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पश्चिम बंगाल WEST BENGAL

L 214119

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Dr. Prokash

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

*[Signature]*

Add. District Sub-Registrar  
Behala, South 24 Parganas

18 DEC 2019

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made and executed on this 9th DAY OF DECEMBER, TWO THOUSAND AND NINETEEN (2019).

BETWEEN

145888

Mitusree Borah Ghosh. Adv.

508

NAME
ADD.
DATE
30 NOV 2019
<b>SURANJAN MUKHERJEE</b>
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

High Court  
Cel-1.

D. S. PROPERTIES

Partner

30 NOV 2019

17615

17608

17614

17618



A.D.S.R. Behala  
- 9 DEC 2019  
Dist. - South 24 Pgs.

Mitusree Borah Ghosh  
MITUSREE BORAL GHOSH  
ADVOCATE  
CALCUTTA HIGH COURT  
WB / 1374 / 2003

1) **MRS. KRISHNA ROY CHOWDHURY (NEE BHATTACHARYA)**, PAN NO. ATYPR8245D and AADHAR NO. 5417 2222 9138, Wife of Late Bidhan Roy Chowdhury, daughter of Late Anil Ranjan Bhattacharya, by faith Hindu, by Occupation Service, by Nationality Indian, presently residing at 135, Motilal Gupta Road , Post Office Barisha, Police Station Haridevpur, Kolkata 700008, West Bengal AND

2) **MRS. BANANI BANERJEE (NEE BHATTACHARYA)**, PAN NO. ATEPB1280C and AADHAR NO. 2764 1811 0848, Wife of Suhash Banerjee , daughter of Late Anil Ranjan Bhattacharya, by faith Hindu, by Occupation Housewife, by Nationality Indian, presently residing 27/1 , Maharani Indira Devi Road , Behala, Parnasree Pally, Post Office Garagacha , Police Station Parnashree , Kolkata 700038, District 24 Parganas (South), West Bengal.

All the above named persons under serial number 1 and 2 hereinafter collectively called and referred to as the "OWNERS/VENDORS", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors, successors, administrators, legal representatives and assigns and/or nominees) of the **FIRST PART**.

AND

**D S PROPERTIES**, PAN NO. AALFD7797C and REGISTRATION NO. L81116 being a partnership firm registered under The Indian Partnership Act, 1932 having its registered office at 9/1, Old Post Office Street, Ground Floor, (Opp. Calcutta High Court, Gate No G), Kolkata 700 001 represented by one of the partners **SRI ARUN SHARMA**, PAN NO. ALSPS6302C and AADHAR NO. 3454 9215 7758, son of Late Dhanik Sharma, by Nationality Indian, by Faith Hindu, by Occupation Business of 49M, Swinhoe Lane, Post Office and Police Station Kasba, Kolkata 700042, District South 24 Parganas, hereinafter referred to and called as the "**PURCHASER/ VENDEE**", (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, heiresses, executors, successors, administrators, legal representatives and assigns/nominees) of the **SECOND PART**.

All parties to this Deed of Conveyance being the **OWNER/VENDORS** herein and the **PURCHASER/ VENDEE** herein are hereinafter collectively referred to as the "Parties" and sometimes individually referred to as "Party".

The terms **OWNER/VENDORS** shall mean the Transferor and the term **PURCHASER/ VENDEE** shall mean the Transferee.

WHEREAS one Anil Ranjan Bhattacharya (since deceased) being the father of the Owner/Vendors herein, became the sole and absolute owner and seized and possessed in respect of Bastu land ALL THAT measuring about 9 Cottahs 12 Chittacs, lying and situate at C. S. AND R. S. Dag No. 263, L. R. Dag No.263/728 of C. S. AND R. S. Khatian No. 201, L. R. Khatian No. 2686, 2688, 2689, 2690, 2691, 2692, 2694, 2695, 2685, 2687 and 2693, in Mouza- Parbangla, J. L. No. 18 now 49, Touzi No. 343, within the limit of Maheshtala Municipality Ward no. 31, having Holding No. F4-8/167/1-2, Parbangla Bat Tala Road, P. S. Maheshtala, District- 24 Parganas (South), Kolkata - 700140, by virtue of two Registered Deed of Conveyances executed on 19. 04. 1954 by one Nagendra Nath Paul as Vendor being Deed No. 2676 and another duly executed on 22. 04. 1955 being Deed No. 3148, both the Registered Deed of Conveyance duly executed in the Office of the S. R. Alipore Sadar, hereinafter referred to as the "Said Land".

AND WHEREAS the said Anil Ranjan Bhattacharya (since deceased) got his name mutated and/or recorded in the assessment records of the Maheshtala Municipality in respect of the Said Land and also paid taxes and levies for the same.

AND WHEREAS while absolute seized and possessed of the Said Land which measuring more or less 9 Cottahs 12 Chittacs, said Anil Ranjan Bhattacharya died intestate on 8<sup>th</sup> January, 1997, leaving behind him his widowed wife namely Santi Sudha Bhattacharya, sons namely Dipak Bhattacharya, Alok Bhattacharya, Tapan Bhattacharya, Chandan Bhattacharya, Supriyo Bhattacharya, Ashoke Bhattacharya, Susanta Bhattacharya, daughters namely Chinmayee Bhattacharya, Krishna Roy Chowdhury (nee Bhattacharya), Banani Banerjee (nee Bhattacharya) as his surviving heirs and successors in respect of the Said Land.

AND WHEREAS on death of the said Anil Ranjan Bhattacharya, his heirs jointly inherited the Said Land by virtue of law of inheritance, each having undivided 1/11<sup>th</sup> undivided share in the same.

AND WHEREAS after demise of the said Anil Ranjan Bhattacharya, Krishna Roy Chowdhury (nee Bhattacharya) and Banani Banerjee (nee Bhattacharya) being the legal heirs of Anil Ranjan Bhattacharya, being the Owner/Vendors herein, were became the sole and absolute co-owners of undivided 1/11<sup>th</sup> share each by way of law of inheritance and jointly seized and possessed the undivided 2/11<sup>th</sup> share in respect of the Said Land which measuring about 1 Cottahs 12 Chittacks 37 Square Feet of Bastu Land free from all encumbrances.

AND WHEREAS Krishna Roy Chowdhury (nee Bhattacharya) and Banani Banerjee (nee Bhattacharya) being the legal heirs of Anil Ranjan Bhattacharya, being the

Owner/Vendors herein, jointly in absolute ownership, possession and enjoyment of undivided 2/11<sup>th</sup> share in respect of the Said Land, i.e. ALL THAT of undivided Bastu Land measuring about 1 Cottahs 12 Chittacs 37 Square Feet, out of total 9 Cottahs 12 Chittacs, lying and situate at in C. S. AND R. S. Dag No. 263, L. R. Dag No.263/728 of C. S. AND R. S. Khatian No. 201, L. R. Khatian No. 2686, 2688, 2689, 2690, 2691, 2692, 2694, 2695, 2685, 2687 and 2693, in Mouza- Parbangla, J. L. No. 18 now 49, Touzi No. 343, within the limit of Maheshtala Municipality Ward no. 31, having Holding No. F4-8/167/1-2, Parbangla Bat Tala Road, P. S. Maheshtala, District- 24 Parganas (South), Kolkata - 700140, hereinafter referred to as the "Schedule Property" which more fully and particularly mentioned and described in "SCHEDULE" written hereunder and also properly shown in the plan annexed herewith depicted and bordered in RED verge.

