

DATED THIS 28TH DAY OF MAY 2018

SRI ARIN KUMAR GHOSH

VENDOR

AND

SMT. SNIGDHA SAHA

PURCHASER

DEED OF SALE

SURYA PRASAD DATTA ROY

Advocate

Alipore Judges' Court

Kolkata – 700 027

Mobile:-9831832151

9804205161



4026/18

I-3443/18



1605-1000732244/18
अष्टमवर्ग पश्चिम बंगाल WEST BENGAL

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[Signature]
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29 MAY 2018

DEED OF SALE

THIS DEED OF SALE is made on this 28th day of

May Two Thousand Eighteen (2018)

BETWEEN

v.c-1171

7-35 P

SRI ARIN KUMAR GHOSH, PAN : ADHPG2424L, son of Late Shib Chandra Ghosh alias Sib Chandra Ghosh, by Nationality – Indian, by faith – Hindu, by occupation – Retired Person, residing at 30, Ashoke Road, P.O. Garia, P.S. Patuli, Kolkata – 700 084, hereinafter called and referred to as the **VENDOR/LAND OWNER** (which expression shall unless repugnant to or excluded by the context be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SMT. SNIGDHA SAHA, PAN : ARSPS6953K, wife of Sri Sumantra Saha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at J/27, Baghajatin Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata – 700 032, hereinafter called and referred to as the **PURCHASER** (which expression shall unless repugnant to or excluded by the context be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS one Dabiruddin Mistri owned seized and possessed vast property in different mouzas within the Police Station -- Tollygunge, District : 24-Parganas, and he died intestate in the year of 1934;

AND WHEREAS the lands comprised in C.S. Dag No. 365, under C.S. Khatian No. 137, of Mouza – Bademashar, P.S. Tollygunge, District : 24-Parganas, was recorded in the name of said Dabiruddin Mistri's one wife Matijan Bibi but the real owner was Dabiruddin Mistri and he exercised all acts of ownership over the said land recorded in the name of his wife who was a mere name lender. After death of said Dabiruddin

Mistri, his heirs and legal representatives filed a suit for partition in the Second Court of the Subordinate Judge at Alipore, which was registered and numbered as Title Suit No. 15 of 1936 of the said Court and the said partition suit Golabjan Bibi, one of the wives of said Dabiruddin Mistri and her uterine daughter Anarjan Bibi, a minor represented by her mother as natural guardian, were the plaintiffs and the said Title Suit No. 15 of 1936 was finally decreed on compromise on 09.03.1937 wherein the above named plaintiffs in the said Title Suit were declared to be owners of 4 (four) *Annas*, 3 (three) *Gondas*, 1 (one) *Kara* share;

AND WHEREAS said Golabjan Bibi and her said minor daughter Anarjan Bibi while in joint possession and enjoyment of their exclusively allotted 66 decimal of land by aforesaid decree, said Golabjan Bibi as plaintiff filed a suit for partition against her minor daughter Anarjan Bibi in the Second Court of the Munsiff at Alipore and the said suit was registered and numbered as Title Suit No. 232 of 1939 and the said suit the defendant minor Anarjan Bibi was represented by a Court appointed lawyer as guardian ad-litem. The said suit was finally compromised in terms of the petition of compromise dated 29.03.1940 whereby the Plaintiff Golabjan Bibi was declared to be owner of 3 (three) *Annas*, 16 (sixteen) *Gonads* and 1 and 1/5th *Kranti* and the Defendant minor Anarjan Bibi was declared to be owner of 12 (twelve) *Annas*, 3 (three) *Gondas*, 3 (three) *Koras* and 1 and 4/5th *Kranti* share and Schedule-I of the said compromise decree was exclusively allotted to the minor Defendant Anarjan Bibi and Schedule-II allotted to the Plaintiff Golabjan Bibi. The Plaintiff alone got 66 decimal of rent free land comprised in C.S. Dag No. 365 under C.S. Khatian No. 137, now R.S. Dag No. 369 under R.S. Khatian No. 108, while their exclusive possession of 66 decimal of land, she sold by a registered deed of sale dated 02.04.1940

in favour of the Jadavpur Estate Ltd. and the same was registered in the office of the Sub-Registrar, Alipore, and recorded in Book No. I, Volume No. 48, Pages from 28 to 32, being No. 1220, for the year 1940;

AND WHEREAS said Jadavpur Estate Ltd. after the aforesaid purchase while in *khas* possession and enjoyment of the same, divided the said land into small plots and offered for sale those plots to the intending purchasers and prepared a scheme;

