

P 2821

2662 5000Rs.



my 23/3/01

5000  
- 7500  
7500  
7500  
G.P.A. 82  
1225  
Contra 20/3/01

Fees Paid  
A 1639-00  
Paid on 20/3/01

Additional District Sub-Registrar  
Barrackpore, South 24 P.S.

Admission under rule 24, Stamp Act  
Stamped of 614 of L. R. Act  
under the Indian Stamp Act 1899  
Corrected upto 1974 Schedule  
I.A. No. 23 Fees Paid  
Process fees Rs. 4.50

7.500 -  
150,000 -  
A 1650 -

8214/01

Subject A fees = 1650 -  
Realised vide Misc  
Receipt No = 813990 -  
8.214/01

7-3(B) of the Rules (Prevention of  
Under valuation of instruments) Rules  
1924 Market value Rs. 7500  
and deficit stamp duty  
of Rs. 7500

File 22/3/01  
15000

Additional District Sub-Registrar  
Barrackpore, South 24 P.S.  
2.4.01

DEED OF CONVEYANCE

A 1639

THIS DEED OF SALE made this 22nd day of March, 2001  
(TWO THOUSAND ONE) B E T W E E N SHRI SAMAR GUHA son of  
Late Benode Kumar Guha, by faith Hindu, by occupation Retired,  
now residing at his own house at 8/2 Central Park, Jadavpur,  
Kolkata - 700 032 (formerly at 60A, Raja Subodh Mallik Road,  
Jadavpur, Calcutta - 700 032 as a tenant), hereinafter called

g. f. no. of  
23/3/01

Stamp duty of 7500-82.4.01  
871 Tower in Calcutta Rd - 7335  
2100 / 37114 826.3.01

Contd... P/2.

2.4.01





Sl. No. 34089  
Sold to parta pratisa  
of 23 Barampura (M)

Calcutta Collectorate,  
Treasury  
Date 14.3.2001  
Treasurer.

Amount for registration as 11/50  
on the 23rd day of March 2001  
at the Sonarpore Adml. Dist. Sub-Registry Office  
by Samar guha

← 2500

Sri Samar guha  
By the Recd of Sri Samar guha  
Basama guha 23



V.C.T.O. NO.  
188

Sri Samar guha  
By the Recd of  
Basama guha.

Samar guha  
No-W/O Binode Kumar guha  
of 8/2 central park gadarpur  
Thana - Sonarpore,  
Dist - South 24 Parganna. (B)  
by Caste Hindu / Muslim  
Profession Business / Service

Basama guha  
No-W/O Samar guha  
of 8/2 central park gadarpur  
Thana - Sonarpore,  
Dist - South 24 Parganna. (B)  
by Caste Hindu / Muslim  
Profession Business / Service

Basama guha  
w/o Sri Samar guha  
8/2 central Park  
cal- 32 Retired Head  
mistress of a High girls' school.

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KEEP RO... 50





the VENDOR which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, legal representatives and assigns of the FIRST PART.

A N D

B. Subh<sup>1</sup> / 1. Shri Partha Pratim Mitra, S/o. Late Sudhir Chandra Mitra  
2. Smt. Kalpana Mitra, W/o. Sri Partha Pratim Mitra, by  
23. Sreerambhar . Gowd, P.S. Jakkur, Calcutta - 700004  
caste Hindu, by occupation Lawyer and Housewife, hereinafter

called the PURCHASER which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representative and

Sri Samal assigns of the SECOND PART.

By the Per of Basama faha

Contd....P/3.

Contd....P/3.

Sl. No. 34289  
Sold to Partha Pratap Prata  
of 23, Barampasa, (Dy)  
By  
Collector  
Treasurer  
Rs. 300/-

Treasury

500  
1000  
500  
2500



23 MAR 2011

no cash in hand etc

the RAJPUR SO  
SOUTH





// 3 //

WHEREAS originally ASHRAMA PRAKTIAN CHHATRA SANGHA a body Corporate Registered under Act, XXI of 1860 having its registered office at Narendrapur, 24 Parganas, P.S. Sonarpur sold and transferred a plot of land No. 182 at Sri Ramakrishna Palli, Sonarpur measuring 5 Cottah more or less described and mentioned in the Schedule below in favour of the VENDOR Sri Samar Guha by a deed of conveyance registered in the Sub-Registrar office Sonarpur on 13.02.1967 vide Book No. 1, Volume No. 5, Pages 27 to 30 being No. 118 for the year 1967 at the then market value with the terms and conditions as mentioned therein in the deed, appertaining to R.S. Khatian Nos. 392, 243, 266, Dag No. 527, 532, 533, J.L. No. 51, at Mouza - Jagannathpur.

