

0532/17.

(5)

T- 596/17



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Q- 77/03/17

30/1/17

or

6:30 P.M.

Certified that the Document is Admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached with it's Document are the part of this Document.

Additional District Sub-Registrar
Barisal, North 24 Parganas
3/2/17



DEED OF CONVEYANCE

THIS indenture is made on this the 30th day of January 2017
(Two Thousand Seventeen).

নম্বর -
সন ও তারিখ -
ডেপুটি নাম -
সাকিন -
ডায়েরী নং -
ডেপুটি -

4559

20.1.2017
P.C.S forms part
BWBORR 11113

10)

কোর্ট
২৪ পদগণা

টি.ডি.নং - 26 DEC 2016
ডায়েরী নং - 300000

মোট ডায়েরীর মূল্য -
ডেপুটী অফিস - বারাসাত
ডেপুটি শ্রী তাপস কুমার সাহা

Ranjan Kumar Sarkar

VCTI
176

Ranjan Kumar Sarkar

VCTI
177

Gandhi Sarkar

VCTI
178

Indira Prasad...

VCTI
179

Mallika Bose



Additional District Sub-Registrar
Barasat, North 24 Parganas

20 JAN 2017

(2)

BETWEEN

1) **SRI RANJAN KUMAR SARKAR**, PAN No. AMHPS9084M, 2) **SRI GOUTAM SARKAR**, PAN No. ANMPS8389R, both are sons of Late Promode Chandra Sirkar, by faith - Hindu, by occupation - Retired, residing at 64A, Bondel Road, P.O.- Ballygunge, P.S.- Gariahat, Kolkata - 700 019, 3) **SMT. RITA SIRKER @ SMT. RITA MONICA SIRKER**, Widow of Late Jayanta Sirkar, PAN No. FZBPS8756Q, by faith - Hindu, by occupation - Service, residing at 12C, Ballygunge Place (East), Kolkata - 700019, at present residing at 64A, Bondel Road, P.O.- Ballygunge, P.S.- Gariahat, Kolkata - 700 019 and the Vendor has been representing by her Constituted Attorneys **SRI RANJAN KUMAR SARKAR & SRI GOUTAM SARKAR**, both are sons of Late Promode Chandra Sirkar, both by faith - Hindu, by occupation - Retired, residing at 64A, Bondel Road, P.O.- Ballygunge, P.S.- Gariahat, Kolkata - 700 019, by a registered Power of Attorney being No. 51, for the year 1994 and duly registered at the Office of Additional District Sub-Registrar, Alipore, South 24 Parganas on 06.01.1994, and recorded in Book No. IV, pages from 128 to 144 in the year 1994, 4) **SRI SUSANTA SIRKER**, S/O- Late Jayanta Kumar Sirkar, PAN No.

VETI
176

3. Rita Sarker @ Rita Maieka
Sarker

7. Susanta Sarker -
not represented by her
constituent attorneys

Ranjan Kumar Sarker

VETI
177

Guram Sarker

VETI
180

PCS Forms Pvt. Ltd.

Alon Agarwal,
Authorised Signatory / Director

Anur Kumar
Sudai Anand
Bangor Jones
Room no. A/6




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

FZBPS8757R, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 12C, Ballygunge Place (East), at present residing at 64A, Bondel Road, Kolkata - 700019 and the Vendor has been representing by her Constituted Attorneys **SRI RANJAN KUMAR SARKAR & SRI GOUTAM SARKAR**, both are sons of Late Promode Chandra Sirkar, both by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 64A, Bondel Road, P.O.- Ballygunge, P.S.- Gariahat, Kolkata - 700 019, by a registered Power of Attorney being No. 50, for the year 1994 and duly registered at the Office of Additional District Sub-Registrar, Alipore, South 24 Parganas on 06.01.1994, and recorded in Book No. IV, pages from 112 to 127 in the year 1994, **5) SRI PALASH MAZUMDER**, S/O- Late Bijan Bandhu Mazumder, PAN No. AHKPM6085G, by faith - Hindu, by occupation - Business, residing at "Roopkatha", Block - A, Flat No. 3B, 27, Prantik Pally, P.O.- Bosepukur, P.S.- Kasba, Kolkata - 700 042 and **6) SMT. MALLIKA BOSE**, W/O- Sri Abhijit Bose, PAN No. AQFPB2201F, by faith - Hindu, by occupation - Housewife, residing at 200P, S.P. Mukherjee Road, P.O. & P.S.- Tollygunge, Kolkata - 700026, hereinafter referred to as the "**VENDORS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

(4)


heirs, successors executors, administrators and legal representatives) of the **ONE PART.**

AND

P.C.S. FORMS PVT. LTD., situated at 58, Metcalfe street, 2nd floor, Unit No. 2C, P.O.- Hare Street, P.S.- Bowbazar, Kolkata - 700013, PAN No. AACCP8140P, represented by its Director **SRI ALOK AGARWAL**, S/O- Late Om Prakash Agarwal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 12/1A, Dr. P.K. Banerjee Road, P.O. & P.S.- Howrah, Dist.- Howrah, hereinafter referred to as "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his successor-in-interest, executors, administrators and legal representatives and assigness) of the **SECOND PART.**

WHEREAS one Sri Srish Chandra Sarkar was the absolute owner and possessor of the below scheduled land and many other properties throughout the undivided India and during enjoying the same he died intestate on 16.12.1919 leaving behind him his three sons namely Sri Promod Chandra Sarkar, Sri Charu Chandra Sarkar and Sri Probodh Chandra Sarkar and being the legal heirs of deceased Srish Chandra Sarkar his three sons Sri Promod Chandra




Additional District Sub Registrar
Barasat, North 24 Parganas

30 JAN 2017

(5)


Sarkar, Sri Charu Chandra Sarkar and Sri Probodh Chandra Sarkar jointly inherited the property left by their deceased father.