AND WHEREAS one Smt. Bharati Dutta, wife of Sri Saktipada Dutta, then residing at 30, Ganguly Bagan East Road, now Ashoke Road, Calcutta – 700 084, offered to purchase Plot A containing 11 (eleven) Cottahs, 6 (six) Chittacks of land the Jadavpur Estate Ltd., who accepted the said offer and sold, transferred, conveyed and assigned to and into said Smt. Bharati Dutta the said land measuring 11 (eleven) Cottahs 6 (six) Chittacks out of said 66 decimal, comprised in C.S. Dag No. 365 under C.S. Khatian No. 137, now R.S. Dag No. 369 under R.S. Khatian No. 108, of Mouza : Bademashar, Police Station – Tollygunge thereafter Jadavpur now Patuli, District : 24-Parganas now South 24-Parganas, fully described in the said Deed of Sale dated 05.10.1950 and delineated with RED border in the plan annexed thereto. The said deed was registered in the office of the Sub-Registrar, Alipore, and recorded in Book No. I, Volume No. 83, Pages from 220 to 224, being No. 4833, for the year 1950;

AND WHEREAS thereafter said Smt. Bharati Dutta duly mutated her name in the municipal office and had been in actual physical possession by constructing a building on a portion of her said purchased land and being in need of money said Smt. Bharati Dutta as absolute

owner offered to sell, convey and assign demarcated 3 (three) Cottahs 12 (twelve) Chittacks $42\frac{1}{3}$ (forty two and one third) Sq.ft. of land with a one storied building standing thereon appertaining to C.S. Dag No. 365 under C.S. Khatian No. 137, now R.S. Dag No. 369 under R.S. Khatian No. 108, of Mouza : Bademashar, District : South 24-Parganas, being portion of Municipal Premises No. 30, Ganguly Bagan East Road, now Ashoke Road, Calcutta – 700 084, free from all encumbrances, charges, liens with all benefits privileges, easements belonging to or in anywise appertaining to the said land and building and Sri Arin Kumar Ghosh, the Vendor herein as well as the Purchaser therein, then resided at 60/4, Maharaja Tagore Road, Dhakuria, P.S. Jadavpur, Kolkata – 700 031, agreed to purchase at the said property being a portion of Municipal Premises No. 30, Ganguly Bagan East Road now Ashoke Road, Kolkata – 700 084, and comprised in C.S. Dag No. 365 under C.S. Khatian No. 137, now R.S. Dag No. 369 under R.S. Khatian No. 108, of Mouza : Bademashar, District : South 24-Parganas and said Smt. Bharati Dutta accepted the said offer and sold, transferred, conveyed and assigned the said land with building hereditaments, tenements being a part of Municipal Premises No. 30, Ganguly Bagan East Road now Ashoke Road, Calcutta – 700 084 formerly of Jadavpur Municipality, thereafter within the ambit of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, free from all encumbrances, charges and liens, indefeasibly and absolutely to and unto Sri Arin Kumar Ghosh, the Vendor herein as well as the Purchaser therein against consideration money mentioned therein, by a duly registered Indenture of Sale dated 18.06.1984 and said Smt. Bharati Dutta's husband Sri Saktipada Dutta was as the Confirming Party therein and the sold land area was delineated with RED border in the annexed plan thereto. The said

Indenture was registered in the office of the Sub-Registrar, Alipore, 24-Parganas and recorded in Book No. 1, Volume No. 20, Pages from 467 to 480, being No. 2900, for the year 1984.

AND WHEREAS after purchase the aforesaid land with building, Sri Arin Kumar Ghosh, the Vendor herein constructed a two storied residential building thereon and duly mutated his name with the Calcutta Municipal Corporation now the Kolkata Municipal Corporation as an owner of the said property, and the entire property has been known and numbered as the K.M.C. Premises No. 203, Baghajatin G Block, Assessee No. 31-101-06-0203-1, within the K.M.C. Ward No. 101, Kolkata – 700 084;

AND WHEREAS thereafter Sri Arin Kumar Ghosh, the Vendor herein duly mutated his name with the concerned BL&LRO, and his name was recorded as owner and issued BL&LRO Mutation Certificate vide M/C No. 2338/17, Memo No. 18/Mut/71/BLLRO/ATM/Kasba/17 dated 04.01.2018;

AND WHEREAS Sri Arin Kumar Ghosh, the Vendor/Land Owner herein, is absolute sole owner seize and possess and well sufficiently entitled of **ALL THAT** piece and parcel of land measuring about 3 (three) Cottahs 12 (twelve) Chittacks $42\frac{1}{3}$ (forty two and one third) Sq.ft. more or less and a building standing thereon, lying and situate in C.S. Dag No. 365 under C.S. Khatian No. 137, now R.S. Dag No. 369 under R.S. Khatian No. 108, of Mouza : Bademashar, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Jadavpur now Patuli, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), in the K.M.C. Ward No. 101, being the K.M.C.

