, 135, Jessore Road, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North24-Parganas, West Bengal, India, PIN:- 700055
 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx4k, Aadhaar No: 34xxxxxxx8713, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022, Admitted by: Self, Date of Admlsion: 21/10/2022 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parikshit De Son of Late Pranab Kumar De 18/1A, Ram Ratan Bose Lane, City:- Not Specified, P.O:- Shyambazar, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700004			
	21/10/2022	21/10/2022	21/10/2022

Identifier Of Mrs SANDHYA RANI DAS, Mr DIBYENDU BIKAS DAS, Mr PURNENDU BIKASH DAS, Mr VIKASH KUMAR AGARWAL, Mrs SWETA AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA RANI DAS	Mr VIKASH KUMAR AGARWAL-1 Katha 5 Chatak 15 Sq Ft, Mrs SWETA AGARWAL-1 Katha 5 Chatak 15 Sq Ft

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU BIKAS DAS	Mr VIKASH KUMAR AGARWAL-5 Chatak 15 Sq Ft, Mrs SWETA AGARWAL-5 Chatak 15 Sq Ft

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr PURNENDU BIKASH DAS	Mr VIKASH KUMAR AGARWAL-5 Chatak 15 Sq Ft, Mrs SWETA AGARWAL-5 Chatak 15 Sq Ft

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SANDHYA RANI DAS	Mr VIKASH KUMAR AGARWAL-842.00000000 Sq Ft, Mrs SWETA AGARWAL-842.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU BIKAS DAS	Mr VIKASH KUMAR AGARWAL-210.50000000 Sq Ft, Mrs SWETA AGARWAL-210.50000000 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Mr PURNENDU BIKASH DAS	Mr VIKASH KUMAR AGARWAL-210.50000000 Sq Ft, Mrs SWETA AGARWAL-210.50000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Satgachhi, Ward No: 20, Holding No:637 JI No: 20, Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1613, LR Khatian No:- 6529	Owner: সন্ধ্যা রানী দাস, Gurdian: বসন্ত কুমার দাস, Address: নিজ, Classification: বাস্তু, Area: 0.04000000 Acre,	Mrs SANDHYA RANI DAS
L2	LR Plot No:- 1613, LR Khatian No:- 2110	Owner: দিব্যেন্দু বিকাশ দাস, Gurdian: মৃত বসন্ত কুমার দাস, Address: নিজ, Classification: বাস্তু, Area: 0.01000000 Acre,	Mr DIBYENDU BIKAS DAS
L3	LR Plot No:- 1613, LR Khatian No:- 2883	Owner: পূর্ণেন্দু বিকাশ দাস, Gurdian: বসন্ত কুমার দাস, Address: নিজ, Classification: বাস্তু, Area: 0.01000000 Acre,	Mr PURNENDU BIKASH DAS

On 21-10-2022

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 14:35 hrs on 21-10-2022, at the Office of the A.R.A. - I KOLKATA by Mr VIKASH KUMAR AGARWAL, 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 1,69,18,521/-

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

Execution is admitted on 21/10/2022 by 1. Mrs SANDHYA RANI DAS, Wife of Late Basanta Kumar Das, 344/1, Block-A, Green Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, caste Hindu, by Profession House wife, 2. Mr DIBYENDU BIKAS DAS, Son of Late Basanta Kumar Das, 344/1, Block A, Green Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, caste Hindu, by Profession Service, 3. Mr PURNENDU BIKASH DAS, Son of Late Basanta Kumar Das, 344/1, Block A, Green Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, caste Hindu, by Profession Service, 4. Mr VIKASH KUMAR AGARWAL, Son of Late Vijay Kumar Agarwal, 48/16, BSM Enclave Flat No.4C, 4th Floor, 135, Jessore Road, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 5. Mrs SWETA AGARWAL, Wife of Mr Vikash Kumar Agarwal, 48/16, BSM Enclave, Flat No.4C, 4th Floor, 135, Jessore Road, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business Indetified by Mr Parikshit De, , Son of Late Pranab Kumar De, 18/1A, Ram Ratan Bose Lane, P.O: Shyambazar, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,69,283.00/- (A(1) = Rs 1,69,185.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,69,283/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/10/2022 8:03PM with Govt. Ref. No: 192022230144154978 on 18-10-2022, Amount Rs: 1,67,495/-, Bank: SBI EPay (SBlePay), Ref. No. 3861660198032 on 18-10-2022, Head of Account 0030-03-104-001-16 Online on 21/10/2022 3:02PM with Govt. Ref. No: 192022230148303951 on 21-10-2022, Amount Rs: 1,788/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYBCSZ1 on 21-10-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,45,946/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 8,40,946/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 122453, Amount: Rs.5,000.00/-, Date of Purchase: 18/10/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/10/2022 8:03PM with Govt. Ref. No: 192022230144154978 on 18-10-2022, Amount Rs: 8,32,427/-, Bank: SBI EPay (SBlePay), Ref. No. 3861660198032 on 18-10-2022, Head of Account 0030-02-103-003-02 Online on 21/10/2022 3:02PM with Govt. Ref. No: 192022230148303951 on 21-10-2022, Amount Rs: 8,519/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BYBCSZ1 on 21-10-2022, Head of Account 0030-02-103-003-02

Pradipta Kishore Guha

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 421499 to 421539
being No 190109517 for the year 2022.



Pradipta

Digitally signed by pradipta kishore guha
Date: 2022.10.31 15:01:55 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2022/10/31 03:01:55 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

122453

Vikash Kumar Agarwal & Co.

NAME	
AGE	35
DATE	18 OCT 2022
SUDANJAN MUKHERJEE	
Licensed Stamp Vendor	
Court	
2 & 3, K. S. Roy Road, Kol-1	

Just one ready

Kol-700055

18 OCT 2022



Identified by me

Pasikshit De
Advocate

18/1A, R.R Bose Lane

Kol-700004

PS Ultadanga

ADDITIONAL REGISTRAR
OF ASSISTANCE-1, KOLKATA
27 OCT 2022