AND WHEREAS Krishna Roy Chowdhury (nee Bhattacharya) and Banani Banerjee (nee Bhattacharya) being the Owner/Vendors and the Party of the First Part herein, while in absolute seized and possessed the said Schedule Property more fully and particularly described and mentioned in the "Schedule" written herein under and while enjoyed the said Schedule Property peacefully, freely and absolutely and without any interruptions from any corners together with absolute and good right, title and interest on the same and possess absolute authority to grant, convey, transfer, assign, assure and sale the said Schedule Property and/or any part of the said Schedule Property, as the case may be, to any Purchaser/s as the Party of the First Part being the Owner/Vendors herein think fit and proper.

AND WHEREAS the said Krishna Roy Chowdhury (nee Bhattacharya) and Banani Banerjee (nee Bhattacharya) being the Party of the First Part herein, due to their legal necessity want to sell the said Schedule Property more fully and particularly described and mentioned in the "Schedule" written herein under and the Party of the Second Part being the Purchaser/Vendee herein has agreed to purchase the said Schedule Property upon valuable consideration of Rs. 2, 84, 440/- (Rupees Two Lakhs Eighty-Four Thousand and Four Hundred Forty) only of lawful money of the Indian Union.

AND WHEREAS the Party of the First Part being the Owner/Vendors herein being the absolute owner of the said Schedule Property while in absolute enjoyment and possession of the said Schedule Property for their legal necessity agreed to grant, convey, assign, assure, sell and transfer the said Schedule Property absolutely and forever unto the Party of the Second Part being the Purchaser/Vendee herein which is otherwise free from all encumbrances which more fully and particularly described and mentioned in the "Schedule" written hereunder for a total consideration of Rs. 2, 84, 440/- (Rupees Two Lakhs Eighty-Four Thousand and Four Hundred Forty) only, the Owner/Vendors

doth herein and also by the memo of consideration admit, acknowledge receipt of the same from the Purchaser/Vendee towards receipt of the said full consideration money.

**AND WHEREAS** for which the Purchaser/Vendee herein after scrutinizing the status of the said Schedule Property and also being satisfied regarding the right, title and interest of the Owner/Vendors on the said Schedule Property and on considering the said price as the present market price has agreed to purchase the said Schedule Property more fully and particularly described and mentioned in the "Schedule" herein below against the said valuable consideration together with the undivided impartible proportionate, indivisible and undemarcated right, title, interest, share and common ownership on the common portion of the Said Land meant for use as common by all the Owners/Occupiers/Purchasers including all facilities and amenities appurtenant thereto.

**AND WHEREAS** subject to the terms and conditions as detailed in this Deed of Conveyance, the Owner/Vendors agree to sell, transfer, convey, assign and assure their right, title, interest and ownership in the said Schedule Property along with undivided proportionate share of land underneath the Said Land along with the proportionate share in all common parts portions areas and facilities to comprise in the Said Land and/or the right to use the common areas/common parts and facilities in common along with all easement rights over all common portions in the Said Land, free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments and trusts whatsoever nature in favour of the Purchaser/Vendee and hence the Purchaser/Vendee have now requested the Owner/Vendors to execute this Deed of Conveyance in respect of the said Schedule Property more fully and particularly described and mentioned in the "Schedule" hereunder in favour of the Purchaser/Vendee, which the Owner/Vendors have agreed to do in the manner hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH** as follows:

**THAT** in pursuance of the aforesaid and in consideration of the payment of total sum of amount being Rs. 2, 84, 440/- (Rupees Two Lakhs Eighty-Four Thousand and Four Hundred Forty) only as recorded in the Memorandum of Consideration hereto appended and truly paid by the Purchaser/Vendee to the Owner/Vendors simultaneously with the execution of these presents the receipt whereof the Owner/Vendors doth hereby admit and acknowledge as hereunder mentioned in the Memorandum of Consideration, Owner/Vendors of their free will and without any force, compulsion or undue influence hereby and hereunder grant, sale, transfer, convey, assign, assure and doth hereby admit and confirm unto the Purchaser/Vendee the said Schedule Property and release and discharge said Schedule Property forever and absolutely which more fully and

particularly mentioned and written hereunder in the "Schedule" TOGETHER WITH the undivided proportionate indivisible share of the Said Land which attributable to the said Schedule Property and all legal incidents thereof with the right of use and enjoyment of the common areas of the Said Land AND TOGETHER WITH common benefits, advantages, rights, trusts, easements, privileges, appendages and appurtenances belonging to the said Schedule Property and all the estate, right, title, interest, property, claim, possession and demand whatsoever of Owner/Vendors into or upon the said Schedule Property doth hereby indefeasibly grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchaser/Vendee AND TOGETHER WITH exclusive rights in favour of the Purchaser/Vendee to be used and to occupy the Schedule Property exclusively and the common parts in common with the other owners/occupiers of the Said Land along with all rights, benefits, advantages, claims and demands attributable thereto.

AND THAT the Purchaser/Vendee TO HAVE AND HOLD the Schedule Property for the Purchaser/Vendee's beneficial and commercial use and enjoyment of the said Schedule Property AND TOGETHER WITH proportionate share and other easement right and reversion or reversions, remainder or remainders and the rents, issues and profits of and in connection with the Schedule Property and all the estate right, title, interest, property, claim and demand whatsoever of the Owner/Vendors into or upon the said Schedule Property and the proportionate share and all other share and all other rights and properties hereby granted, transferred, sold. Conveyed, assigned and assured and/or intended so to be and every part or parts thereof respectively AND TOGETHER WITH their every rights, liberties and appurtenances whatsoever to and unto the Purchaser/Vendee AND TOGETHER WITH easement or quasi easement and other stipulations and provisions in connection with the beneficial use and enjoyment of the said Schedule Property and/or the proportionate share thereof of the Said Land ALL THAT the said Schedule Property together with undivided proportionate indivisible share in the said common portion including all liberties, privileges, with all rights of ingress and egress and all easement rights and using right, title, interest, possession belonging to the said Schedule Property of the Owner/Vendors into or upon the said Schedule Property and every part thereof bequeath to and unto the Purchaser/Vendee free from all encumbrances, trusts, liens, lispense and attachment thereto TO HAVE AND TO HOLD said Schedule Property and every part thereof and doth hereby sold, conveyed, transferred, to the Purchaser/Vendee and/or her heirs, executors, administrators, representatives and assigns absolutely and forever.

AND THAT the Owner/Vendors doth hereby covenants with the Purchaser/Vendee that notwithstanding any acts, deeds, hereto before done, executed or knowingly suffered to the contrary the Owner/Vendors is now lawfully seized and possessed of the

said Schedule Property free from all encumbrances, attachments, charges or defects whatsoever and there is no suit or dispute or case pending in any court of law in respect of the said Schedule Property and the Owner/Vendors have full power and absolute authority to sale, transfer and convey the said Schedule Property in the manner aforesaid and the Purchaser/Vendee shall hereafter peaceably and quietly hold, possess and enjoy the said Schedule Property as its absolute owner and possessor with absolute rights to sale, transfer, gift, mortgage, lease, convey whatsoever as its absolute owner and possessor AND THAT the Owner/Vendors doth hereby covenants with the Purchaser/Vendee to save the said Schedule Property harmless and shall at all times hereinafter indemnify and keep indemnified the Purchaser/Vendee from or against all encumbrances, losses, damages, and charges whatsoever.

