

2210/2020

I-2143/2020



✓ पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 No/1506-0-224303/2020
 V.C. Case No-400/2020

4K 12th 29/2/20
 + 5000/-
 AT hand

F 398288

F 3982

Certified that the document is authentic
 in registration. The Signature Sheet and
 endorsement Sheet Attached to the
 document are the part of the document.

[Signature]
 Additional District Sub-Registrar
 Calcutta, Dist. Dam, 24-Pg. District

0 2-MAR 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 26th day of February, Two Thou
 Twenty (2020) of the Christian Era at Kolkata.

क्रमिक नं. 2234 तारीख 14/2/2020
 मुला :- SMJ
 क्रेता :- D.S. Dampal kmj
 ठिकाना :- 96/1 Dampal kmj W-14
 वेधवार :- Ranjita Park
 लाहौल्लेक
 काशिपुत्र



वृत्तः _____ नामः _____
 क्षेत्रांतर नामः _____
 टि डि नं. :- _____
 कायम खरिदनेर तारीखः 14.02.2020
 टि डि. नं. बेटि रु. _____
 कायम खरिद कर रकमः 36000/-

✓ Finali Mitras



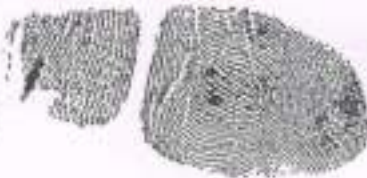
1398 26/2/2020

✓ Finali Mitras



1399 27/2

✓ Kanta Devi Kadel



1400 28/2



✓ Sujat Ghosh

30, Late Rajit ka Ghosh,
 714/2, Jessore Road,
 Green Park, Kalki SS.

Add District Sub Registrar
 Jessore, Jessore-24 Parganas

26 FEB 2020

2210/2020

I-2143/2020



✓ पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

F 398288

F 3982

7/2/20 1506-0-221003/2020
V.C Case no-400/2020

Certified that the document is submitted
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the documents.

4 K 12th March
+ 5000rs
Attached

Additional District Sub-Registrar
Canning, Dist. Dam, 24-Pgs. District

02 MAR 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 26th day of February, Two Thousand
Twenty (2020) of the Christian Era at Kolkata.

क्रमिक सं. 2239 तारीख 14/2/2020
 मूल : SM
 क्रेता : D.S. Dampal km
 विद्वान : 90/1 Dampal km W-14
 वेतन : Ranjit Kumar
 नारिनेक : ७३
 काशिपु. न. : अफिस



हस्त
 गिन
 प्रजाति नाम :
 ति ति नं. :
 स्टाम्प बरिमेत तारी : 14.02.2020
 हे ति ति नं बोट क :
 स्टाम्प बरिमे करा रकम : 360000/-

Finali Mitus
 1398 26/2/20

Finali Mitus
 1399 20

Kanta Devi Kadel
 1400 20

Sujit Ghosh.
 No. Late Ranjit ka Ghosh,
 714/2, Jessore Road,
 Green Park, kolkata-55.



District Sub Registrar
 Jessore Dam-Dam 24 Parganas
 26 FEB 2020

BETWEEN

SMT. KANTA DEVI KADEL (PAN:AFXPK6193C), wife of Vijay Kumar Kadel, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, residing at 120 Lake Town, 'A', Police Station & Post office - Lake Town, Dist- North 24 Parganas, Kolkata – 700 089, hereinafter Called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the FIRST PART.

AND

SHRI PINAKI MITRA (PAN AFAPM9293C & AADHAAR NO. 938934950293) son of Late Haripada Mitra, by faith –Hindu, by occupation – Business, Nationality – Indian, residing at 1232, Jessore Road, Green Park, Block – 'A', Police Station - Lake Town, Post office- Bangur Avenue, Dist –North 24 Parganas, Kolkata – 700 055, hereinafter called and referred to as the "PURCHASER" (which expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, successors, administrators, legal representatives and assigns) of the OTHER PART;

W H E R A S :