AND WHEREAS during jointly enjoying the said property some misunderstanding cropped up between Sri Promod Chandra Sarkar, Sri Charu Chandra Sarkar and Sri Probodh Chandra Sarkar and ultimately said Sri Promod Chandra Sarkar preferred a Title Suit being No. 130 of 1931 and thereafter 56 of 1933 before the Lnd. First Sub-Judge Court at Alipore, 24 Parganas against his other two brothers namely Sri Charu Chandra Sarkar and Sri Probodh Chandra Sarkar and subsequently both the suit were finally decreed mutually by filling Solenama and by the strength of said Solenama said Sri Promod Chandra Sarkar got many properties with specification and out of which he became the sole and absolute owner of a piece or parcel of Bagan land admeasuring more or less 21 Cottahs 10 Chittaks 14 Sq.Ft. which is equivalent to 15584 Sq.Ft. i.e. 36 Decimals lying and situated at Mouza - Doharia, J.L. No - 45, Touzi No. 146, R.S. Khatian No. 839, R.S. Dag No. 716, under P.S. - Barasat(Old) Madhyamgram (New), now known and numbered as 379, Jessore Road, East Bankimpally, District North 24 Parganas.

AND WHEREAS while thus seized and possessed of the said land as absolute owner, the said Promode Chandra Sirker

Contd.....P/6




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

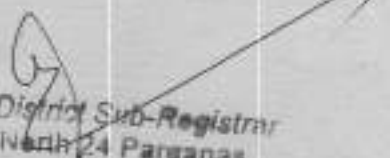
entered into a Lease Agreement in respect of the above and below A- Scheduled property as Lessor with Burma Shell Oil Storage and Distributing Company of India Ltd. In the year 1957 by a registered Deed of Lease for a period of 15 years with a provision of two renewals of 10 years each. The said Lease Agreement took its effect on 1st January, 1957. The said Burma Shell Oil Storage and Distributing Company of India Ltd. Signed the said Lease Agreement as Lessee.

AND WHEREAS in pursuance of the said registered Lease Agreement Burma Shell Oil Storage and Distributing Company of India Ltd. Started enjoying the said land as a Lessee and had set up a Petrol Pump there.

AND WHEREAS during the subsistence of the said registered Lease Agreement Promode Chandra Sirker died intestate on 17.12.1968 leaving behind him his wife Smt Lily Sirker, his three sons namely Sri Jayanta Kumar Sirkar, Sri Ranjan Kumar Sirkar and Sri Goutam Sarkar and his only daughter namely Amita Mazumder who being the legal heirs of deceased Promode Chandra Sirker inherited the said lease hold property.

AND WHEREAS out of the aforesaid heirs of deceased Promode Chandra Sirker, his eldest son Jayanta Kumar Sirker died




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

(7)

intestate on 29.07.1979 leaving behind him his wife Smt Rita Sirker @ Smt Rita Monika Sirker and his only son Sri Susanta Sirker.


AND WHEREAS said Lily Sirker died intestate on 06.09.1999 leaving behind her two sons Sri Ranjan Kumar Sarkar and Sri Goutam Sarkar, one daughter Smt Amita Mazumder as her legal heirs and successors.

AND WHEREAS said Amita Mazumder died intestate on 04.04.2003 leaving behind her husband Sri Bijan Bandhu Mazumder and her only son Sri Palash Mazumder and her only daughter Smt Mallika Bose as her legal heirs and successors.

AND WHEREAS by virtue of Burma Shell (Acquisition in India) Act of 1976, Govt. of India acquired the assets and liabilities of said Burma Shell. The assets and liabilities of the said company thereafter stood transferred by a notification under the said Act in the name of a Govt. Company 'Burma Shell Refineries Limited'. The name of the said company was thereafter changed to Bharat Petroleum Corporation Limited with effect from 01.08.1977.

AND WHEREAS by dint of such acquisition and change Bharat Petroleum Corporation Limited became the Lessee in respect of the aforesaid plot of land.




Additional District Sub-Registrar
Barasat, North 24 Parganas


30 JAN 2017

AND WHEREAS the Lease Agreement which was entered into by and between Late Promode Chandra Sarker and Burma Shell Oil Storage and Distributing Company of India Ltd. In the year 1957 came to an end on 31.12.1991.

AND WHEREAS the heirs of the original owner Promode Chandra Sarker then asked the Bharat Petroleum Corporation Limited to vacate the said land and handover physical possession of the same to them as per the terms of the original Lease Agreement.