AND THAT the Purchaser/Vendee shall be at liberty to enjoy all rights of ingress and egress and to enjoy all easement rights over and through to the all common portion of the said Said Land and use the same for all purposes at all time and further the Purchaser/Vendee have got every liberty to make all arrangements and/or to obtain connections/supplies of all utility/service/services over and through the said common portion being the part and parcel of the Said Land and the same doth hereby completely and indefensibly grant, sell, convey, transfer, assignee assure unto the Purchaser/Vendee all that the said Schedule Property forever and absolutely lying and situated within the Schedule Property, which more fully and particularly described and mentioned in the "Schedule" hereunder and the Purchaser/Vendee shall hereafter peaceably and quietly hold, possess and enjoy the rents, issues, profits and/or like nature in connection with the said Schedule Property.

AND THAT the Purchaser/Vendee TO HAVE AND TO HOLD the said Schedule Property along with proportionate undivided share and interest in the Common Areas/Portions of the Said Land and exclusive right to use the said Common Areas/Portions of the Said Land and TO HAVE AND TO HOLD exclusive and absolute share and interest on the Schedule Property and all other benefits, privileges and rights bequeath on the said Schedule Property and the same hereby settled, sold, conveyed, transferred and assured and every part thereof absolutely, exclusively and forever in favour of the Purchaser/Vendee EXCEPTING AND RESERVING unto the other owner/s and/or occupier/s of the Said Land with such easements or quasi-easements rights and privileges AND ALSO SUBJECT to the Purchaser/Vendee paying and discharging all taxes and impositions on the said Schedule Property wholly and common expenses proportionately and all other outgoing in connection with the said Schedule Property and the said common portion and/or portions proportionately.



**THE OWNERS/VENDORS DOETH HEREBY COVENANT WITH THE PURCHASER/  
VENDEE :-**

- a) That the Owners/Vendors assures the Purchaser/Vendee that the Owners/Vendors have absolute, clear and good marketable title in respect to the said Schedule Property and have clear, absolute, actual, physical and legal possession of the Schedule Property along with proportionate undivided share and interest in the Common Areas/Portions of the Said Land and exclusive right to use the said Common Areas/Portions of the Said Land along with other owners/occupants/occupiers of the Said Land.
- b) The Owners/Vendors further assure the Purchaser/Vendee that the said Schedule Property is free from all encumbrances and there is no legal impediment or restraint of any nature whatsoever for the transfer of the said Schedule Property to the Purchaser/Vendee.
- c) That the Owners/Vendors further assure the Purchaser/Vendee that there are no litigations pending before any Court of law or authority with respect to the said Schedule Property.
- d) The Owners/Vendors herein have every right to enter into this Deed of Conveyance and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/Vendee created herein with respect to the said Schedule Property, may be prejudicially affected.
- e) The Owners/Vendors have not entered into any Agreement for Sale and/or Deed of Conveyance or any other Agreements/Arrangements with any other person/s or party/parties with respect to the said Schedule Property, which will, in any manner, affect the rights of Purchaser/Vendee under this Conveyance Deed.
- f) The Owners/Vendors confirm that they are not restricted in any manner whatsoever from selling the said Schedule Property to the Purchaser/Vendee in the manner contemplated in this Deed of Conveyance.
- g) That right, title and interest which the Owners/Vendors doth hereby profess to transfer, subsists and that the Owners/Vendors has good right, full power, absolute authority and indefeasible title to grant, transfer, convey, assign and assure the said Schedule Property together with all its Properties and/or Amenities and/or benefits and rights Appurtenant thereto along with proportionate undivided share and interest in the Common Areas/Portions of the Said Land hereby granted, conveyed,

transferred, assigned and assured unto the Purchaser/Vendee in the manner aforesaid or expressed or intended so to be.

- h) The Owners/Vendors doth hereby grant, convey, transfer, assigns, assure and sell the Schedule Property together with all its Properties and/or Amenities and/or benefits and rights Appurtenant thereto along with proportionate undivided share and interest in the Common Areas/Portions of the Said Land unto the Purchaser/Vendee forever and absolutely.
- i) That on or before the time of execution of this Deed of Conveyance the Owners/Vendors shall handover lawful, vacant, peaceful, physical possession of the said Schedule Property to the Purchaser/Vendee and the common areas and facilities appurtenant thereto to the Purchaser/Vendee.
- j) The Owners/Vendors doth hereby declare and confirm that the Owners/Vendors doth hereby do all acts and deeds as may be necessary to ensure the right, title and interest available to the Purchaser/Vendee as Purchaser and as the Co-Owner/Occupier of the Said Land on and from the other Co-Owners/Occupiers.
- k) The Owners/Vendors shall duly fulfill and perform all its obligations and covenants hereunder expressly stated under these presents and duly agree to observe and perform all the agreements and conditions contained in these presents.
- l) That from this date of execution of this Deed of Conveyance in respect of sale of the Schedule Property by the Owners/Vendors for valuable consideration as mentioned herein below executed in favour of the Purchaser/Vendee, the Owners/Vendors herein relinquish and hand over all their right, title, interest, claim or share in the Schedule Property forever and absolutely in favour of the Purchaser/Vendee and thus the Purchaser/Vendee has become the sole and absolute owner thereof and shall have enjoy the benefit of peaceful khas possession of the said Schedule Property forever and absolutely and hence any members of the Owners/Vendor's family and/or any other person/s through succession or inheritance or any person/s claiming through under or in trust for the Owners/Vendors shall have no manner of right, title, interest, claim or share in the Schedule Property in any manner whatsoever and shall not be entitled any claim on the Schedule Property forever and absolutely.
- m) It shall be lawful for the Purchaser/Vendee from time to time and at all time hereafter to enter into and enjoy the said Schedule Property and every part thereof and to receive the rents, issued profits thereof without any interruption, hindrance,

claim or demand or disturbance whatsoever from the Owners/Vendors or their heir/successor or any person/s claiming through under or in trust for it.