Premises No. 203, Baghajatin G Block, Assessee No. 31-101-06-0203-1, and postal address 30, Ashoke Road, P.O. Garia, Kolkata – 700 084, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent Road, with all easement rights thereto and as such Vendor/Land Owner herein Sri Arin Kumar Ghosh enjoys the said property free from all encumbrances, charges, encumbrances and attachments whatsoever, and this entire property hereinafter called and referred to as the **said premises** which is mentioned and described in the **Schedule** hereunder written;

AND WHEREAS the Vendor/Land Owner herein is in urgent need of money and therefore the Vendor/Land Owner has decided and declared to sell convey and transfer the **said premises** which is mentioned and described in the **Schedule** hereunder written and the Purchaser herein has agreed to purchase and offered to the Vendor herein and the Vendor has accepted such offer and agreed to sell convey and transfer **ALL THAT** piece and parcel of land measuring about 3 (three) Cottahs 12 (twelve) Chittacks $42\frac{1}{3}$ (forty two and one third) Sq.ft. more or less and a building standing thereon, lying and situate in C.S. Dag No. 365 under C.S. Khata No. 137, corresponding to R.S. Dag No. 369 under R.S. Khata No. 108, of Mouza : Bademashar, J.L. No. 31, Sub-Registry Office at Alipore, Police Station – Patuli (formerly Jadavpur), District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), in the K.M.C. Ward No. 101, being the K.M.C. Premises No. 203, Baghajatin G Block, Assessee No. 31-101-06-0203-1, and postal address 30, Ashoke Road, P.O. Garia, Kolkata – 700 084, with right to take electricity, tap water, gas, telephone connections and all other amenities through the

adjacent Road, with all easement rights thereto free from all encumbrances, charges, encumbrances and attachments whatsoever, and this entire property hereinafter called and referred to as the **said premises** which is mentioned and described in the **Schedule** hereunder written at and for the total consideration of Rs.99,00,000/- (Rupees Ninety Nine Lakhs) only and subject to the terms and conditions hereinafter appearing;

(A) At or before of this Indenture the Vendor has assured and represented to the Purchaser as follows :

- i) THAT the Vendor herein is the absolute sole owner of the **said premises**.
- ii) THAT the Vendor herein has a clear marketable right, title, interest in respect of the **said premises**.
- iii) THAT the **said premises** is free from all encumbrances, charges, liens, lispens, attachments, trusts, whatsoever or howsoever.
- iv) THAT all tax payable in respect of the **said premises** has been paid and in the event of non-payment or if any tax, is found as outstanding, under such circumstances, the same shall be paid by the Vendor herein upto the date of execution of this indenture.
- v) THAT the Vendor herein is in khas peaceful vacant possession of the **said premises**.

vi) THAT no part or portion of the **said premises** is subject to any notice of acquisition and/or requisition.

(B) Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the **said premises**, mentioned in the **Schedule**, for the consideration and subject to the terms and conditions hereinafter appearing

NOW THIS INDENTURE WITNESSETH as follows :-

I. THAT in consideration of a sum of Rs.99,00,000/- (Rupees Ninety Nine Lakhs) only paid by the Purchaser to the Vendor (the receipt whereof the Vendor doth hereby as well as also by the Memo of Consideration hereunder written admits and acknowledges) and of and from the payment of the same the **said premises** and every part thereof forever releases, discharges, acquits and exonerates the Purchaser, and the **said premises** hereby transferred, conveyed, released and relinquished, the Vendor doth hereby grants, sells, transfers, conveys, assigns and assures **ALL THAT** the **said premises** described in the **Schedule** hereto or howsoever otherwise the **said premises** now is or at any time heretofore was situated, butted, bounded, called, known, numbered, described and/or distinguished together with all right and/or share in all passages, areas, sewers, ways, drains, pipes, water courses, lights, benefits, permissions, entitlements, advantages and all manner of former or other rights, liberties easements, privileges, appendages, benefits and advantages whatsoever belonging to the **said premises** or in anywise appertaining thereto or any part thereof, usually