- A. One Sashibhushan Das And Sarada Prasad Das Were Absolutely Seized And Possessed Of And Of And/Or Otherwise Well And Sufficiently Entitled To The Property By Virtue Of Cadastral Settlement Record Of Rights Measuring An Area of 2 Acres 1250 Decimals In Various Dags Out of which Land Comprised in C.S. Dag nos.1602,1603,1604,1605,1599,1591,1590,1595,1597 and 1598 under c.s. Khatian nos. 291,274,277,352 and 331, J.L.No.23, R.S.Khatian No.16, Touzi No.1298/2833, Dihi Panchannagram, D-1, sub-d-16 holding no. 670 old 438 of mouza kalidaha under lake town (formerly dum dum) police Station In The District of North 24 Parganas.
- B. AND WHEREAS the Said Sashibhushan Das Diet Intasted Leaving Behind His Surviving His 5 (Five) Sons Namely (1)Sri Jaganath Prasad Das, (2)Sri Baladeb Prasad Das, (3)Sri Rajani Nath Das,(4)Sri Tarak Nath Das (5)Sri Amiya Nath Das His Legal Heirs And Accessors.
- C. AND WHEREAS The Said Sarada Prasad Das Died Intastate Leaving Behind His Surviving His 5(Five) Sons Namely (1)Sri Banku Nath Das, (2)Sri Hrishikesh Das, (3)Sri Hara Nath Das,(4)Sri Jamini Nath Das And(5)Sri Rabindra Nath Das As His Legal Heirs And Successors.
- D. AND WHEREAS Thus The Said Sri Jaganath Prasad Das, Sri Baladeb Prasad Das, Sri Rajani Nath Das, Sri Tarak Nath Das, Sri Amiya Nath Das, Sri Banku Nath Das, Sri Hrishikesh Das, Sri Haranath

Das, Sri Jamini Nath Das And Sri Rabindra Nath Das Were Absolutely Seized And Possessed By Virtue Of Inheritance In Fee Simple Possession Of The Said Land Hereditaments And Premises Containing An Area Of 2.1250 Decimals In Various Dags Out Of Which Land Comprised In C.S.Dag Nos. 1602, 1603, 1604, 1605, 1599, 1591, 1590, 1595, 1597, 1598, 1592, and 1594 under C.S.Khatian Nos. 291, 274, 275, 277, 352, 331, and 333, J.L.No. 23, R.S.No.16, touzi no.1298/2833 of Mouza Kalidaha In Dihi Panchannagram Division 1 Sub-Division 16, Holding No.670 Old 438 Of Saheed Hemanta Kumar Basu Sarani, Kolkata-700055 Within The Jurisdiction Of South Dum Dum Municipality Under Lake Town Police Station In The District Of North 24 Parganas.

E. AND WHEREAS By A Deed Partition Dated 30th Day Of January , 1941 Made Between The Said Sri Banku Nath Das, Sri Hrishikesh Das, Sri Haronath Das, Sri Jamini Nath Das And Sri Rabindra Nath Das Therein Called The First Party And Sri Jagannath Prasad Das, Sri Baladeb Das, Sri Rajani Nath Das, Sri Tarak Nath Das And Sri Amiya Nath Das Therein Called The Second Party Registered At Registrar Of Assurance, Kolkata In Book No.1, Being No.376 For The Year 1941 The Said Partition To Sri Jagannath Prasad Das, Sri Baladeb Das, Sri Rajani Nath Das, Sri Tarak Nath Das, Sri Amiya Nath Das All That Piece Of Parcel Of Land Containing An Area Of 2.1250 Declaims In Various Dags Out Of Which Land Comprised In C.S.Dag No. 1602, 1603, 1604, 1605, 1599, 1591, 1590, 1595, 1597, 1598, 1592 and 1594 under C.S.Khatian No. 291, 274, 275, 277, 352, 331 and 333, J.L.No.23, R.S.No.16, Touzi No. 1298/2833 of Mouza Kalidaha In Dihi Panchannagram Division 1 Sub-Division 16, Holding No.670 old 438 of Saheed hemanta kumar basu sarani, Kolkata-700055 within the jurisdiction of south Dum Dum Municipality under -Lake Town Police Station in the district of North 24-Parganas fully described in the Schedule thereunder written absolutely and for ever.