- n) That the Owners/Vendors and/or their successors-in-interest, or any person claiming under the Owners/Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser/Vendee and/or her successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser/Vendee and/or their successors-in-interest by reason of any defect in title of the Owners/Vendors or any of the representations of the Owners/Vendors made under this Deed of Conveyance being found to be untrue and concocted and the Purchaser /Vendee shall be entitled to recover all her losses from the Owners/Vendors and/or their successors-in-interest.
- o) That all taxes, charges, dues, demands, arrears, electricity charges, water charges, outstanding bills, house tax, development charges, etc. if any, in respect of the said Schedule Property for the period prior to the date of execution of this Sale Deed shall be paid and borne by the Owners/Vendors and thereafter the same shall be paid and borne by the Purchaser/Vendee.
- p) The said Schedule Property is freed and discharged from and against all manner of encumbrances, trusts, liens, lispendense and attachments whatsoever.
- q) That all right and easements attached with the said Schedule Property have also been conveyed and transferred with the said Schedule Property, unto the Purchaser/Vendee.
- r) That the Owners/Vendors has assured and delivered to the Purchaser /Vendee that the said Schedule Property under sale is free from all sorts of encumbrances such as Sale, Mortgage, Gift, Transfer, Decree, Litigation, Lease, Acquisition and/or Notification etc. and there is no defect in the title of the Owners/Vendors and if it is proved otherwise at any time and the Purchaser /Vendee suffers any loss, then the Owners/Vendors along with their legal heirs shall be fully liable and responsible for the same and the Purchaser/Vendee shall be entitled to recover all her losses from the Owners/Vendors and/or their successors-in-interest.
- s) That the Purchaser/Vendee shall have full right to apply and get Utility/Service /Services connection to the said Schedule Property more fully and particularly described and mentioned in Schedule hereunder from the concerned authority/s all the way through the Said Land more fully and particularly described and mentioned in Schedule hereunder.

- t) That the Purchaser/Vendee shall have full right to apply and entitled to get the existing name changed and/or mutate the Schedule Property in favour of her own name in the municipal record or in the record of other authorities as the absolute Owner of the Schedule Property.
- u) That the Owners/Vendors hereby declare and assure to the Purchaser/Vendee that the said Schedule Property has not been acquired by the Govt. and there is no injunction or attachment order of any Court or Department and if it is proved otherwise at any time and the Purchaser/Vendee suffers any loss, then the Owners/Vendors along with their legal heirs shall be fully liable and responsible for the same and the Purchaser/Vendee shall be entitled to recover all their losses from the Owners/Vendors and/or their successors-in-interest.
- v) The Owners/Vendors shall from time to time and at all times hereinafter upon every reasonable request shall do execute and perform all such further and other lawful and reasonable acts, deeds, conveyances, matters and things whatsoever for better or more perfectly assuring the said flat unto the Purchaser/Vendee in the matter aforesaid as shall or may be reasonably required.
- w) The Owners/Vendors undertakes and agrees to execute and deliver all such further documents and do all acts and things as may be reasonable required to effectively carry on the full intent and meaning of this Deed of Conveyance and the transaction contained herein and further undertakes to sign and execute any declaration/affidavit, if required, for necessary mutation of the said Schedule Property in the name of the Purchaser/Vendee.
- x) Save and except in respect of the said Schedule Property hereby to be acquired in the manner and to extent hereby specified, the Purchaser/Vendee shall have undivided impartible proportionate, indivisible and undemarcated right, title, interest, share and/or joint ownership along with the other Co-Owners/ Occupiers on the Common Areas/Portion of the Said Land meant for use as common by the Purchaser/Vendee including all rights of ingress, egress and utilization for all purposes, facilities and amenities forever and absolutely and the Purchaser/Vendee have every right to use and enjoy the said Common Areas/Portion under the Said Land.
- y) The Owner/Vendors shall pay and remain liable for payment of all outstanding dues including rates, charges, taxes and other dues, if any, in respect of Maheshtala Municipality or any other Government or Semi-Government authority or authorities dues upto the date of these presents.

- z) The Purchaser/Vendee shall have every right to deal with and/or sell, assign, transfer, convey, exchange, deed, mortgage, pledge, lease, let, license, demise, remise, quitclaim, bargain or otherwise dispose of the said Schedule Property more fully and particularly described and mentioned in Schedule hereunder, including possession, right, title, interest or share therein and in case if absolute transfers by way of sale or gift or otherwise, transferee agrees to observe and perform the covenants and conditions contained in these presents and to be observed and performed by the Purchaser/Vendee.
- aa) The Purchaser/Vendee shall have every right to let out or part with the possession of the said Schedule Property more fully and particularly described and mentioned in Schedule hereunder and rent and all other charges and benefits receivable by the Purchaser in respect thereof necessary and other impositions.

**THE PURCHASER/VENDEE DO HEREBY COVENANT WITH THE OWNERS / VENDORS AS FOLLOWS :-**

The Purchaser/Vendee shall observe fulfill and perform the covenants hereunder written and shall regularly pay and discharge all taxes and impositions for the said Schedule Property wholly and common expenses proportionately and all other outgoing in connection with the said Schedule Property.

**THE PARTIES DO HEREBY AGREED AND ACCEPTED AS FOLLOWS :-**

- a) That the parties have entered into this Deed of Conveyance without indulging into any sort of coercion, undue-influence, misrepresentation, fraud, mistakes etc and this Deed of Conveyance is completely independent entered into by and between the parties herein and giving rise to independent actions.
- b) The Parties have gone through all the terms & conditions set out in this Deed of Conveyance and understood the mutual rights and obligations detailed herein and competent to sign the same.
- c) The Parties herein do not suppress/conceal/hide any fact and/or material from the other party and perform all its duties pertinent to their obligation faithfully and honestly and complied all their respective formalities absolutely.
- d) That in case the any Parties herein commits any kind of defaults in performing and observing covenants/obligations/commitments or like nature as mentioned under this Deed of Conveyance then in such event the other Party who suffer expressly or impliedly reserves it's each and every rights and authorities in respect to take any

kind of penal/legal action/actions civil/criminal or both as may think fit and proper as per the provisions of the applicable Act or Rules or Regulations or Laws time being in force.

- e) The Parties hereby confirm that they are signing this Deed of Conveyance with full knowledge of the all laws, rules, regulations; notifications etc. as applicable and abide the same.
- f) The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Deed of Conveyance and all applicable laws, are willingly enter into this Deed of Conveyance on the terms and conditions as appearing in this indenture.
- g) The Schedule shall have effect and be construed as an integral part of this Deed of Conveyance as well as all the documents including Map /Plan and Fingerprint Form annexed with this indenture is also the integral part of this Deed of Conveyance.

**THE SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE "SCHEDULE PROPERTY")**

ALL THAT piece and parcel of undivided Bastu Land measuring about 1 Cottahs 12 Chittacs 37 Square Feet, or more or less 1300 Square Feet, Out of Total Bastu Land 9 Cottahs 12 Chittacs, lying and situate at in C. S. AND R. S. Dag No. 263, L. R. Dag No. 263/728 of C. S. AND R. S. Khatian No. 201, L. R. Khatian No. 2686, 2688, 2689, 2690, 2691, 2692, 2694, 2695, 2685, 2687 and 2693, in Mouza- Parbangla, J. L. No. 18 now 49, Touzi No. 343, within the limit of Maheshtala Municipality Ward no. 31, having Holding No. F4-8/167/1-2, Parbangla Bat Tala Road, P. S. Maheshtala, District- 24 Parganas (South), Kolkata - 700140, which also properly shown in the plan annexed herewith depicted and bordered in RED verge which butted and bounded as follows: -

- On the North by : Property of Sushanta Pal and Others.
- On the East by : Property of Benulal Takal.
- On the South by : Property of Kanai Mondal and Others.
- On the West by : Remaining Part/Portion of the Said Land.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands, seal and signature the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

By the Owners/Vendors at Kolkata in presence of

**WITNESSES:**

- 1) Bhupati Karan.  
39 B. Beltala Road.  
Kolkata - 700020.
- 2) Champu Ghosh  
84/11 Jyotish Roy Road,  
Kolkata - 700053.