held, used, occupied, accepted, enjoyed, reputed or known as part or parcel thereof and the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all that the estate rights, title, interest, inheritances, use, trust, property, claim and demand whatsoever, both at law and in equity of the Vendor into upon or in respect of the **said premises** or any part thereof and also the easements and/or quasi easements and other stipulations and/or provisions in connection with the beneficial use and enjoyment of the **said premises** more fully described in the below **Schedule** and **TO HAVE AND TO HOLD** the **said premises** and each and every part thereof unto and to the Purchaser herein absolutely and forever. **AND** simultaneously with the execution of this Deed of Sale the Vendor delivers vacant peaceful possession of the schedule mentioned the **said premises** to the Purchaser free from all encumbrances.

II. THE VENDOR DOETH HEREBY COVENANTS WITH THE PURCHASER as follows:-

i) Notwithstanding any act, deed, matter or thing whatsoever done by the Vendor or any of the Vendor's predecessors-in-title may have done, commit, execute or knowingly suffered to the contrary, the Vendor now hath good right, full power, absolute authority, indefeasible title or otherwise is well and sufficiently entitled to grant, sell, convey, transfer, assign and assure the Schedule property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assure or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid according to the true intent and meaning of this presents.

ii) That free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged from and by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from or against all manner of former or other rights, title, interest, liens, charges, attachments and encumbrances whatsoever made, done occasioned and/or suffered by the Vendor and/or any person or persons rightfully claiming through or under or in trust of the Vendor.

iii) It shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and upon and to use hold and enjoy the **said premises**, hereby to sell, convey and every part thereof and to receive the rents, issues, consideration price and profits thereof without any interruption, disturbances, claims or demands whatsoever from or by the Vendor and/or any person or persons claiming through under or in trust for him and freed and cleared from and against all manner of encumbrances, trust, liens and attachments whatsoever.

iv) The Vendor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser make, do, acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters, and things whatsoever for further, better or more perfectly assuring the subject property hereby conveyed, transferred, assigned and assured unto the Purchaser the manner aforesaid as shall or may be reasonably required by the Purchaser.

v) The Vendor shall, from time to time hereafter upon reasonable request of the Purchaser produce or cause to be produced to the

Purchaser or Purchaser's Advocate or agents or before or at any Trial, commission, Examination, Tribunal Board or Authority for inspection or otherwise as the occasion shall require all such documents, if available, in respect and connection with the right title of the **said premises** and shall at the request and costs of the Purchaser, deliver to the Purchaser such attested or other copies as the Purchaser may require and will in the meantime keep the same safe.

vi) The Vendor shall not do anything or make by grant whereby the right of the Purchaser hereunder may be prejudicially affected and shall do all acts as the necessary to cause the rights available to the Purchaser as granted conveyed and/or sold, hereunder.

vii) The Vendor doth hereby accord his consent and assist to the Purchaser for mutation and record Purchaser's name in respect of the **said premises** in the Kolkata Municipal Corporation, BL&LRO, and all other appropriate Government and/or Semi-Government or any other competent authority.

viii) That the **said premises** has not been acquired by the State Government, KMDA or any other Authority nor the Vendor received any notice for acquisition or requisition for the **said premises** or any part thereof, and it is free from all encumbrances.

ix) That the Vendor has not transferred the **said premises** or any part thereof to anybody else either by Sale, by Gift, by Lease permanent or otherwise or subjected the same to any mortgage, simple or usufructually, any charge or lien and the **said premises** is free from all

encumbrances and the Vendor has not entered into any agreement either verbal or in writing for sale or grant of settlement of the **said premises** or any part thereof to anybody.

x) That the **said premises** is not subject matter of any Civil Suit, Criminal Case, Certificate Case or other legal proceedings.

xi) That the **said premises** is not a DEVOTTAR property or any part thereof.

xii) That the **said premises** is not under any attachment by Civil, Criminal, or Revenue Court or any other Public Authority, nor has any part of the same been acquired or requisitioned by the State or any other Public Body.

xiii) If any of the representations or covenants made hereinbefore by the Vendor is subsequently found to be false or any fraud is detected hereafter the Vendor shall be liable to compensate the loss if sustained by the Purchaser.

xiv) The Purchaser shall have full right and authority to sell, transfer, convey, mortgage, gift, charges, lease of the **said premises** without any interruption, disturbances, claims or demands whatsoever from or by the Vendor and/or any person or persons claiming through under or in trust for him.

xv) The Vendor shall duly fulfill and perform all his obligations and covenants elsewhere herein expressly contained.