F. AND WHEREAS the said Sri Tarak Nath Das filed a suit for partition before the Hon'ble Sub-Judge at Alipore bearing No. 98 of 1947 for partition of their joint property the same was decreed under a Solenama dated 17.08.1948. between the brothers namely Sri Jagannath Prasad Das, Sri Baldeb Das, Sri Ranjan Nath Das and Amiya Nath Das including the said Sri Tarak Nath Das and said Sri Taraknath Das allotted the property mentioned in the Schedule 'Ka' of the said Solenama.

G. AND WHEREAS the said Sri Amiya Nath Das filed a suit for partition before the Hon'ble Second Sub- Judge at Alipore bearing No. 104 of 1952 for partition of their joint property the same was decreed under a Solenama date 20.05.1954 between the brothers namely Sri Jagannath Prasad Das, Sri Baladeb Das and Sri Rajani Nath Das including the said Sri Amya Nath Das and the said Sri Amiya

Nath Das was allotted the property mentioned in the Schedule of the said Solenama.

H. AND WHEREAS By a Bengali Kobala dated the 22nd day of June, 1954 made between Sri Amiya Nath Das therein called the Vendor of the One Part and One Smt. Bela Bandyopadhyay therein called the Purchaser of the Other Part and registered at Cossipore Dum Dum Sub Registration office in Book No. I Volume No. 53 at Pages 17 to 22 Being No. 3526 for the year 1954 the said Sri Amiya Nath Das for the consideration therein mentioned granted sold transferred and conveyed unto the said Smt. Bela Bandyopadhyay ALL THAT piece or parcel of rayati Sthitiban land and hereditaments and premises containing an area of 4500 Decimals in various Dags out of which land comprised in of C.S. Dag No. 1602 and 1603 R.S. Dag No. 4666, C.S. Khatian No. 291, R.S. Khatian No. 291, Touzi No. 1298/833 and 206 in Dihi Panchannagram Division 1 Sub-Division 16 Holding No. 670 Old 438 Saheed Hemanta Kumar Basu Sarani J.L.No. 23 R.S. No. 16 of Mouza Kalidaha under Dum Dum Police Station within South Dum Dum Municipality in the district of 24-Parganas fully described in the Schedule thereunder written absolutely and for ever.

I. AND WHEREAS After purchases as aforesaid the said Bela Bandyopadhyay mutated her name in the records of the South Dum Dum Municipality and B.L. and L.R.O. Barrackpore - II, North 24-Parganas the said Municipality has been assessed comprised in R.S. Dag No. 4666, as Municipal Holding No. 670 Old 438 of Saheed Hemanta Kumar Basu Sarani Road.

J. AND WHEREAS thus the said Bela Bandyopadhyay the Vender therein was absolutely seized and possessed of the said piece or parcel of Rayati Sthitiban land hereditaments and premises containing an area of 4500 Decimals situated and lying at and being Premises No. 438/19, Saheed Hemanta Kumar Basu Sarani, Kolkata - 700 055 being Municipal Holding No. 670 Old 438 of Saheed Hemanta Kumar Basu Sarani within South Dum Dum Municipality under Lake Town Police Station comprised in part of C.S. Dag No. 1602 and 1603, R.S. Dag Nos. 4666, under C.S. Khatian No. 291, R.S. Khatian No. 291, Touzi No. 1298/2833 in Dihi Panchannagram Division 1 Sub-Division 16 Holding No. 670 Old 438 of Saheed Hemanta Kumar Basu Sarani, J.L. No. 23 R.S. No. 16 of Mouza Kalidaha in the district of North 24-Parganas.

K. AND WHEREAS thereafter said Bela Bandyopadhyay sold transferred and conveyed the said property in favour of Smt. Kanta Devi Kadel and Smt. Ratna Mitra by dint of a Deed of Sale executed on 23rd day of September, 2005, ALL THAT piece of parcel of Rayti Sthitiban Dangs land and hereditaments and premises containing an area of 9 (Nine) Cottahs 9 (Nine) Chittaks and 33 (Thirty