AND WHEREAS as the said Bharat Petroleum Corporation Limited failed to vacate the said land and went on occupying the said land inspite of several reminders, finally the present owners, i.e. the surviving legal heirs of Late Promode Chandra Sarker had to file a Suit for Recovery of Possession and damage against Bharat Petroleum Corporation Limited in the Court of the Learned 1st Civil Judge (Senior Division) at Barasat which was numbered there as Title Suit No. 37/2006. The said Suit was decreed on contest in favour of the present Landlords on 21st September, 2012. The Bharat Petroleum Corporation Limited preferred an Appeal against the said decree being Title Appeal No. 62 of 2012 before the Ld. District Judge, at Barasat. The said Appeal was dismissed on contest by the Learned 5th Additional District Judge at Barasat on




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017


19.03.2014. the Bharat Petroleum Limited thereafter preferred a Second Appeal before the Hon'ble High Court at Kolkata being S.A.T. 200 of 2014 and the said Appeal was also dismissed on contest on 12.12.2014.

AND WHEREAS the present owners had put the decree passed in Title Suit No. 37/2006 in Execution which is numbered as Title Execution Case No. 13/2012, which is pending for disposal in the Court of the Learned 1st Civil Judge (Senior Division) at Barasat and during the pendency of the said Execution Case, Bharat Petroleum Corporation Ltd. Shifted its Petrol Pump to an adjacent land and handed over peaceful vacant possession of the suit property i.e. the "A-Schedule" land in favour of the present land owners and the present landowners are in possession thereof without any interruption from any corner.

AND WHEREAS the husband of deceased Amita Mazumder, viz., Bijan Bandhu Mazumder died intestate on 26.10.2012 leaving behind his only son Sri Palash Mazumder and his only daughter Smt. Mallika Bose.

AND WHEREAS the present landlords of the said property i.e. the Vendors herein are the joint owners of the below A-Scheduled of property and each having undivided share of different




Additional District Sub-Registrar
Barasat, North 24 Parganas


30 JAN 2017

ratios/proportions there and recorded their names with the R.O.R. at the B.L. & L.R.O. at Madhyamgram and remitting taxes regularly and also they mutated their names with the concern Madhyamgram Municipality and paying taxes thereat.

THUS the present Owner/Vendors became the absolute owners of the above mentioned property which is specifically mentioned in the Schedule - A written hereunder and the property in question is free from all sorts of encumbrances.

AND WHEREAS the Vendors herein jointly decided to sell their said property being free from all encumbrances and the purchaser herein came to know about the said intention of the Vendors and offered the Vendors to Purchase a part of the said property admeasuring more or less **01 Cottah 08 Chittacks 00 Sq.Ft.** land within Mouza - Doharia, J.L. No - 45, Touzi No. 146, R.S. Khatian No. 839, R.S. Dag No. 716, under P.S. - Barasat(Old) Madhyamgram (New), now known and numbered as 379, Jessore Road, East Bankimpally, District North 24 Parganas which is specifically mentioned in the "Scheduled - B" written hereunder at or for the consideration of Rs. 25,50,000/- (Rupees Twenty Five Lac Fifty Thousand) only which the Vendors have accepted and the Vendors have handed over to the present Purchaser all the relevant papers and documents in respect of the said property and




Additional District Sub-Registrar
Barasat, North 24 Parganas


30 JAN 2017

the Purchaser has caused necessary searches in concerned offices and he is satisfied regarding the title of the Vendors in respect of the said property.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in consideration of Rs. 25,50,000/- (Rupees Twenty Five Lac Fifty Thousand) only on well truly paid in hand to the Vendors by the Purchaser on or before the execution of this present (the receipt whereof) as detailed in the Memorandum of Consideration written hereunder and the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge of and from the same and every part thereof) the Vendors doth hereby indefeasibly and absolutely grant, convey, assure sell and transfer unto and to the use of the Purchaser ALL THAT piece and parcel of Bagan land admeasuring more or less **01 Cottahs 08 Chittacks 00 Sq.Ft.** land within Mouza - Doharia, J.L. No - 45, Touzi No. 146, R.S. Khatian No. 839, R.S. Dag No. 716, under P.S. -Barasat(Old) Madhyamgram (New), now known and numbered as 379, Jessore Road, East Bankimpally, District North 24 Parganas which is more fully and particularly described in the schedule below and shown in the map or plan annexed hereto or HOWSOEVER otherwise the said property hereditaments any portion thereof now are or is or at any time or times heretofore




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

were or was situated, butted, bounded, called, known, numbered, described or distinguished TOGETHERWITH all rights and benefits and in over and under the road as shown and delineated in the map hereto and all areas, privileges, easements, advantages, light, liberties and appurtenances whatsoever to the said property hereditaments and belonging or anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto AND the reversion and reversions remainder and remainders AND all the estate, right, title, interest, use, trust, possession, property claim and demand both at law and in equity of the Vendors into and upon said property hereditaments and every part thereof AND all rents, issues, and profits thereof AND all deeds, pattahs, muniments, writings and evidence of title whatsoever relating to concerning the said property hereditaments which are now or hereafter shall or may be in the custody, possession, control of the said Vendors or any person or persons from whom they can or may procure the same without suit and action at law or in equity free from all liens, attachments and encumbrances TO HAVE AND TO HOLD the said property hereditaments and premises hereby granted, conveyed, assured, sold and transferred or expressed so to be and o the use of the Purchaser absolutely and forever AND the Vendors doth hereby