Kewalsharma Roy Choudhury

Banani Banerjee

OWNERS/VENDORS

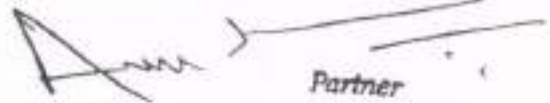
**SIGNED, SEALED AND DELIVERED**

By the Purchasers at Kolkata in presence of

**WITNESSES:**

- 1) Bhupati Karan.  
39 B. Beltala Road.  
Kolkata - 700020.
- 2) Champu Ghosh  
84/11 Jyotish Roy Road,  
Kolkata - 700053.

D. S. PROPERTIES



Partner

PURCHASER/VENDEE

Drafted and Prepared by me:

Mitusree Boral Ghosh

Advocate

HIGH COURT, CALCUTTA.

MITUSREE BORAL GHOSH

ADVOCATE

CALCUTTA HIGH COURT

R E C E I P T

RECEIVED from the within named Purchasers the sum of Rs. 2, 20, 440/- (Rupees Two Lakhs Twenty Thousand and Four Hundred Forty) only being the full and final consideration money payable under these presents as per memo below:

M E M O O F C O N S I D E R A T I O N

DATE	PARTICULARS	AMOUNT (RS.)
07/12/2019	PAID TO MRS. KRISHNA ROY CHOWDHURY (NEE BHATTACHARYA) VIDE PAY ORDER BEARING NO. 021397 FROM AXIS BANK, BBD BAGH BRANCH, KOLKATA.	2, 20, 440/-

TOTAL Rs. 2, 20, 440/-

TWO LAKHS TWENTY THOUSAND AND FOUR HUNDRED FORTY  
(RUPEES ELEVEN LAKHS TWO THOUSAND AND TWO HUNDRED) ONLY.

WITNESSES:

1) Bhupesh Kumar  
39B. Bellary Road.  
Kolkata - 700 20.

2) Champa Choudhury  
89/11 Jyotish Roy Road,  
Kolkata - 700 053.

Krishna Roy Chowdhury  
SIGNATURE OF THE OWNERS/VENDORS



R E C E I P T

RECEIVED from the within named Purchasers the sum of Rs. 64, 000/- (Rupees Sixty Four Thousand) only being the full and final consideration money payable under these presents as per memo below:

M E M O O F C O N S I D E R A T I O N

DATE	PARTICULARS	AMOUNT (RS.)
07/12/2019	BANANI BANERJEE PAID TO MRS. KRISHNA ROY CHOWDHURY (NIE BHATTACHARYA) VIDE PAY ORDER BEARING NO. 021398 FROM AXIS BANK, BBD BAGH BRANCH, KOLKATA.	64, 000/-

*W. Banerjee*

TOTAL Rs. 64, 000/-

(RUPEES SIXTY FOUR THOUSAND) ONLY.

WITNESSES:

1) *Bhupendra Kumar*  
39B, Belhata Road,  
Kolkata - 700020.

2) *Shamshad Akhsh*  
84/11 Jyotish Roy Road,  
Kolkata - 700053.

*Banani Banerjee*

SIGNATURE OF THE OWNERS/VENDORS

ALL THAT piece and parcel of undivided Bastu Land measuring about 1 Cottahs 12 Chittacs 37 Square Feet, or more or less 1300 Square Feet, Out of Total Bastu Land 9 Cottahs 12 Chittacs, lying and situate at in C. S. AND R. S. Dag No. 263, L. R. Dag No.263/728 of C. S. AND R. S. Khatian No. 201, L. R. Khatian No. 2686, 2688, 2689, 2690, 2691, 2692, 2694, 2695, 2685, 2687 and 2693, in Mouza- Parbangla, J. L. No. 18 now 49, Touzi No. 343, within the limit of Maheshtala Municipality Ward no. 31, having Holding No. F4-8/167/1-2, Parbangla Bat Tala Road, P. S. Maheshtala, District-24 Parganas (South), Kolkata - 700140.






















Krishna Roy Choudhury  
Banani Banerjee

SIGNATURE OF THE OWNERS/VENDORS

D. S. PROPERTIES  
*[Signature]*  
Partner  
SIGNATURE OF THE PURCHASER/VENDEE

**SPECIMEN FORM FOR TEN FINGER PRINTS**

	<p>Reshna Roy Choudhury</p>	<p>RIGHT HAND</p>	 <p>THUMB</p>	 <p>FORE FINGER</p>	 <p>MIDDLE FINGER</p>	 <p>RING FINGER</p>	 <p>LITTLE FINGER</p>
	<p>Banani Banerjee</p>	<p>LEFT HAND</p>	 <p>LITTLE FINGER</p>	 <p>RING FINGER</p>	 <p>MIDDLE FINGER</p>	 <p>FORE FINGER</p>	 <p>THUMB</p>
	<p>D. S. PROPERTIES</p>	<p>RIGHT HAND</p>	 <p>THUMB</p>	 <p>FORE FINGER</p>	 <p>MIDDLE FINGER</p>	 <p>RING FINGER</p>	 <p>LITTLE FINGER</p>
		<p>LEFT HAND</p>	 <p>LITTLE FINGER</p>	<p>RING FINGER</p>	<p>MIDDLE FINGER</p>	<p>FORE FINGER</p>	<p>THUMB</p>
		<p>RIGHT HAND</p>	<p>THUMB</p>	<p>FORE FINGER</p>	<p>MIDDLE FINGER</p>	<p>RING FINGER</p>	<p>LITTLE FINGER</p>

जायकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KRISHNA ROY CHOUDHURY  
ANIL RANJAN BHATTACHARYA  
01/06/1961



Permanent Account Number

ATYPR8245D

*Anil Ranjan Bhattacharya*  
Signature

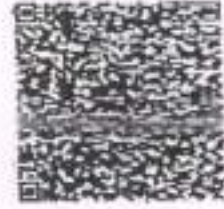




भारत सरकार



कृष्णा राय चौधुरी  
Krishna Roy Chowdhury  
जन्मतिथि/DOB: 10/04/1961  
महिला/ FEMALE



5417 2222 9138

आमार आधार, आमार परिचय



आधार

हवन प्राधिकरण

भारत सरकार

ठिकाना:

D/O अनिल रंजन छट्टाचार्य, 135,  
मोतिलाल गुप्त रोड, पूर्व बरिशा, पश्चिम  
२४ पारगना,  
पश्चिम बंग - 700008

Address:

D/O Anil Ranjan  
Bhattacharya, 135,  
MATILAL GUPTA ROAD,  
Purba Barisha, South 24  
Parganas,  
West Bengal - 700008



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1800 300 1947

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P.O. Box No. 1947,  
Bangaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BANANI BANERJEE  
ANIL RANJAN BHATTACHARJEE



10402/1963  
Permanent Account Number

ATEPB1280C

Banani Banerjee  
Signature





भारत सरकार  
GOVERNMENT OF INDIA



বনানী ব্যানার্জী  
BANANI BANERJEE  
পিতা : অনিল রঞ্জন ভট্টাচার্য  
Father : ANIL RANJAN BHATTACHARJEE  
জন্ম সাল / Year of Birth : 1963  
মহিলা / Female



2764 1811 0848

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২৭/১, মহারানী ইন্দিরা দেবী রোড,  
বেহালা, পল্লী পল্লী এস.ও.,  
কোলকাতা, পশ্চিমবঙ্গ, 700060

Address:  
27/1, MAHARANI INDIRA  
DEBI ROAD, BEHALA,  
Parnasree Pally S.O.,  
Parnasree Pally, Kolkata,  
West Bengal, 700060



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1800 180 1947



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WWW

www.uidai.gov.in



P.O. Box No. 1947,  
Bengaluru-560 001

# INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Limited)

5<sup>th</sup> Floor, Mantri Sterling, Plot No. 341, Survey No. 997/B, Model Colony,  
Near Deep Bungalow Chowk, Pune - 411 016.