SCHEDULE ABOVE REFERRED TO(Description of the **said premises**)

ALL THAT piece and parcel of land measuring about 3 (three) Cottahs 12 (twelve) Chittacks 42 $\frac{1}{3}$ (forty two and one third) Sq.ft. equal to 3 (three) Cottahs 12 (twelve) Chittacks 42.33 (forty two point three three) Sq.ft. equal to 254.768 Sq.Mt. more or less and entire a two storied residential building standing thereon, each floor has 800 Sq.ft. built up area, lying and situate in C.S. Dag No. 365 under C.S. Khatian No. 137, corresponding to R.S. Dag No. 369 under R.S. Khatian No. 108, of Mouza : Bademashar, J.L. No. 31, Pargana : Khaspur, R.S. No. 17, Touzi Nos. 246, 1516 – 1518, Sub-Registry Office at Alipore, P.S. – Patuli (formerly Jadavpur), District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.), in the K.M.C. Ward No. 101, being the K.M.C. Premises No. 203, Baghajatin G Block, Assessee No. 31-101-06-0203-1, and postal address 30, Ashoke Road, P.O. Garia, Kolkata – 700 084, with right to take electricity, tap water, gas, telephone connections and of all other amenities through the adjacent Road and Row, with all easement rights thereto free from all encumbrances, charges, encumbrances and attachments whatsoever and the entire property is particularly shown and delineated with the **RED** border line in the map or plan annexed herewith, which is part of this Deed and the entire property is butted and bounded as follows :

- ON THE NORTH** : 38' feet wide Ashoke Road;
- ON THE SOUTH** : 30B, Ashoke Road, Kolkata – 700 084;
- ON THE EAST** : Land in C.S. Dag No. 379;
- ON THE WEST** : 12' feet wide Molly Row, Ganguly Bagan, Kolkata – 700 084.

IN WITNESSES WHEREOF the parties have hereto set and subscribed their respective hands and signatures and seal in this indenture here in Kolkata on the day, month and year first above written.

SIGNED SEALED AND DELIVRED in
Kolkata in presence of WITNESSES :

1. Chhanda Ghosh
30 Ashok Road
Ganguly bagan
Kolkata - 700084

Prin Kumar Ghosh

Signature of the Vendor

2. Prabin Kumar Ghosh
E/4, Baghajatin Station Road,
Kolkata - 700086

Snigdha Saha

Signature of the Purchaser

Prepared as per instruction by
the parties herein & Drafted by:

Surya Prasad Datta Roy
WB/753/2002

Surya Prasad Datta Roy
Advocate
Alipore Judges' Court.
Kolkata - 700 027.

MEMO OF CONSIDERATION

RECEIVED the full and final total consideration money of Rs.99,00,000/- (Rupees Ninety Nine Lakhs) only against the **said premises** which is mentioned in details in the **Schedule** hereinabove, in the following manner:-

Date	Mode of Payment	Amount
16.05.2018	By Pay Order/Draft, vide No. 024880, drawn on Axis Bank Ltd. Prince Anwar Shah Road, Kolkata, West Bengal.	Rs.70,00,000/-
18.05.2018	By Pay Order/Draft, vide No. 024891, drawn on Axis Bank Ltd. Prince Anwar Shah Road, Kolkata, West Bengal.	Rs.29,00,000/-
	TOTAL :	Rs.99,00,000/-

(Rupees Ninety Nine Lakhs only)

WITNESSES :

1. Chhanda Ghosh

Anil Kumar Ghosh


2. Prabir Kumar Ghosh

Signature of the Vendor

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					


Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Arin Kumar Ghosh</i>	left hand					
	right hand					