three) Squire feet more or less (together with One Tall Shed measuring 200 Sq.ft. more or less) out 4500 Decimals comprised in Part of C.S. Dag. Nos. 1602 and 1603, R.S. Dag No. -4666 under C.S. Khatian No. 291, R.S. Khatian No. - 291, J.L. No. 23, R.S. No. - 16, Touzi No. - 1298/2833 in Dihi Panchannagram Division 1 Sub-Division 16 Holding No. 670 Old 438 of Saheed Hemanta Kumar Basu Sarani, J.L. No. - 23, R.S. No. - 16 of Mouza - Kalidaha within the jurisdiction of South Dum Dum Municipality, Additional District Sub- Registration Office Bidhan Nagar (Salt Lake City) under Lake Town Police Station in the District of North 24-Parganas, which was duly registered at office of the A.D.S.R. Bidhannagr Salt Lake City and recorded in Book No. 1, C D. Volume No. 7, Pages 3142 to 3166 being No. O1911 for the year 2014, (for the sake of brevity referred to as the 'said property')

L. AND WAHREAS said Smt. Kanta Devi Kadel and Ratnat Mitra is now became the sole and joint owner of the said property morefully and particularly mentioned in the second schedule and is now seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any intending buyer or buyers at any consideration or any consideration or any under any terms and conditions as the Owner shall think fit and proper.

M. AND WHEREAS now the Vendor express her views to sell their share of aforesaid property morefully described in the Schedule hereunder written at or for the total consideration price of Rs. 3,00,000/- (Rupees Three Lac) only and on hearing her such intention, the Purchaser herein approached them that they are interested and agreed to purchase the aforesaid property free from all sorts of encumbrances against the prevailing market price, where the Owner/Vendor hereby accepts their aforesaid proposal.

On the request of the Purchaser, the Owner/Vendor have agreed to execute and register a Deed of Conveyance in favour of the Purchaser in respect of the said land morefully and particularly mentioned in the schedule herein below.

AND WHEREAS the Owner/Vendor has made the following representation to the Purchaser and offered to sell the said property to the Purchaser.

1. That NOTWITHSTANDING any act deed matter or thing whatsoever by the Owner/Vendor done or executed or knowingly suffered to the contrary the Owner/Vendor is now absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said premises describe in the Schedule hereinunder written together with all kancha structures and appurtenances there to herby

sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same.

2. That NOTWITHSTANDING any act, deed or thing or committed by the Owner/Vendor or any of his ancestors or predecessors-in-title the Owner/Vendor has good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said premises describe in the Schedule hereunder written and the rights properties appurtenances hereditament and premises hereby sold transferred and conveyed unto the purchaser in the manner aforesaid.

3. That NOTWITHSTANDING anything contained herein, the said premises describe in the Schedule hereunder written shall always be put to use for such lawful purposes as the Purchaser deem fit and proper in accordance with law without causing annoyance and nuisance to the adjacent plot owner.

4. AND THAT the said premises describe in the Schedule hereunder written together with structures appurtenants thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but NOT limit to charges, liens, lispendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authority, lease, license, tenancy, development agreement easement, right of passage, right of pre-emption, exchange, trusts, bargadas (Sharecroppers), adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the Owner/Vendor or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the Owner/Vendor in the said land together with structure appurtenant thereto hereby sold in the manner aforesaid on as where is and whatever is basis.

5. AND THAT the Purchaser shall and may at all times hereafter peacefully and quietly hold possess and enjoy the said premises described in the Schedule hereunder written and every part thereof and received the rents issue and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Owner/Vendor or any Persons or Persons lawfully claiming through from under or in law or trust for the Owner/Vendor or any of his ancestors or predecessors-in-title.

6. AND FURTHER THAT the Owner/Vendor and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust. Property, claim and demand whatsoever and howsoever into, upon and in respect of the said premises described in the Schedule hereunder written together with

structures appurtenant thereto hereditament and said premises or any part or portion thereof through under or in trust for the Owner/Vendor or any of their ancestors or predecessors-in – title shall and will from time to time and at all times hereafter at the request cost and expenses of the Purchaser make, do, execute and perfect or cause to be made, done executed and perfected all such further and absolutely, assuring, conveying and confirming the said premises said premises described in the Schedule hereunder written unto and to the use and benefit of the Purchaser forever in the manner as aforesaid as the said Purchaser shall or may reasonably require AND FURTHER MORE THAT the Owner/Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser against losses, damages, costs, charges and expenses, if any, suffered by reason of any defect in title of the Owner/Vendor or any breach of the covenants hereunder contained.