No. DT(S)/PAN/ITMN\_REG

The Income Tax Department takes pleasure in informing that the Permanent Account Number (PAN) allotted to you is:

**AALFD7797C**

and the PAN card is enclosed herewith. For filing the return of income, please contact:

**WARD 34(3), KOLKATA**

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer service.

We may inform that it is mandatory to quote PAN in several transactions specified under the Income Tax Act, 1961. For details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of more than one PAN being allotted, this fact should be brought to the notice of your Assessing Officer, as possessing or using more than one PAN is against the law and may attract penalty of upto Rs. 10,000/-.

Any error in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above or on the reverse of the PAN Card.

The Income Tax Department maintains a website - [www.incometaxindia.gov.in](http://www.incometaxindia.gov.in) and Aayakar Sampark Kendra (Phone - 1800-180-1961) for providing information and services to citizens. This site contains detailed information on PAN also.

Income Tax Department

PAN: AALFD7797C  
WARD 34(3) KOLKATA  
1800-180-1961

NO. 5, BANGALORE STREET,  
KOLKATA  
700 016

(Signature is required)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



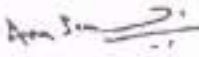
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ALSPS6302C

नाम / Name  
ARUN SHARMA

पिता का नाम / Father's Name  
DHANIK SHARMA

जन्म की तारीख / Date of Birth  
15/08/1976

  
हस्ताक्षर / Signature



27052018

9437

রেজিস্ট্রেশনের পর কনের যে কোন  
বিষয় পরিদর্শন হলে ১৪ দিনের মধ্যে  
বিবরণী কবের মাধ্যমে কি সহ (নগরে)  
কম্পিউটার সাহায্যে বাধ্যতামূলক।

No. ....

**Memorandum.**

The Registrar of Firms, West Bengal, hereby acknowledges receipt of the undermentioned document and intimates that it has been filed / recorded / registered pursuant to the Indian Partnership Act, 1932 (Act IX of 1932).

Statement required for registration (Form-I) Filed on... 6/10/15

Regn. No - L81116

H/S D.S. Properties



*[Handwritten signature]*

KOLKATA,

Dated 18/11/15 20 . Add. Registrar of Firms, West Bengal.

To H/S. D.S. Properties  
9/1, Old Post office Street  
(Ground floor), Kolkata-700001

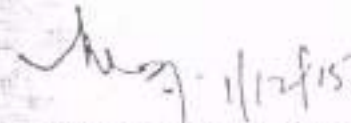
Government of West Bengal  
Office of the Registrar of Firms, Societies & Non-Trading Corporations,  
West Bengal, P-15 India Exchange Place Extension,  
Todi Mansion, 10<sup>th</sup> Floor, Kolkata-700073.  
PH- 033 2237-4316

Memo No. 429 F.I.R.

Date: 1/12/15

**TO WHOM IT MAY CONCERN**

It is to certify that on 06/10/2015, partners of the partnership firm, M/S D S PROPERTIES, having principal place of business at 9/1 Old Post Office Street, (Ground Floor), Kolkata 700001, West Bengal had applied for registration under Indian Partnership Act 1932. The case was processed at this end and finally accepted on 18/11/2015 on hearing of the partners. Certificate to this effect is expected to be issued shortly.



Additional Registrar of Firms, Societies &  
Non-Trading Corporations, West Bengal



सत्यमेव जयते

भारत सरकार

GOVERNMENT OF INDIA

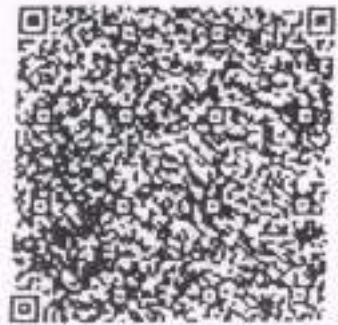


Arun Sharma

Date of Birth/DOB: 15/08/1976

Male/ MALE

Mobile No: 9830296315



3454 9215 7758

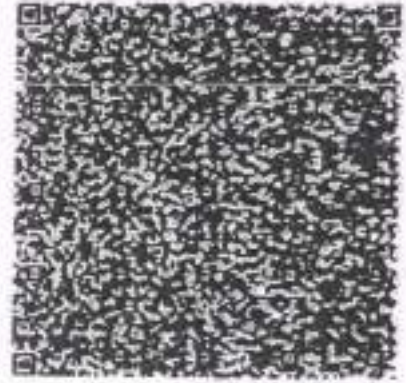
मेरा आधार, मेरी पहचान



महानगरपालिका प्रहचान प्रौधिकरण  
CITY OF INDIA

**Address :**

S/O Late Dhanik Sharma, 49M, Swinhoe  
Lane, Talbagan, Kasba, Kolkata,  
West Bengal - 700042



**3454 9215 7758**



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1800 300 1947

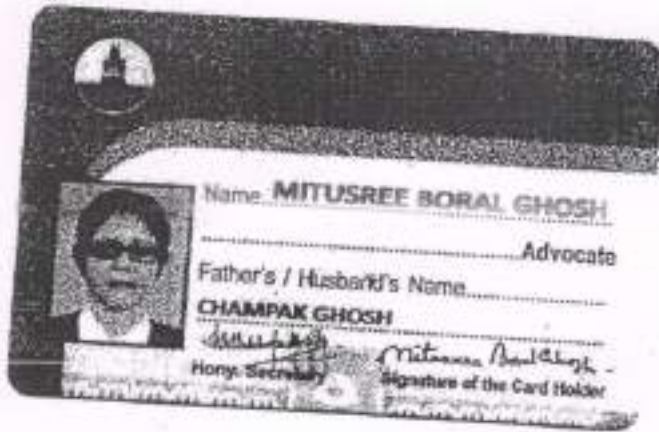


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www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001



Card No. 1292 Date of Membership 22-04-2008  
Address 84/ 11 Jyotish Roy Road, New Alipore,  
Kolkata- 700053  
Mobile : 983602665  
Enrolment No. W. 894-174/ 2008  
Enrolment Date 06-11-2008