Name ARIN KUMAR GHOSH

Signature Arin Kumar Ghosh

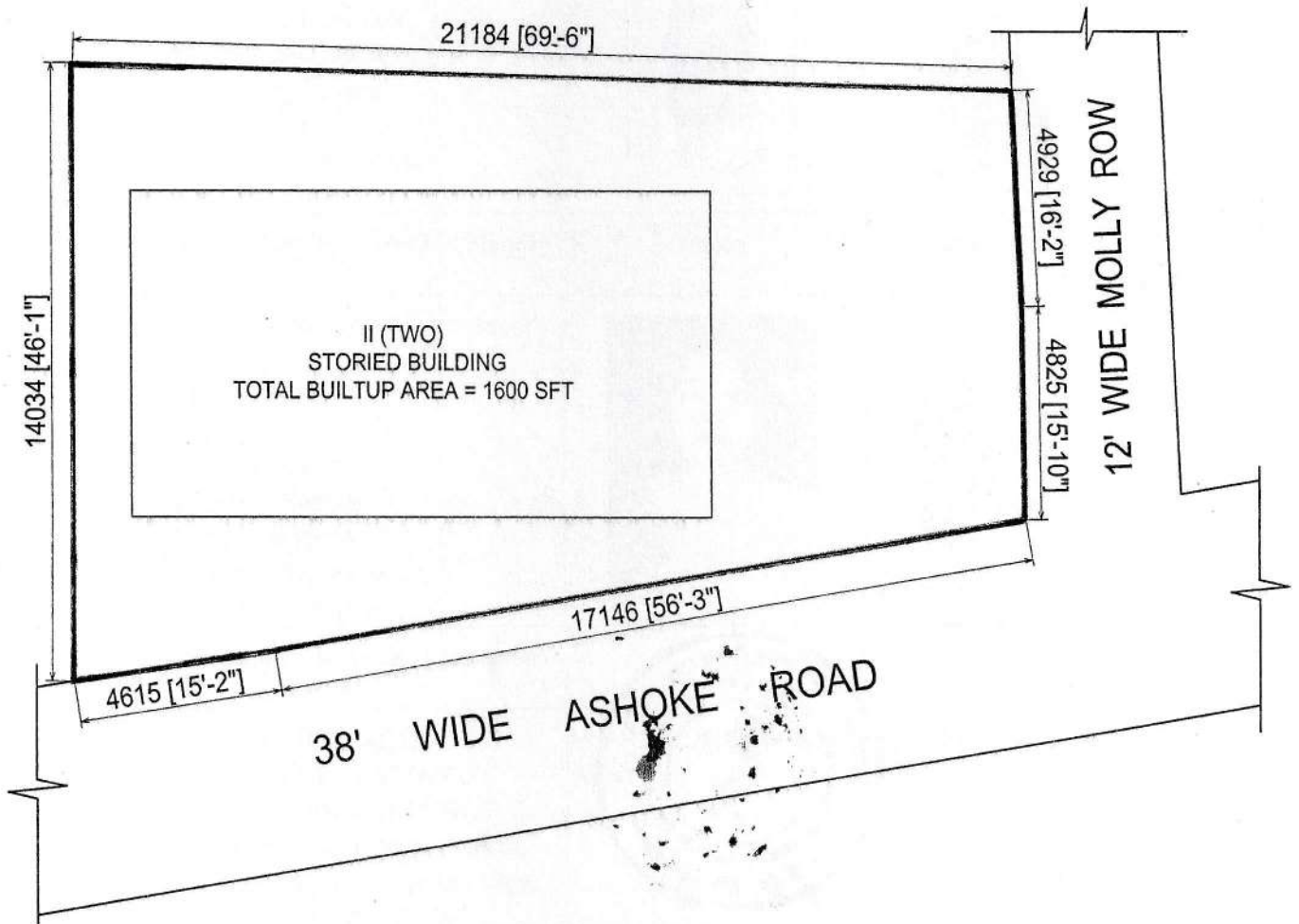
		Thumb	1st finger	middle finger	ring finger	small finger
 <i>Snigdha Saha</i>	left hand					
	right hand					

Name Snigdha Saha

Signature Snigdha Saha

PLAN OF THE PREMISES NO. 203 BAGHAJATIN G BLOCK, C.S DAG NO.
, C.S. KHATIAN NO. 137, R.S. DAG NO. 369, R.S. KHATIAN NO. 108, MOUZA
BADEMASHAR, J.L. NO. 31, PARGANA - KHASPUR, R.S. NO. 17, TOUZI NOS.
- 246, 1516-1518, UNDER THE JURISDICTION OF K.M.C., WARD - 101,
BOROUGH - XII, P.S.- PATULI FORMERLY JADAVPUR, KOLKATA - 700084.

TOTAL AREA OF THE PLOT = 254.768 M2 = EQUIVALENT TO = 3 KATA - 12 CHATTACK - 42.33 SFT
(MORE OR LESS) SOLD AREA MARKED RED BORDER LINE
THE EXISTING STRUCTURE GROUND FLOOR BUILTUP AREA = 800 SFT.
THE EXISTING STRUCTURE FIRST FLOOR BUILTUP AREA = 800 SFT.