7. AND ALSO the Owner/Vendor had not any time done or executed or knowingly suffered or been part to any act deed or things whereby and whereunder the said premises described in the Schedule hereunder written together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.

8. AND THAT the Owner/Vendor shall and will make and affirm such affidavit or affidavits sign and sign all application, declaration, undertakings, papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of South Dum Dum Municipality and/or also such other statutory body or bodies as may be required in respect of the said premises described in the Schedule hereunder written.

9. AND the Owner/Vendor doth hereby further covenant and assure the Purchaser that they hath not encumbered the said land together with structure appurtenant thereto hereditament in the said premises Described in the schedule hereunder written in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed and /or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and said Premises or any part or parcel thereof the Owner/Vendor shall and will indemnify the Purchaser entirely for the losses and damages to be suffered by it in respect of the said Premises together with structures appurtenant thereto hereditament and premises hereby sold.

10. AND THAT the Purchaser undertakes to construct and erect a Boundary wall to delineate and demarcate the said Premises described in the schedule hereunder written hereof particularly on the east, south and west of the said Premises described in the schedule hereunder written as delineated and shown in site plan annexed to this Deed.
11. AND THAT the Purchaser herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but NOT limited to charges, liens, lispendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, rite of passage right of preemption, exchange, trusts, Sharecroppers, adverse possession, debater or any type of encumbrance whatsoever or howsoever created occasioned or made by the Owner/Vendor or any person or persons lawfully or equitably claiming as aforesaid.
12. AND FURTHER THAT the Owner/Vendor doth hereby declare and confirm that he does not hold any excess vacant land within the meaning of West Benal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.
13. AND FURTHER THAT the Owner/Vendor shall and will pay all outstanding Property Tax of South Dum Dum Municipality and taxes Government Revenues and all other impositions whatsoever due and payable by the Owner/Vendor or any of his ancestors or predecessors- In title up to the date of these presents and/or livable and due on the said Premises on any account.
14. AND the Owner/Vendor has agreed to indemnify and keep the Purchaser its successor and /or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
15. AND THE Owner/Vendor doth hereby assure and covenant with the Purchaser that in the event of there being any defect in Title and /or any claim from any third Party, or any of the representations is found to be incorrect or false, the Owner/Vendor shall cause such defect to be removed, remedied and have agreed to keep the Purchaser saved, harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings arising out of such defect in title and /or misrepresentation.
16. AND THAT the Owner/Vendor never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and / or the West Bengal Land Reforms Act as amended upto date AND THAT no certificate proceedings and / or notice or attachment is

subsisting under the Income Tax Act, 1961 AND THAT no notice, which is or may be subsisting has been served on the Owner/Vendor for the acquisition or the said Premises or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and / or rules made or framed thereunder and the Owner/Vendor has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and / or Rules for the time being in force affecting the said Premises or any part or portion thereof AND THAT no suit and / or proceeding is pending in any Court of Law affecting the lying attached under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Owner/Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said Premises or any part or portion thereof from through under or in trust for the Owner/Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said Premises and every part or portion thereof unto and to the use the Purchaser as shall or may be reasonably required.

17. AND FURTHER THAT Schedules and Plans annexed hereto form and constitute as an integral part of the Deed and while constructing and /or interpreting the meaning of this Deed the same shall be relied upon.

18. Simultaneously with the execution of this Deed of Conveyance the Owner / Vendor have and over to the Purchaser Khas possession of the said Premises on "As is where is whatever is Basis" Subject to the occupiers in the existing Huts, structures and therein.