AND WHEREAS the VENDOR is now seized and possessed of his purchased property by mutating his name in the Rajpur-Sonarpur Municipality and has been paying taxes thereon.

Contd...P/4.

\*\*\*\*\*/0.

Sl. No. 36089  
Sold to Lakshmi Prakash Mishra  
of 23 Sonarpur m. 102

24/8/23

Treasurer

23/08/2023

500  
200  
500  
2500



23/08/2023

Office of the RAJPUR SOUTH 24-PARGANA  
HARINAVI, SOUTH 24-PARGANA  
PROPERTY TAX RECEIPT  
Receipt No 1202





// 4 //

AND WHEREAS the VENDOR declares to sale of the said 5 Cottah of land lying and situated at Plot No. 182, Mouza-Jagannathpur at Sri Ramekrishna Falli, Sonarpur within the limits of Rajpur Sonarpur Municipality, Ward No.7(17), Holding No. 573 and the PURCHASER herein offered to purchase the said land more fully described in the Schedule below and also depicted and delineated in the 'Plan' or 'Map' Annexed herewith covered with red verge together with what-soever easement Right of 30' wide road lying in the Southern portion of the said plot at for the price of Rs. 1,50,000/- which the VENDOR accepts.

AND WHEREAS as per Conveyance of the Purchased Deed of the VENDOR, prior permission of the said Ashrama Praktan Chhatra Sangha is required to be obtained for transfer of

Contd...P/5.





his right, interest, title, interest in the said land which the VENDOR has obtained vide approval letter dated 20.03.2001 attached herewith for the sale to the PURCHASERS.

NOW THIS DEED WITNESSETH that in consideration of the sum of Rs. 1,50,000/- (Rupees one lac fifty thousand) only paid by the PURCHASER to the Vendor as per Memo below simultaneously with the execution of these presents (the receipt whereof the VENDOR hereby admits and acknowledge respectively and separately) and of and from the same release and discharge the PURCHASER and the said property the said VENDOR as beneficial Owner do hereby grant, Convey, sell, transfer, assign and assure unto and to the use of the said Purchaser free from encumbrances All This piece or parcel of Land of Plot No. 182 at Sri Ramakrishna Palli, Sonarpur, P.S. Sonarpur containing by measurement 5 Cottah in the occupation of the VENDOR more particularly delineated and coloured 'RED' in the 'MAP' or 'PLAN'.

Subject to the above  
(1) AND AS IS

AND all the estate, right, title, interest, claim and demand whatsoever of the VENDORS into or upon the same and every part thereof TO HAVE AND TO HOLD the same unto and to the use of the PURCHASER his heirs, executors, administrators, assigns absolutely and forever TOGETHER WITH all deeds, documents and miniments of title in any way exclusively relating to the said property or any part thereof to be kept in the Owners possession as the said documents are involved with other properties of Vendors but the Vendors will be bound to produce the said original documents for inspection of the PURCHASER and/or for authenticate necessary to produce the authorities as and when called for. AND the Vendors do hereby covenant with the PURCHASER his heirs, successors, executors, representative and





assigns THAT notwithstanding any act, deed or thing heretofore done executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said land free from any encumbrances, attachments or defect-in-title whatsoever and that the Vendors have full power and absolute authority to sell the manner aforesaid and the PURCHASER shall peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any persons claiming throughout or under them and further that the Vendors their heirs, executors, administrators or assigns covenant with the PURCHASER his heirs, executors, assigns to save harmless indemnify and keep indemnified the PURCHASER his heirs, executors, administrators or assigns from or against all encumbrances, charges and equities whatsoever. AND the Vendors their heirs, administrators or assigns further covenant that they shall at the request and cost of the PURCHASER his heirs, executors and assigns do or execute or use to be done or executed all such lawful acts, deeds and things whatsoever for further and for perfecting conveyance and assuring the said property and every part thereof in manner aforesaid according to true intent and meaning of this Deed.