Arum Kumar Ghosh

SIGNATURE OF THE VENDOR

Snigdha Saha

SIGNATURE OF THE PURCHASER



SCALE - 1:150







Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 16051000132244/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ARIN KUMAR GHOSH , 30 ASHOKE ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Seller			<i>Arin Kumar Ghosh</i> 28-05-2018
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mrs SNIGDHA SAHA , J/27 BAGHAJATIN PALLY, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032	Buyer			<i>Snigdha Saha</i> 28-5-18
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SURYA PRASAD DATTA ROY Son of Late S K DATTA ROY ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr ARIN KUMAR GHOSH, Mrs SNIGDHA SAHA,		<i>Surya Prasad Datta Roy</i> 28-05-18	

(Md Shadman)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE

South 24-Parganas, West
Bengal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADHPG2424L



नाम /NAME

ARIN KUMAR GHOSH

पिता का नाम /FATHER'S NAME

SHIB CHANDRA GHOSH

जन्म तिथि /DATE OF BIRTH

15-01-1947

हस्ताक्षर /SIGNATURE

Arin Kumar Ghosh

B. Das

आयकर आयुक्त, प.बं.-XI

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

Arin Kumar Ghosh

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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

Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



ভারত সরকার

Government of India



অরিন কুমার গোস্বামী

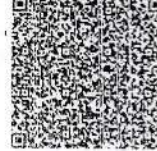
Arin Kumar Ghosh

পিতা : শিব চন্দ্র গোস্বামী

Father : Shib Chandra Ghosh

জন্মতারিখ/DOB: 15/01/1947

পুরুষ / Male



8369 7148 2130

আধার - সাধারণ মানুষের অধিকার

Arin Kumar Ghosh



আধার

ভারত সরকারের প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: , অশোক রোড

গাঙ্গুলী বাগান, রাজপুর সোনারপুর (পশ্চিম)

পড়িয়া, দক্ষিণ ২৪ পরগণা, পশ্চিম বঙ্গ

Address: 30, ASHOK ROAD,

GANGULY BAGAN, Rajpur

Sonarpur (M), South 24

Parganas, Garia, West

Bengal, 700084

8369 7148 2130

1947
1800 300 1947

http@uidai.gov.in

www.uidai.gov.in

Arin Kumar Ghosh

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ARSPS6063K



नाम /NAME
SNIGDHA SAHA

पिता का नाम /FATHER'S NAME
HARIPADA ACHARYA

जन्म तिथि /DATE OF BIRTH
16-01-1967

हस्ताक्षर /SIGNATURE
Snigdha Saha

Snigdha Saha

आयकर आयुक्त, (कम्यू. अपा.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Snigdha Saha

इस कार्ड के खोने / खिल जाने पर कृपया जाही करके
पाने प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पदाधि एवं तकनीकी),
पी-7,

चौबंसी चौक,
कोलकाता - 700 022.

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

Joint Commissioner of Income-tax(Systems & Technical),
P-7,

Chowringhee Square,
Calcutta- 700 022.



ভারত সরকার

Government of India

স্নিগ্ধা সাহা

SNIGDHA SAHA

পিতা : হরিপদ আচার্য

Father : Haripada Acharya



জন্মতারিখ/DOB: 18/01/1967

মহিলা / Female



6109 7694 6708

স্বাক্ষর - সাধারণ মানুষের অধিকার

Snigdha Saha



আধার

ঠিকানা: জে/ বাঘাজতিন পল্লী
যাদবপুর বিশ্ববিদ্যালয়
যাদবপুর ইউনিভার্সিটি, কোলকাতা
পশ্চিম বঙ্গ,

ভারতীয় পরিচয় পরিচয় প্রাধিকরণ

Unique Identification Authority of India

Address: J/27, BAGHAJATIN
PALLY, Jadavpur University,
Jadavpur University, Kolkata,
West Bengal, 700032

6109 7694 6708

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Snigdha Saha

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

GRN: 19-201819-024146171-2

Payment Mode Counter Payment

GRN Date: 23/05/2018 21:23:37

Bank : Indian Overseas Bank

BRN : 1805242194021030

BRN Date: 24/05/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16051000132244/8/2018

[Query No./Query Year]

Name : SNIGDHA SAHA

Contact No. :

Mobile No. : +91 9831132574

E-mail :