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

for themselves and their legal heirs, executors, administrators, representatives and covenants with the Purchaser and his heirs, executors, administrators, representatives and assigns that NOTWITHSTANDING any act deed or thing by the Vendors or any of their predecessor or predecessors in title done, committed or executed or knowingly suffered to the contrary be the said Vendors are now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereditaments and hereby granted, conveyed and transferred or expressed so to be and every part thereof unto and to the use of Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance without any manner or condition use trust or other things whatsoever to alter defeat encumber or may void the same and that NOTWITHSTANDING any act deed or thing whatsoever and aforesaid the Vendors now have in themselves good right full power absolute authority and indefeasible title to sell, convey or transfer the said property hereditaments and every part thereof hereby granted, conveyed and transferred or expressed so to be unto and to the use of the Purchaser absolutely forever and that the Vendors have not in any way encumbered to the said property hereditaments and hereby granted, conveyed and transferred AND the Purchaser shall and may at all times hereafter




Additional District Sub-Registrar
Barasat, North 24 Parganas


30 JAN 2017

peaceably and quietly enter upon have hold possessed and enjoyed the said property hereditaments and every part thereof and receive and take all rents, issues and profits thereof and without any lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably came in from under or in trust for the Vendors or from or under any of their predecessor or predecessors in title shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

SCHEDULE 'A' OF THE ENTIRE PROPERTY REFFERED TO

ALL THAT the piece or parcel of Bagan land admeasuring more or less 21 Cottahs 10 Chittacks 14 Sq.Ft. equivalent to 15584 Sq.Ft. within Mouza -Doharia, J.L. No - 45, Touzi No. 146, Re.Su. No. 132, 139, R.S. Khatian No. 839, R.S. Dag No. 716, under P.S. - Barasat(Old) Madhyamgram (New), within the limits of Madhyamgram Municipality, under Ward No. 10, Holding No. 379, Jessore Road, East Bankimpally, District North 24 Pargana,




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

(15)

Additional District Sub-Registry office Barasat and which is butted and bounded in the following manners:

On the North : Part of Dag No. 716,

On the South : Part of Dag No. 716,

On the East : 60' ft. Wide Jessore Road,

On the West : Part of Dag No. 718.

SCHEDULE 'B' OF THE SOLD PROPERTY REFFERED TO

ALL THAT the piece or parcel of Bagan land admeasuring more or less **01 Cottahs 08 Chittacks 00 Sq.Ft.**, Being **Scheme Plot No. B**, within Mouza -Doharia, J.L. No - 45, Touzi No. 146, Re.Su. No. 132, 139, R.S. Khatian No. 839, R.S. Dag No. 716, under P.S. - Barasat(Old) Madhyamgram (New), within the limits of Madhyamgram Municipality, under Ward No. 10, Holding No. 379, Jessore Road, East Bankimpally, District North 24 Pargana, Additional District Sub-Registry office Barasat and which is butted and bounded in the following manners:


On the North: Plot No. A,

On the South : Plot No. C,

On the East : 60' ft. Wide Jessore Road.

On the West : Part of Dag No. 718,




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seal and delivered these presents on this the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Kolkata in the presence of witnesses :

- ① Dym Paul Choudhury
90 Late Ranjit Paul Chowdhury
36C, Tootpur Park
1001 - 700068
2. Ratan Choudhury
40 Brajendra Lal Dhe
1240 Ananda Lal
Kadiganore Kal-129
1. Ranjan Kumar Sarkar
2. Goutam Sarkar
3. Riba Sarker & Riba Sarker
4. Biswanto Sarker

Drafted & Prepared

by :

Arun Kumar D.

F.NO. 232-26/77.

Advocate

Judges' Court, Barasat

Kolkata - 700124

Typed by :

Barasat Court

both represented by their constituent attorney

Ranjan Kumar Sarkar

Goutam Sarkar

5. Ishita Majumdar

6. Mallika Bose

SIGNATURE OF THE VENDORS

PCS Forms Pvt. Ltd.

Alok Agarwal

Authorized Signatory / Director

SIGNATURE OF THE PURCHASER
ON BEHALF OF P.C.S. FORMS PVT. LTD.
WITH RUBBER SEAL



Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

(17)

MEMO OF CONSIDERATION
(PLOT NO. - B)

RECEIVED from the within-named Purchaser a sum of Rs. 25,50,000/- (Rupees Twenty Five Lakh Fifty Thousand) only being the highest and reasonable market price on full satisfaction as per Memorandum below :-

Name of Bank	Branch	DD/Cheque No.	Date	Amount
HDFC	Howrah	034953	20.12.16	6,37,500/-
HDFC	Howrah	034954	20.12.16	6,37,500/-
HDFC	Howrah	034940	19.12.16	3,18,750/-
HDFC	Howrah	034942	19.12.16	3,18,750/-
HDFC	Howrah	034941	19.12.16	3,18,750/-
HDFC	Howrah	034939	19.12.16	3,18,750/-

Total - Rs. 25,50,000/-

(Rupees Twenty Five Lakh Fifty Thousand) only.