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16070001838356/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs KRISHNA ROY CHOWDHURY Alias Mrs KRISHNA BHATTACHARYA 135, Motilal Gupta Road Post Office Barisha, Pol. P.O:- Maheshala, P.S.- Maheshala, District:- South 24-Parganas, West Bengal, India, PIN - 700008	Seller			<i>Krishna Roy Chowdhury</i> 9/10/19
2	Mrs BANANI BANERJEE Alias Mrs BANANI BHATTACHARYA 27/1, Maharani Indira Devi Road, Post Office Par. P.O - Parnasree Paly, P.S.- Behala, District:- South 24-Parganas, West Bengal India, PIN - 700060	Seller			<i>Banani Banerjee</i> 9/10/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ARUN SHARMA 49M, Swinhoe Lane, Post Office And Police Station Kasba, Kolkata 700042., P.O.- Kasba, P.S.- Kasba, District:- South 24-Parganas, West Bengal, India, PIN - 700042	Represent ative of Buyer [D S PROPER TIES ]		 D. S. PROPERTIES Partner	 D. S. PROPERTIES Partner 09.12.2019
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mrs MITUSREE BORAL GHOSH Wife of Mr CHAMPAK GHOSH 84/11 JYOTISH ROY ROAD, NEW ALIPORE, PO NEW ALIPOR, Jyotish Roy Road, P.O - New Alpore, P.S:- Behala, District:-South 24- Parganas, West Bengal, India, PIN - 700053	Mrs KRISHNA ROY CHOWDHURY. Mrs BANANI BANERJEE, Mr ARUN SHARMA			 Mitusree Boral Ghosh 9.12.19

  
(Sandip Biswas)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A D S R  
BEHALA  
South 24-Parganas, West  
Bengal





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-0001838356/2019	Office where deed will be registered
Query Date	01/12/2019 4:33:22 AM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	MITUSREE BORAL GHOSH 84/11 JYOTISH ROY ROAD, NEW ALIPORE, PO NEW ALIPORE, PS BEHALA, KOLKATA - 700053, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700053, Mobile No. : 9007450041, 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. 2,84,440/-	Rs. 5,97,437/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 35,866/- (Article:23)	Rs. 5,988/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp
Rs. 446/-		Rs. 500/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Par Bangla Bartala Road, Mouza: Par Bangla, Ward No: 31 JI No: 49, Pin Code : 700140

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-263/728	LR-2686	Bastu	Bastu	1 Katha 12 Chatak 37 Sq Ft	2,54,440/-	5,67,437/-	Width of Approach Road: 12 Ft.
Grand Total :					2.9723Dec	2,54,440 /-	5,67,437 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



Query No: 1607-0-001838356 of 2019, Printed On: Jan 6 2020 2:32PM, Generated from: Registration office

**Seller Details :**

Sl No	Name & address	Status	Execution Admission Details
1	Mrs KRISHNA ROY CHOWDHURY, (Alias: Mrs KRISHNA BHATTACHARYA) Wife of Late Bidhan Roy Chowdhury135, Motilal Gupta Road , Post Office Barisha, Pol, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATYPR8245D, Aadhaar No: 54xxxxxxxx9138, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self
2	Mrs BANANI BANERJEE, (Alias: Mrs BANANI BHATTACHARYA) Wife of Mr Suhash Banerjee27/1 , Maharani Indira Devi Road , Post Office Par, P.O:- Pamashree Pally, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATEPB1280C, Aadhaar No: 27xxxxxxxx0848, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

**Buyer Details :**

Sl No	Name & address	Status	Execution Admission Details
1	D S PROPERTIES 9/1, Old Post Office Street, Ground Floor, (Opp. C. P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AALFD7797C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr ARUN SHARMA Son of Late DHANIK SHARMA49M, Swinhoe Lane, Post Office And Police Station Kasba, Kolkata 700042., P.O:- Kasba, P.S:- Kasba, District:-South 24- Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALSPS6302C, Aadhaar No: 34xxxxxxxx7758	D S PROPERTIES (as PARTNER)

**Identifier Details :**

Name & address
Mrs MITUSREE BORAL GHOSH Wife of Mr CHAMPAK GHOSH 84/11 JYOTISH ROY ROAD, NEW ALIPORE, PO NEW ALIPOR, Jyotish Roy Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Female; By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs KRISHNA ROY CHOWDHURY, Mrs BANANI BANERJEE, Mr ARUN SHARMA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA ROY CHOWDHURY	D S PROPERTIES-1.48615 Dec
2	Mrs BANANI BANERJEE	D S PROPERTIES-1.48615 Dec
Transfer of property for S1		
SL.No	From	To. with area (Name-Area)
1	Mrs KRISHNA ROY CHOWDHURY	D S PROPERTIES-50.00000000 Sq Ft
2	Mrs BANANI BANERJEE	D S PROPERTIES-50.00000000 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Par Bangla Bartala Road, Mouza: Par Bangla, Ward No: 31 JI No: 48, Pin Code : 700140

Sch. No.	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 263/728, LR Khatian No:- 2686	Owner: অক্ষয় ভট্টাচার্য, Gurdian: সুভ-অনিলা, Address: নিজ, Classification: বন্য, Area: 0.02000000 Acres,	Seller is not the recorded Owner as per Applicant.

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 31-12-2019) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 31-12-2019)
3. Standard User charge of Rs. 240/- (Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1951). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that sellers/transfers are not recorded owners/tenants. Please get their names mutated at concerned Block Land & Land Reforms Office at ( THAKURPUKUR-MESHTALA ) immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: [banglarbhumi.gov.in](http://banglarbhumi.gov.in).

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

GRN: 19-201920-011538941-1 Payment Mode Online Payment  
GRN Date: 11/12/2019 17:00:32 Bank: AXIS Bank  
BRN: 306590072 BRN Date: 11/12/2019 17:01:57

DEPOSITOR'S DETAILS

Name: ARUN SHARMA Id No.: 16070001838356/10/2019  
[Query No./Query Year]  
Contact No.: Mobile No.: +91 9007450041  
E-mail:  
Address: 49M SWINHOE LANE KOLKATA 700042  
Applicant Name: Mrs MITUSREE BORAL GHOSH  
Office Name:  
Office Address:  
Status of Depositor: Buyer/Claimants  
Purpose of payment / Remarks: Sale, Sale Document Payment No 10

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount (₹)
1	16070001838356/10/2019	Property Registration- Stamp duty	0030-02-103-003-02	1801
2	16070001838356/10/2019	Property Registration- Registration Fees	0030-03-104-001-16	315

In Words: Rupees Two Thousand Two Hundred Six only

Total

2206

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

GRN: 192019200110680831  
GRN Date: 08/12/2019 21:03:26  
BRN: 308515674

Payment Mode Online Payment

Bank: AXIS Bank  
BRN Date: 08/12/2019 21:05:34

DEPOSITOR'S DETAILS

Id No. : 16070001838356/7/2019  
(Query No./Query Year)

Name : ARUN SHARMA  
Contact No. : 0332442284 Mobile No. : +91 9007450041  
E-mail : DSP\_2015@YAHOO.COM  
Address : 49M SWINHOE LANE BLOCK 49KOLKATA 700042  
Applicant Name : Mrs MITUSREE BORAL GHOSH  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16070001838356/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	33475
2	16070001838356/7/2019	Property Registration-Registration Fees	0030-03-104-001-16	5673
3	16070001838356/7/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	446