THE FIRST SCHEDULE ABOVE REFERRED TO:

∴ (Description of Total Land)

ALL THAT piece of parcel of Rayti Sthitiban Dangs land and hereditaments and premises containing an area of 9 Cottahs 9 Chittaks and 33 Squire feet more or less (together with One Tali Shed measuring 200 Sq.ft. more or less) out 4500 Decimals comprised in Part of C.S. Dag. Nos. 1602 and 1603, R.S. Dag No. -4666 under C.S. Khatian No. 291, R.S. Khatian No. - 291, J.L. No. 23, R.S. No. - 16, Touzi No. - 1298/2833 in Dihi Panchannagram Division 1 Sub-Division 16 Holding No. 670 Old 438 of Saheed Hemanta Kumar Basu Sarani, J.L. No. - 23, R.S. No. - 16 of Mouza Kalidaha within the

jurisdiction of South Dum Dum Municipality, Additional District Sub- Registration Office Bidhan Nagar (Salt Lake City) now Additional District Sub- Registration Office Cossipore Dum Dum under Lake Town Police Station Now Dum Dum in the District of North 24-Parganas.

The said Property is butted and bounded as follows :-

ON THE NORTH	:	By Other Plot
ON THE EAST	:	By Other Plot
ON THE SOUTH	:	By Canal Side Road
ON THE WEST	:	By Other Plot

THE SECOND SCHEDULE ABOVE REFERRED TO :

(SALABLE AREA)

ALL THAT piece or parcel of Rayti Sthitiban Dangs land and hereditaments and premises undivided containing an area of a 4 (Four) Cottahas 12 (Twelve) Chittaks and 39 (Thirty Nine) Square feet more or less (together with proportionate One Tali Shed measuring 500 (Five Hundred) Sq. ft. more or less comprised in Part of C.S. Dag Nos. – 1602 and 1603, R.S./L.R Dag No. – 4666 under C.S. Khatian No. 291, R.S. Khatian No. 291, J.L. No. 23, R.S. No. -16, Touzi No. – 1298/2833 in Dihi Panchannagram Division 1 Sub-Division 16 Holding No. 670 (Old), 438, Sahid Hemanta Kumar Basu Sarani, Kolkata-700074, J.L. No. 23, R.S. No. – 16 of Mouza Kalidaha within the jurisdiction of South Dum Dum Municipality, Additional district Sub-Registration Office Bidhan Nagar (Salt Lake City) now Additional District Sub- Registration Office Cossipore Dum Dum under Lake Town now Dum Dum Police Station in the District of North 24-Parganas.

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

SIGNED, SEALED AND DELIVERED

By the PARTIES at Kolkata in the
Presence of :

1. Indrajit Ghosh
Alipur Road, P.O. Nimta
KOL-49

Kanta Devi Khandel

SIGNATURE OF THE OWNER/VENDOR

2. Jay Prakash Saini
50 Lt. Vijay Kanan Kabil
120, Lake Town, Cl-A
Kolkata - 700 037.

DRAFTED BY:

Debendra Dasgupta
Advocate.

CTBA, 14, Beliaghata RA,
KOL-74

Regn No. KB/845/2003.

Pinki Mishra

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

Received a sum of Rs 3,00,000/- (Rupees Three Lac) only paid by the PURCHASER to the Owner as fully and final consideration as per memo below :

By Cash as on or before 2014

3,00,000/-

/

TOTAL

Rs. 3,00,000/-

Rs.(Rupees Three Lac) only

IN THE PRESENCE OF :























1. Indrajit Ghosh
Alipur Road-Po Ninda
Kolkata-49

2. Tag Prakash Saini

Kanta Devi Khandel

SIGNATURE OF THE OWNER/VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
	 Kanta Devi Kadel	Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
								
			Thumb	Fore	Middle	Ring		
(Right Hand)								
	 Anil Kumar	Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
								
			Thumb	Fore	Middle	Ring		
(Right Hand)								
		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
			Thumb	Fore	Middle	Ring		
(Right Hand)								

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

GRN: 19-201920-018416564-2 Payment Mode Counter Payment
GRN Date: 15/02/2020 12:57:25 Bank: Bank of Boroda
BRN: 128926150 BRN Date: 17/02/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 15060000224303/1/2020

[Query No./Query Year]

Name : RATNA MITRA
Contact No. : Mobile No. : +91 9831963154
E-mail :
Address : 1232 JESSORE ROAD KOL 55
Applicant Name : Mr Deb Sundar Daripa
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	15060000224303/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	947137
2	15060000224303/1/2020	Property Registration- Registration Fees	0030-03-104-001-15	136031