1. Ranjan Kumar Sarker
2. Goutam Sarker
3. Rita Sarker & Rita Banerjee Sarker
4. Smriti Sarker

Witness :

both represented by their constituent attorney

Ranjan Kumar Sarker
Goutam Sarker

5. Ishita Nayak

S/o 1. Dipankar Choudhury
Ranjit Paul Choudhury
36C, Jyoti Park
Cal - 700068

2. Rakhi Banti Zhen.
S/o Brajendra Kumar Zhen.
100/2, Arundhan Kalyan
Chowdhury, Jyoti Park
Cal 729

6. Mallika Bose

SIGNATURE OF THE VENDORS

(17)

MEMO OF CONSIDERATION
(PLOT NO. - B)

RECEIVED from the within-named Purchaser a sum of Rs. 25,50,000/- (Rupees Twenty Five Lakh Fifty Thousand) only being the highest and reasonable market price on full satisfaction as per Memorandum below :-

Name of Bank	Branch	DD/Cheque No.	Date	Amount
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HDFC	Howrah	034940	19.12.16	3,18,750/-
HDFC	Howrah	034942	19.12.16	3,18,750/-
HDFC	Howrah	034941	19.12.16	3,18,750/-
HDFC	Howrah	034939	19.12.16	3,18,750/-

Total - Rs. 25,50,000/-

(Rupees Twenty Five Lakh Fifty Thousand) only.

1. Ranjan Kumar Sarkar
2. Goutam Sarkar
3. Rita Sekher @ Rita Mallika Saha
4. Biswanto Saha

Witness :

both represented by their constituent attorney

Ranjan Kumar Sarkar
Goutam Sarkar

3. Ritik Majumdar

6. Mallika Bose

SIGNATURE OF THE VENDORS

1. Dipu Paul Chowdhury
S/o 1. Ranjit Paul Chowdhury
366, Jyoti Park
1001, 700009

2. Rakar Kanti Saha
S/o Porayendra Kanti Saha
1000, Arundhan Kanti
Chowdhury - Jyoti Park
Kat 129














Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name :












LITTLE	RING	MIDDLE	FORE	THUMB	
					 <i>Rajan Kumar Sarkar</i> ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Rajan Kumar Sarkar

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত  <i>Goutam Sarkar</i> ডান হাত
THUMB	FORE	MIDDLE	RING	LITTLE	
					


All the above fingerprints are of the above named person and attested by the said person.

Goutam Sarkar

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.














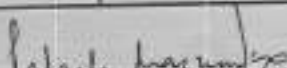

Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

UNDER RULE 44A OF THE I.R. ACT 1908












(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p>  <p>ডান হাত</p>
					

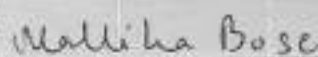

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>বাম হাত</p>  <p>ডান হাত</p>
					

All the above fingerprints are of the above named person and attested by the said person.


Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.














Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



PCS Forms Pvt. Ltd.
A 100 Agarwal.
Authorized Signatory / Director
ডীন হাত

Attest Agard.

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত

PHOTO
PEST

ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017

SITE PLAN OF LAND IN PART
OF R.S. DAG NO - 716 R.S. KHATIAN
NO - 839 AT MOUZA - DOHARIA J.L
NO - 45 UNDER P.S. - MADHYAMGRAM
DIST - NORTH 24 PARGANAS WITHIN
THE LIMITS OF MADHYAMGRAM
MUNICIPALITY BEING WARD NO - 10
HOLDING NO - 377.

Scale : 1" = 25'-0"



PCS Forms Pvt. Ltd.

Alou Agthash

Authorised Signatory / Director

Signature Of Purchaser

1. Ranjan Kumar Sarker
2. Gindan Sarker
3. Rika Alou Agthash Sarker
 @ Rika Sarker
4. Subanta Sarker
 represented by Taluk Chandhakar
4. Taluk Chandhakar
 Ranjan Kumar Sarker
 Gindan Sarker
5. Indrabhazumbar
6. Malika Bose