In Words : Rupees Thirty Nine Thousand Five Hundred Ninety Four only

Total

39594

### Major Information of the Deed

Deed No :	I-1607-13266/2019	Date of Registration :	18/12/2019
Query No / Year :	1607-0001838356/2019	Office where deed is registered :	
Query Date :	01/12/2019 4:33:22 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details :	MITUSREE BORAL GHOSH 84/11 JYOTISH ROY ROAD, NEW ALIPORE, PO NEW ALIPORE, PS BEHALA, KOLKATA - 700053, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700053, Mobile No. : 9007450041, 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. 2,84,440/-	Rs. 5,97,437/-		
Stampduty Paid(SD) :	Registration Fee Paid :		
Rs. 35,888/- (Article:23)	Rs. 5,888/- (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:- Maheshtala, Municipality: MAHESHTALA, Road: Par Bangla Bartala Road, Mouza: Par Bangla, Ward No. : 31 JI No: 49, Pin Code : 700140

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-263/728	LR-2686	Bastu	Bastu	1 Katha 12 Chatak 37 Sq Ft	2,54,440/-	5,67,437/-	Width of Approach Road: 12 FL,
Grand Total :					2.9723Dec	2,54,440 /-	5,67,437 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq FL	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs KRISHNA ROY CHOWDHURY, (Alias: Mrs KRISHNA BHATTACHARYA)</b> Wife of Late Bidhan Roy Chowdhury 135, Mollal Gupta Road , Post Office Barisha, Pol, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ATYPR8245D, Aadhaar No: 54xxxxxxxx9138, Status Individual, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2019 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Pvt. Residence

2 Mrs BANANI BANERJEE, (Alias: Mrs BANANI BHATTACHARYA)  
 Wife of Mr Suhash Banerjee 27/1 , Maharani Indira Devi Road , Post Office Par, P.O:- Parnashree Pally, P.S:-  
 Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu,  
 Occupation: House wife, Citizen of: India, PAN No.: ATEPB1280C, Aadhaar No: 27xxxxxxxx0848, Status  
 :Individual, Executed by: Self, Date of Execution: 09/12/2019  
 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of  
 Execution: 09/12/2019  
 , Admitted by: Self, Date of Admission: 09/12/2019 ,Place : Pvt. Residence

**Buyer Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>D S PROPERTIES</b> 9/1, Old Post Office Street, Ground Floor, (Opp. C. P.O:-GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AALFO7797C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>Mr ARUN SHARMA (Presentant )</b> Son of Late DHANIK SHARMA 49M, Swinhoe Lane, Post Office And Police Station Kasba, Kolkata 700042., P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALSPS6302C, Aadhaar No: 34xxxxxxxx7758 Status : Representative, Representative of : D S PROPERTIES (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs MITUSREE BORAL GHOSH</b> Wife of Mr CHAMPAK GHOSH 84/11 JYOTISH ROY ROAD, NEW ALIPORE, PO NEW ALIPOR, Jyotish Roy Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053			
Identifier Of Mrs KRISHNA ROY CHOWDHURY, Mrs BANANI BANERJEE, Mr ARUN SHARMA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA ROY CHOWDHURY	D S PROPERTIES-1.48615 Dec
2	Mrs BANANI BANERJEE	D S PROPERTIES-1.48615 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs KRISHNA ROY CHOWDHURY	D S PROPERTIES-50.00000000 Sq Ft
2	Mrs BANANI BANERJEE	D S PROPERTIES-50.00000000 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Par Bangla Barfala Road, Mouza: Par Bangla, Ward No: 31 JI No: 49, Pin Code : 700140

Sl. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 263/726, LR Khatian No:- 2686	Owner: অদ্যক ডাঃ চন্দ্রা, Gurdian: মৃত-অনিল, Address: নিল, Classification: বাস, Area: 0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 160713266 / 2019

On 04-12-2019

Certificate of Market Value (WB FUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,97,437/-

*Sandip Biswas*

Sandip Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

On 09-12-2019

Presentation (Under Section 52 & Rule 22A(3), 46(1), W.B. Registration Rules, 1982)

Presented for registration at 15:34 hrs on 09-12-2019, at the Private residence by Mr ARUN SHARMA,

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1982 )

Execution is admitted on 09/12/2019 by 1. Mrs KRISHNA ROY CHOWDHURY, Alias Mrs KRISHNA BHATTACHARYA, Wife of Late Bidhan Roy Chowdhury, 135, Motilal Gupta Road, Post Office Barisha, Pol, P.O: Maheshtala, Thana: Maheshtala, South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife, 2. Mrs BANANI BANERJEE, Alias Mrs BANANI BHATTACHARYA, Wife of Mr Suhash Banerjee, 27/1, Maharani Indira Devi Road, Post Office Par, P.O: Parnashree Pally, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Identified by Mrs MITUSREE BORAL GHOSH, Wife of Mr CHAMPAK GHOSH, 84/11 JYOTISH ROY ROAD, NEW ALIPORE, PO NEW ALIPOR, Road: Jyotish Roy Road, P.O: New Alipore, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Advocate



**Admission of Execution ( Under Section 48, W.B. Registration Rules, 1962 ) (Representative)**

Execution is admitted on 09-12-2019 by Mr ARUN SHARMA, PARTNER, D S PROPERTIES (Partnership Firm), 9/1, Old Post Office Street, Ground Floor, (Opp. C. P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mrs MITUSREE BORAL GHOSH, , Wife of Mr CHAMPAK GHOSH, 84/11 JYOTISH ROY ROAD, NEW ALIPORE, PO NEW ALIPOR, Road: Jyotish Roy Road, , P.O: New Alipore, Thana: Behala, . South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Advocate



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

**On 10-12-2019**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,988/- ( A(1) = Rs 5,974/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 5,673/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2019 9:05PM with Govt. Ref. No: 192019200110680831 on 08-12-2019, Amount Rs: 5,673/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308515674 on 08-12-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that requires Stamp Duty payable for this document is Rs. 35,866/- and Stamp Duty paid by by online = Rs 33,475/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2019 9:05PM with Govt. Ref. No: 192019200110680831 on 08-12-2019, Amount Rs: 33,475/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308515674 on 08-12-2019, Head of Account 0030-02-103-003-02



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

**On 18-12-2019**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,988/- ( A(1) = Rs 5,974/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 315/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2019 5:01PM with Govt. Ref. No: 192019200115389411 on 11-12-2019, Amount Rs: 315/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308590072 on 11-12-2019, Head of Account 0030-03-104-001-16

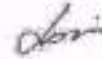
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 35,866/- and Stamp Duty paid by Stamp Rs 500/- by online = Rs 1,891/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 214119, Amount: Rs.500/-, Date of Purchase: 30/11/2019, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2019 5:01PM with Govt. Ref. No: 192019200115389411 on 11-12-2019, Amount Rs: 1,891/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 308590072 on 11-12-2019, Head of Account 0030-02-103-003-02



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R, BEHALA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2020, Page from 6177 to 6219  
being No 160713266 for the year 2019.



Digitally signed by SANDIP BISWAS  
Date: 2020.01.06 14:45:58 +05:30  
Reason: Digital Signing of Deed.

*Sandip*

(Sandip Biswas) 2020/01/06 02:45:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)