The PURCHASER henceforth shall have every right to convey and/or transfer the property mentioned the Schedule below either in whole or in part thereof in whatsoever manner i.e. through sale, lease, gift, mortgage or in whatsoever manner.

NOW THIS DEED FURTHER WITNESSES that in consideration of the PURCHASER having purchase the property on the assurance and guarantee of the VENDORS as to protection and assurance and guarantee of the VENDORS as to protection and indemnify against

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... shall be deemed to have been assigned to the Vendor...  
... and the Vendor shall have full power and absolute authority to  
... and quietly hold, possess and enjoy the said property in use  
... without any claim or demand whatsoever from the Vendor or any  
... persons claiming through or under them and further that the  
Vendor their heirs, executors, administrators or assigns  
... shall be deemed to have been assigned to the Vendor...



*[Handwritten signature]*

23 MAR 2001

... every part thereof in the manner and according to true intent  
and meaning of this deed.  
The Vendor hereby warrants that in consideration  
and/or transfer the property mentioned in the schedule below either  
in whole or in part thereof in whatsoever manner i.e. through  
sale, lease, gift, mortgage or in whatsoever manner,  
NOW THIS DEED FURTHER WITNESSES that in consideration  
of the Vendor having purchased the property on the assurance  
and guarantee of the Vendor as to protection and assurance and  
guarantee of the Vendor as to protection and indemnity against  
...

UR SONAR  
SOUTH 24-P  
PROPERTY TA

any claim  
do he



// 7 //

any claim by any person or persons or any authority the VENDORS do hereby and hereunder agree to indemnify and at all times keep indemnified the PURCHASER against all such claim or demands in respect of the Schedule Property.

That the property mentioned in the Schedule below is not pirottor or devottor or wakf property and does not belong to any religious or trust and neither been requisitioned or acquisitioned by any Competent Authority or local body nor the Vendors have not received any Notice or Notices for Acquisition or Requisition from any Competent Authority vesting from Settlement Authority and/or local bodies.

That the said land is not a benami property and the VENDOR have good and marketable title over the said property and the property is free from encumbrances and henceforth the PURCHASER and his heirs and assigns shall have every right to enjoy the Schedule Property absolutely by using the same in whatsoever manner i.e. to construct rooms/building/structures thereon and/or shall have the right of sale, gift, lease or mortgage and/or otherwise.

To this purpose in full sense and without being influenced by anybody and fully understanding the contents of the present deed and having received today the full value as per memo of consideration money Vendor completely sold the Schedule land in favour of the PURCHASER.

AND WHEREAS the said property is not leased, mortgaged, sale or any sustain any body, it is free from all encumbrances. In witness whereof the VENDOR hereby puts his hand the day, month and year first above written.

Contd...P/8.

SITE PLAN  
533  
1ST

11 7 11  
any claim by any person or persons or any authority or vendor  
to work and whether agree to indemnify and at all times keep  
indemnified the purchaser against all such claim or demands in  
respect of the said property.

That the property mentioned in the schedule below is the  
property or interest of said property and does not belong to  
any religious or trust and neither has been registered or sold  
or mortgaged to any person or authority or local body nor has it been  
acquired by any Government authority or local body for any purpose  
connected with any Government or local body.



That the said property is free from encumbrances and interests of  
third parties and the vendor has not received any notice or  
intimation from any Government authority or local body for any  
purpose connected with any Government or local body.

*[Signature]*  
23 MAR 2024

To this purchase in full value and without being influenced  
by anybody and fully understanding the contents of the present  
deed and having received only the full value as per terms of  
consideration money vendor completely sold the said property  
in favour of the purchaser.

And whereas the said property is not leased, mortgaged,  
or otherwise encumbered in any way, it is free from all encumbrances  
and the vendor hereby gives his hand and seal to the purchaser  
in witness whereof the vendor hereby gives his hand and seal  
this 23rd day of March 2024.