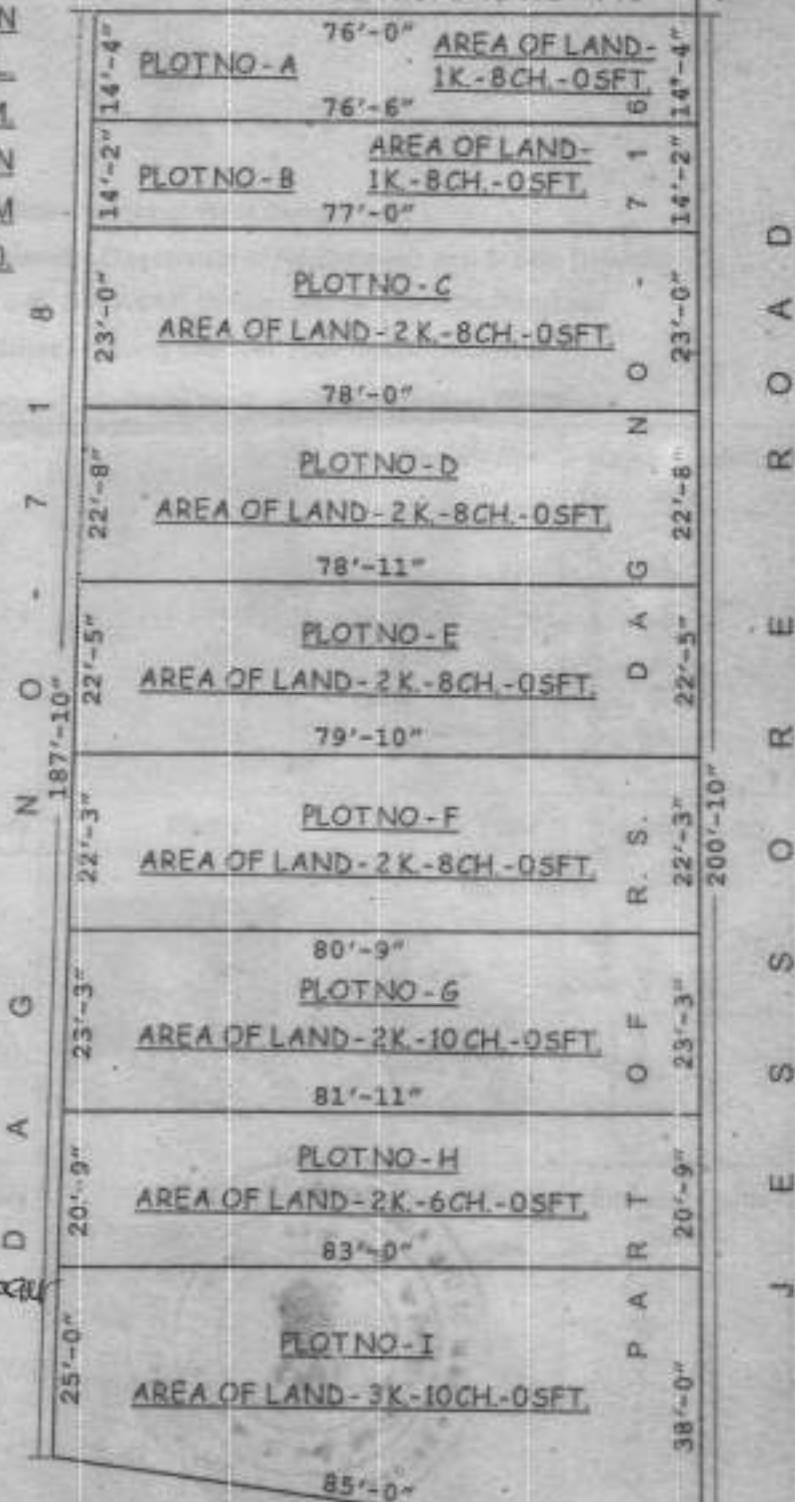
Signature Of Vendor

Trace By :-

R. Ghosh
 30/11/17


RAJIB GHOSH
 East Kodalia
 New Barrackpur
 Kolkata - 700131
 Regd. No - 0405

PART OF R.S. DAG NO - 716



PART OF R.S. DAG NO - 716




Additional District Sub-Registrar
Barasat, North 24 Parganas

30 JAN 2017









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BARASAT, District Name :North 24-Parganas









Signature / LTI Sheet of Query No/Year 15030000077403/2017

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	Shri Ranjan Kumar Sarkar 64A, Bondal Road, P.O:- Ballygunge, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Seller			Ranjan Kumar Sarkar 30/01/2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Goutam Sarkar 64A, Bondal Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019	Seller			Goutam Sarkar 30/01/2017
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Shri Palash Mazumder Roopkatha, Block-A, Flat No-3B, 27 Prantik Pally, P.O:- Bosepukur, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042	Seller			Palash Mazumder 30-01-2017



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
4	Smt Mallika Bose 200P, S.P. Mukherjee Road, P.O:- Tollygunge, P.S:- Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN - 700026	Seller			Mallika Bose 30/1/2017
5	Shri Ranjan Kumar Sarkar 64 A, Bondel Road, P.O:- Ballygunge, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Smt Rita Sirker] [Shri Susanta Sirker]			Ranjan Kumar Sarkar 30/01/2017
6	Shri Goutam Sarkar 64 A, Bondel Road, P.O:- Ballygunge, P.S:- Gariahat, District:- South 24-Parganas, West Bengal, India, PIN - 700019	Attorney of Seller [Smt Rita Sirker] [Shri Susanta Sirker]			Goutam Sarkar 30/01/2017
7	Shri Alok Agarwal 12/1a, Dr. P.k. Banerjee Road, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Representative of Buyer [P.c.s. Forms Pvt. Ltd.]			Alok Agarwal 30/1/17