In Words : Rupees Ten Lakh Eighty Three Thousand One Hundred Sixty Eight only

Total

1083168









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15060000224303/2020

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	KANTA DEVI KADEL 120 Lake Town, 'A', P.O:- Lake Town, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700089	Seller			Kanta Devi Kadel 26/2/2020
2	PINAKI MITRA 1232, Jessore Road, Green Park, Block - 'A', P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700055	Buyer			Pinaki Mitra 26.2.20.20
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Surajit Ghosh Son of Late Ranjit Ghosh 714/2, Jessore Road, Green Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24- Parganas, West Bengal, India, PIN - 700055	KANTA DEVI KADEL, PINAKI MITRA			Surajit Ghosh 26.2.2020

(Suman Basu)

COSSIPORE DUMDUM 24 PARGANA



ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

ভনিকমুতির আই ডি / Enrollment No.: 1111/19478/03401

To
কর্তা দেবী সেনী
Kanta Devi Sani
P 120 BLOCK A
LAKETOWN
South Dum Dum (M)
Lake Town

North 24 Parganas
West Bengal 700089

166853747
ML668537479FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3679 9978 5115

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কর্তা দেবী সেনী
Kanta Devi Sani
পিতা : রাম অবতার সুনীয়া
Father : Ram Avtar Sunia
জন্মতারিখ / DOB : 09/05/1965
স্বীকৃতি / Female



3679 9978 5115

আধার - সাধারণ মানুষের অধিকার

Kanta Devi Sani

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFXP6193C

नाम / NAME
KANTA DEVI KADEL


पिता का नाम / FATHER'S NAME
RAM AVTAR SUNALIA


जन्म तिथि / DATE OF BIRTH
09-05-1965

स्रोत / SIGNATURE
Kanta Devi Kadel.

आयकर अधिकारी, ए.ए.ए.ओ.
COMMISSIONER OF INCOME-TAX, W.B. - XI

Kanta Devi Kadel.


 ভারতের নির্বাচন কমিশন
 পরিচালনা পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 DKN0348797



নির্বাচকের নাম : সুজিত গোস্বামী
 Elector's Name : Sujit Ghosh
 পিতার নাম : রঞ্জিত গোস্বামী
 Father's Name : Ranjit Ghosh
 লিঙ্গ / Sex : পুরুষ / M
 জন্ম তারিখ / Date of Birth : 18/11/1977

DKN0348797
 ঠিকানা:
 7142 জেসোর রোড (N), লেক টাউন উত্তর 24
 পার্শ্বাঞ্চল 700055
 Address:
 7142 Jessore Road (N), LAKE TOWN
 North 24 Parganas 700055

তারিখ: 28/07/2007
 139-বেঙ্গালুরু পূর্ব নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 কার্যকরিত্বের স্বাক্ষর প্রতীক
 Facsimile Signature of the Electoral
 Registration Officer for
 139-Belgachia East Constituency

বিবরণ পরিবর্তন হলে নতুন ঠিকানা দেওয়ার ক্ষেত্রে নিচের
 ফর্মটি ভরাট করে নির্বাচন নিয়ন্ত্রক কার্যালয় থেকে
 নতুন কার্ড প্রাপ্ত করা হবে।
 In case of change in address mention Old Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.



भारत सरकार
GOVERNMENT OF INDIA



पिनाकि मित्र
Pinaki Mitra
जन्मतिथि/DOB: 05/08/1956
पुल्लिंग MALE



9389 3495 0293

আমার আধার, আমার পরিচয়



Pinaki Mitra



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN INFORMATION SYSTEMS AUTHORITY OF INDIA

ठिकाना
50 वीस रोड, 1232, बंगल (अ), क्रि पार्क, 34
2, बंगल जवॉन्ड, डेअर 18 बंगल,
बंगलूर - 700055

Address :
S/O Haripada Mitra, 1232,
JESSORE ROAD, GREEN
PARK, BLOCK A, Bangur
Avenue, North 24
Parganas,
West Bengal - 700055



1947
8880 208 1947

help@itds.gov.in

www.itds.gov.in

P.O. Box No. 1947,
Bangalore-562 003

इस कार्ड के बारे में / अपने संपर्क व्यक्ति को / सीधे
आपका पैर सैव हवाई, एन एस डी
5 वीस रोड, बंगल (अ), प्लॉट नं. 341, ब्लॉक ए, 997/8,
बीकन बंगलूर, वीस बंगलूर बंगलूर के पास
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Location: IIS PAN Services Unit, NSDI,
5th Block, Model Siting,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalore Check,
Pune - 411 016.