Address : J27 Baghajatin Palli Kolkata 700032

Applicant Name : Mr S P DATTA ROY

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16051000132244/8/2018	Property Registration- Stamp duty	0030-02-103-003-02	589020
2	16051000132244/8/2018	Property Registration- Registration Fees	0030-03-104-001-16	99014

Total

688034

In Words : Rupees Six Lakh Eighty Eight Thousand Thirty Four only

Major Information of the Deed

Deed No :	I-1605-03443/2018	Date of Registration	29/05/2018
Query No / Year	1605-1000132244/2018	Office where deed is registered	
Query Date	11/05/2018 5:04:56 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	S P DATTA ROY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831832151, 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. 99,00,000/-	Rs. 99,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,94,020/- (Article:23)	Rs. 99,014/- (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:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No. 203, Ward No: 101

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 12 Chatak 43 Sq Ft	69,00,000/-	69,00,000/-	Width of Approach Road: 38 Ft.,
Grand Total :					6.286Dec	69,00,000 /-	69,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	30,00,000/-	30,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	30,00,000 /-	30,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ARIN KUMAR GHOSH Son of Late SIB CHANDRA GHOSH , 30 ASHOKE ROAD, P.O:- GARIA, P.S:- Patuli, Kolkata, District:-South 24 Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: ADHPG2424L, Status :Individual, Executed by: Self, Date of Execution: 28/05/2018 , Admitted by: Self, Date of Admission: 28/05/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/05/2018 , Admitted by: Self, Date of Admission: 28/05/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1605-03443/2018-29/05/2018

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs SNIGDHA SAHA (Presentant) Wife of Mr SUMANTRA SAHA , J/27 BAGHAJATIN PALLY, P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARSPS6953K, Status :Individual, Executed by: Self, Date of Execution: 28/05/2018 , Admitted by: Self, Date of Admission: 28/05/2018 ,Place : Pvt. Residence

Identifier Details :

Name & address
Mr SURYA PRASAD DATTA ROY Son of Late S K DATTA ROY ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr ARIN KUMAR GHOSH, Mrs SNIGDHA SAHA,

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ARIN KUMAR GHOSH	Mrs SNIGDHA SAHA-6.28604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ARIN KUMAR GHOSH	Mrs SNIGDHA SAHA-800.00000000 Sq Ft,-800.00000000 Sq Ft

Endorsement For Deed Number : I - 160503443 / 2018

Major Information of the Deed :- I-1605-03443/2018-29/05/2018

On 11-05-2018

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 99,00,000/-



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 28-05-2018


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

Presented for registration at 19:35 hrs on 28-05-2018, at the Private residence by Mrs SNIGDHA SAHA ,Claimant.

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

Execution is admitted on 28/05/2018 by 1. Mr ARIN KUMAR GHOSH, Son of Late SIB CHANDRA GHOSH, , 30 ASHOKE ROAD, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 2. Mrs SNIGDHA SAHA, Wife of Mr SUMANTRA SAHA, , J/27 BAGHAJATIN PALLY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr SURYA PRASAD DATTA ROY, , Son of Late S K DATTA ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Md Shadman
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 29-05-2018

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 99,014/- (A(1) = Rs 99,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 99,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2018 12:00AM with Govt. Ref. No: 192018190241461712 on 23-05-2018, Amount Rs: 99,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1805242194021030 on 24-05-2018, Head of Account 0030-03 104-001-16

Major Information of the Deed :- I-1605-03443/2018-29/05/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,94,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,89,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3524, Amount: Rs.5,000/-, Date of Purchase: 10/05/2018, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/05/2018 12:00AM with Govt. Ref. No: 192018190241461712 on 23-05-2018, Amount Rs: 5,89,020/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1805242194021030 on 24-05-2018, Head of Account 0030-02-103-003-02



Md Shadman

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE**

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-03443/2018-29/05/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2018, Page from 111861 to 111891
being No 160503443 for the year 2018.



Md Shadman

Digitally signed by MD SHADMAN
Date: 2018.06.05 17:07:08 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 05/06/2018 17:06:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

05/06/2018 Query No:-16051000132244 / 2018 Deed No :I - 160503443 / 2018, Document is digitally signed.

DATED 28th DAY OF MAY 2018

B E T W E E N

SRI ARIN KUMAR GHOSH

..... VENDOR

AND

SMT. SNIGDHA SAHA

..... PURCHASER

DEED OF SALE

SURYA PRASAD DATTA ROY

Advocate

Alipore Judges' Court

Kolkata – 700 027

Mobile:-9831832151

9804205161