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Shri Arun Kumar De Son of Late Monoranjan De Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700124	Shri Ranjan Kumar Sarkar, Shri Goutam Sarkar, Shri Palash Mazumder, Smt Mallika Bose, Shri Ranjan Kumar Sarkar, Shri Goutam Sarkar, Shri Alok Agarwal	<i>Arun K. De</i> <i>30/01/19</i>

(Joyjit Ghanda)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
BARASAT

North 24-Parganas, West
Bengal





Directo

19-201617-0041

24/01/2017 15:2

201906200

POSITOR'S DETAILS

ame

PCS FO

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

19-201617-004159094-1

Payment Mode Online Payment

BRN Date: 24/01/2017 15:27:59

Bank : HDFC Bank

BRN : 291996290

BRN Date: 24/01/2017 15:29:11

DEPOSITOR'S DETAILS

Id No. : 15030000077403/1/2017

(Query No./Query Year)

Name : PCS FORMS PRIVATE LIMITED
Contact No. : Mobile No. : +91 9831087641
E-mail : PCSFORMSPLTD@GMAIL.COM
Address : 58 METCALFE STREET 2ND FLOOR UNIT NO 2C KOL 13
Applicant Name : Mr A K De
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	15030000077403/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	46214
2	15030000077403/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	293920

In Words : Rupees Three Lakh Forty Thousand One Hundred Thirty Four only

Total

340134



No / Year

Entry Date

Applicant Name, Address

& Other Details

Major Information of the Deed

Deed No / Year	I-1503-00596/2017	Date of Registration	06/02/2017
Query No / Year	1503-0000077403/2017	Office where deed is registered	
Query Date	20/01/2017 3:56:35 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	A K De Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830915081, 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. 25,50,000/-	Rs. 42,00,001/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,94,020/- (Article:23)	Rs. 46,214/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Jessore Rd, Road Zone : (Airport – Madhyagram Crossing On Road) , Mouza: Doharia

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-716	RS-839	Bastu	Bagan	1 Katha 8 Chatak	25,50,000/-	42,00,001/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
Grand Total :					2.475Dec	25,50,000 /-	42,00,001 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Ranjan Kumar Sarkar Son of Late Promode Chandra Sirkar Executed by: Self, Date of Execution: 30/01/2017 , Admitted by: Self, Date of Admission: 30/01/2017 ,Place : Pvt. Residence			
	64A , Bondal Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AMHPS9084M, Status :Individual			
2	Shri Goutam Sarkar Son of Late Promode Chandra Sirkar 64A , Bondal Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ANMPS8389R, Status :Individual, Executed by: Self, Date of Execution: 30/01/2017 , Admitted by: Self, Date of Admission: 30/01/2017 ,Place : Pvt. Residence			
3	Smt Rita Sirkar, (Alias: Rita Monica Sirkar) Wife of Mr Jayanta Kumar Sirkar 64A , Bondal Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. FZBPS8756Q, Status :Individual, Executed by: Attorney			



For
Smta Kurnar S
Bengal, India
Bengal, Stat
AP58757R, Stat
Malash Mazumder
of Late Bijan Bandhu
District-South 24-P
Kasba, District-South of India,
Business, Citizen of India,
30/01/2017
Admitted by: Self, Date
Smt Mallika Bose
Wife of Smt Abhijit Bose
Wife of Smt West Bengal
6

Sirker
 Susanta Kumar Sirker 64A, Bondal Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-
 West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,
 FZBPS8757R, Status: Individual, Executed by: Attorney

Palash Mazumder

Son of Late Bijan Bandhu Mazumder Roopkatha, Block-A, Flat No-3B, 27 Prantik Pally, P.O:- Bosepukur, P.S:-
 Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Male, By Caste: Hindu, Occupation:
 Business, Citizen of: India, PAN No. AHKPM6085G, Status: Individual, Executed by: Self, Date of Execution:
 30/01/2017
 , Admitted by: Self, Date of Admission: 30/01/2017 ,Place : Pvt. Residence

6 Smt Mallika Bose

Wife of Shri Abhijit Bose 200P, S.P. Mukherjee Road, P.O:- Tollygunge, P.S:- Tollygunge, District:-South 24-
 Parganas, West Bengal, India, PIN - 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of:
 India, PAN No. AQFPB2201F, Status: Individual, Executed by: Self, Date of Execution: 30/01/2017
 , Admitted by: Self, Date of Admission: 30/01/2017 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	P.c.s. Forms Pvt. Ltd. 58, Metcalfe Street, 2nd Floor, Unit No. 2c, P.O:- Hare Street, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700013 PAN No. AACCP8140P, Status: Organization

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Ranjan Kumar Sarkar Son of Late Promode Chandra Sirker 64 A, Bondel Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AMHPS9084M, Status : Attorney, Attorney of : Smt Rita Sirker, Shri Susanta Sirker
2	Shri Goutam Sarkar Son of Late Promode Chandra Sirker 64 A, Bondel Road, P.O:- Ballygunge, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ANMPS8389R, Status : Attorney, Attorney of : Smt Rita Sirker, Shri Susanta Sirker

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Alok Agarwal Son of Late Om Prakash Agarwal 12/1a, Dr. P.k. Banerjee Road, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACZPA5548A, Status : Representative, Representative of : P.c.s. Forms Pvt. Ltd. (as DIRECTOR)