Old No.: 46327  
Locality/Street :- A

PUR SONARPUR MUNICIPALITY  
VI, SOUTH 24-PARGANAS, Kolkata 748  
PROPERTY TAX RECEIPT  
Receipt No : 2021-2022/F/4671

Year	Total Arrear
2021-2022	
2022-2023	



SITE PLAN AT PLOT NO.-182 DAG NOS.-527, 531, &  
533 MOUZA= JAGANNATHPUR J.L. NO.-51 P.S.-SONARPUR  
DIST.- 24 PGS. (SOUTH), SCALE:- 60' = 1"  
LAND AREA = 3600 SFT. (APPROX.) = 5 KA. - 0 CH. - 0 SFT.  
PURCHASER - (1) PARTHA PRATIM MITRA.  
(2) SMT. KALPANA MITRA.



Sri samal  
 Guha  
 by the side Basara Guha





Notwithstanding any thing contained in this Deed, it is clearly understood by and between the parties that all liabilities that may arise in future for past period in respect of taxes, fee etc. for the said land shall be to the account of the PURCHASER.

SCHEDULE OF THE PLOT ABOVE REFERRED TO

A plot of land measuring more or less 5 (five) cottahs being Plot No. 182, (one hundred eighty two) of the attached MAP or PLAN under Rajpur-Sonarpur Municipality, Ward No. 7(17) situated within Mouza - Jagannathpur, J.L. No. 51, P.S. Sonarpur, District : South 24-Parganas.

<u>Khatian No.</u>	<u>Dag Nos.</u>	<u>Area of Land</u>	<u>Proportionate Rent</u>
392	527	0.0½ Satak	.10 paise
243	531	0.0½ Satak	.08 paise
266	533	0.07½ Satak	2.02 paise
		0.8½ Satak	2.20 paise

respectively within the jurisdiction of the Additional District Sub-registrar, Sonarpur, bearing a yearly rent of Rs. 2.20 only to be paid to the collector, 24 Parganas (South).

Boundary of the said land.

On the East : Plot No. 183 (Sri Kanti Prasanna Sengupta)  
 On the West : Plot No. 181 (Late Jatindra Ch. Ghosh)  
 On the South : 30' wide road.  
 On the North : Plot No. 187 (Sri Ashapurna Banerjee)

For more clearness depicted and delineated in the "PLAN" or "MAP" annexed herewith and marked with "RED" Border as part of this DEED.



*[Signature]*  
23 MAR 2001

FORM NO. 30  
(W.P. RULE - 61)

Assessment No.: 11042020202690

Name of the Assessee: PARTHA PRATHA MITRA S/C

Ward No: 8

Received the sum of Rs. 108.00 (in words) HUNDRED EIGHT ONLY

Local / Street Tax

Details of Arrear Received (Year wise)

Year (Octrel)	2018-2019	2019-2020	2020-2021	Total
0.00	0.00	0.00	54.00	54.00
0.00	0.00	0.00	0.56	0.56
1.82				1.82

UNARPUR MUNICIPALITY  
PROPERTY TAX RECEIPT  
Receipt No: 2021-2022/F/4671



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MEMO OF CONSIDERATION

Consideration money is Rs. 1,50,000/- (Rupees one lac fifty thousand) only, paid by BANKERS CHEQUE OF STATE BANK OF INDIA, Lower Circular Road, Calcutta - 700020, Cheque No. 899122, dated 19.03.2001.

WITNESSES :

1. Ucnil Malwabaty  
Flat 604 "Mamuk"  
117B, Anantosh Choudhury  
Avenue  
Lakshmi - 700019

V. K. GUHA

SAMAR GUHA

by the Pen of

Samar Guha

Basana Guha

BASANA GUHA

(Wife)

2. Sudhanya Kumar Mandal  
286, Srikumarachandrapalli,  
P.O. & P.S. Sonarpur,  
Dist. South 24 Parganas.

Drafted by :

H. B. Saha  
Ad. Cal. Ct.  
Bach. Cal. Ct.  
Rg No: 738/740  
0892,

Typed by :

Srikanta Raul  
Barrister at Law  
Civil Court.