Tel: 91-20-27218080 Fax: 91-20-27218081
e-mail: itds@itds.gov.in

Haripada Mitra

Major Information of the Deed

Deed No :	I-1506-02143/2020	Date of Registration	02/03/2020
Query No / Year	1506-0000224303/2020	Office where deed is registered	
Query Date	06/02/2020 9:05:38 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Deb Sundar Daripa 96/1 Dum Dum Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9831963154, Status : Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 3,00,000/-	Market Value	Rs. 1,36,01,669/-
Stamp duty/Paid(SD)	Rs. 9,52,137/- (Article:23)	Registration Fee Paid	Rs. 1,36,031/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Sahid Hemanta Bose/ Kumar Bose Sarani, Mouza: Kalidaha, , Ward No: 16, Holding No:438 JI No: 23, Pin Code : 700074

Sch No	PLOT Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4666 (RS :-)	LR-291	Bastu	Bastu	4 Katha 12 Chatak 39 Sq Ft	2,50,000/-	1,34,51,669/-	Property is on Road ,Last Reference Deed No :1504-I -01911-2014
Grand Total :					7.9269Dec	2,50,000 /-	134,51,669 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	50,000/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	50,000 /-	1,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>KANTA DEVI KADEL Wife of Vijay Kumar Kadel 120 Lake Town, 'A', P.O:- Lake Town, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFXPK6193C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Pvt. Residence</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>PINAKI MITRA (Presentant) Son of Haripada Mitra 1232, Jessore Road, Green Park, Block - 'A', P.O:- Bangur Avenue, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFAPM9293C, Aadhaar No: 93xxxxxxxx0293, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Surajit Ghosh Son of Late Ranjit Ghosh 714/2, Jessore Road, Green Park, P.O:- Bangur Avenue, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055</p>			

Identifier Of KANTA DEVI KADEL, PINAKI MITRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KANTA DEVI KADEL	PINAKI MITRA-7.92688 Dec

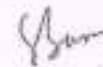
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	KANTA DEVI KADEL	PINAKI MITRA-500.00000000 Sq Ft

On 25-02-2020

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,36,01,669/-



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 26-02-2020

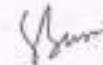
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:20 hrs on 26-02-2020, at the Private residence by PINAKI MITRA ,Claimant.

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

Execution is admitted on 26/02/2020 by 1. KANTA DEVI KADEL, Wife of Vijay Kumar Kadel, 120 Lake Town, 'A', P.O. Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 2. PINAKI MITRA, Son of Haripada Mitra, 1232, Jessore Road, Green Park, Block - 'A', P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Surajit Ghosh, , Son of Late Ranjit Ghosh, 714/2, Jessore Road, Green Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Business



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 02-03-2020

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 : 2 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,36,031/- (A(1) = Rs 1,36,017/- ,E = Rs 14) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,36,031/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2020 12:00AM with Govt. Ref. No: 192019200184165642 on 15-02-2020, Amount Rs: 1,36,031/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 128926150 on 17-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

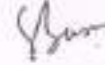
Certified that required Stamp Duty payable for this document is Rs. 9,52,137/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,47,137/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

2. Stamp: Type: Impressed, Serial no 2234, Amount: Rs.5,000/-, Date of Purchase: 14/02/2020, Vendor name: Ranjita Paul

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2020 12:00AM with Govt. Ref. No: 192019200184165642 on 15-02-2020, Amount Rs: 9,47,137/-,
Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 128926150 on 17-02-2020, Head of Account 0030-02-103-003-02



Suman Basu

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2020, Page from 102347 to 102371

being No 150602143 for the year 2020.



P. Mitra

Digitally signed by SUMAN BASU
Date: 2020.03.05 11:33:55 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2020/03/05 11:33:55 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)