Identifier Details :

Name & address
Shri Arun Kumar De Son of Late Monoranjan De Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Ranjan Kumar Sarkar, Shri Goutam Sarkar, Shri Palash Mazumder, Smt Mallika Bose, Shri Ranjan Kumar Sarkar, Shri Goutam Sarkar, Shri Alok Agarwal

Transfer of property for L1

Sl. No	From
1	Shri Ranjan Kumar Sarkar
2	Shri Goutam Sarkar Smt Rita Sarker



Transfer of property for L1		
No	From	To, with area (Name-Area)
1	Shri Ranjan Kumar Sarkar	P.c.s. Forms Pvt. Ltd.-0.4125 Dec
2	Sitri Goutam Sarkar	P.c.s. Forms Pvt. Ltd.-0.4125 Dec
3	Smt Rita Sarker	P.c.s. Forms Pvt. Ltd.-0.4125 Dec
4	Shri Susanta Sarker	P.c.s. Forms Pvt. Ltd.-0.4125 Dec
5	Shri Palash Mazumder	P.c.s. Forms Pvt. Ltd.-0.4125 Dec
6	Smt Mallika Bose	P.c.s. Forms Pvt. Ltd.-0.4125 Dec

Endorsement For Deed Number : I - 150300596 / 2017

On 20-01-2017

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 42,00,001/-



Joyjit Chanda

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal**

On 30-01-2017

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

Presented for registration at 18:30 hrs on 30-01-2017, at the Private residence by Shri Ranjan Kumar Sarkar, one of the Executants.

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

Execution is admitted on 30/01/2017 by 1. Shri Ranjan Kumar Sarkar, Son of Late Promode Chandra Sarker, 64A, Bondal Road, P.O: Ballygunge, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 2. Shri Goutam Sarkar, Son of Late Promode Chandra Sarker, 64A, Bondal Road, P.O: Ballygunge, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Retired Person, 3. Shri Palash Mazumder, Son of Late Bijan Bandhu Mazumder, Roopkatha, Block-A, Flat No-3B, 27 Prantik Pally, P.O: Bosepukur, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 4. Smt Mallika Bose, Wife of Shri Abhijit Bose, 200P, S.P. Mukherjee Road, P.O: Tollygunge, Thana: Tollygunge, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by Shri Arun Kumar De, , Son of Late Monoranjan De, Barasat Judges Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate



596/17

in by Shri Ranjan Kumar Sarkar, Son of Late Monoranjan De, Barasat Judges Court, P.O: Barasat, Thana: Barasat, South 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Retired Person as the constituted attorney of 1. Smt Rita Sirker, Rita Monica Sirker 64A, Bondal Road, P.O: Ballygunge, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, 2. Shri Susanta Sirker, Bondal Road, P.O: Ballygunge, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by

by Shri Arun Kumar De, Son of Late Monoranjan De, Barasat Judges Court, P.O: Barasat, Thana: Barasat, South 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

by Shri Goutam Sarkar, Son of Late Promode Chandra Sirker, 64 A, Bondal Road, P.O: Ballygunge, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Retired

as the constituted attorney of 1. Smt Rita Sirker, Rita Monica Sirker 64A, Bondal Road, P.O: Ballygunge, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019, 2. Shri Susanta Sirker 64A, Bondal Road, P.O: Ballygunge, Thana: Gariahat, South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by

by Shri Arun Kumar De, Son of Late Monoranjan De, Barasat Judges Court, P.O: Barasat, Thana: Barasat, South 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate



Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

01-01-2017
ment of Fees
ified that required Registration Fees payable for this document is Rs 46,214/- (A(1) = Rs 46,200/- , E = Rs 14/-)
Registration Fees paid by by online = Rs 46,214/-
scription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
ine on 24/01/2017 3:29PM with Govt. Ref. No: 192016170041590941 on 24-01-2017, Amount Rs: 46,214/-, Bank:
C Bank (HDFC0000014), Ref. No. 291996290 on 24-01-2017, Head of Account 0030-03-104-001-16

ment of Stamp Duty
ified that required Stamp Duty payable for this document is Rs. 2,94,020/- and Stamp Duty paid by by online = Rs
3,920/-
scription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
online on 24/01/2017 3:29PM with Govt. Ref. No: 192016170041590941 on 24-01-2017, Amount Rs: 2,93,920/-,
nk: HDFC Bank (HDFC0000014), Ref. No. 291996290 on 24-01-2017, Head of Account 0030-02-103-003-02



Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal



Duty
Required Stamp Duty payable for this document is Rs. 2,94,020/- and Stamp Duty paid by Stamp Rs 100/-
of Stamp
Type: Impressed, Serial no 4559, Amount: Rs.100/-, Date of Purchase: 20/01/2017, Vendor name: T K SAHA



Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

On 06-02-2017

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



Joyjit Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2017, Page from 14525 to 14561
being No 150300596 for the year 2017.



Digitally signed by JOYJIT CHANDA
Date: 2017.02.06 12:38:01 +05:30
Reason: Digital Signing of Deed.

(Joyjit Chanda) 06/02/2017 12:37:59
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)