

016651/23

T-16575/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 376361

8-24/11
-28 85331

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-ii
Alipore, South 24-Pargana
24 NOV 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this ²⁴ day of November
Two Thousand Twenty Three (2023)

BETWEEN

SMT. JYOTSNA BAL, PAN AJWPB0440Q, Aadhar No-7433 5304 2072, Mobile No.7605804315, wife of late Samarendra Nath Bal, by religious-Hindu, by occupation Housewife, residing at 10, Hindusthan Park, P.S. Gariahat, Kolkata – 700 029, '**VENDOR**' (which expression unless repugnant to the context shall mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART;

AND

M/S C R CONSTRUCTION, PAN AARFC8898B a partnership firm as per provision of Partnership Act, having its registered office at 65/1A, Hindusthan Park, P.S. Gariahat, Kolkata- 700029 being represented by its partners (1) **MR. SUMAN CHATTOPADHYAY**, PAN ACJPC3379B, Aadhaar No.44509670755, Mobile No. 9903182097 son of late Santosh Chattopadhyay, having its office at 113A, Ballygunge Gardens, P.S. Gariahat, Kolkata 700029, (2) **MR ASOKE RAKSHIT**, PAN ACYPR2763H, AADHAR No. 9273 3755 0259, Mobile No. 9674258381, son of Aswini Kumar Rakshit of N-238/3, Fatepur 2nd Lane, Garden Reach, P. S. Metaibruz, Kolkata – 700 024, (3) **SRI DEBASISH RAKSHIT**, PAN ACYPR2657J, Aadhar

No.230003095245, son of Aswini Kumar Rakshit, of N-238/3, Fatepur 2nd Lane, Garden Reach, P. S. Metaibruz, Kolkata - 700 024, hereinafter called and referred to as 'PURCHASER' (which expression unless repugnant to the context shall mean and include their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART;

WHEREAS Hindusthan Co-operative Insurance was the original owner in respect of the land measuring an area about 7 cothas 10 chitaks lying and situated at Premises No.10, Hindusthan Park and executed a Deed of Conveyance on 28th April, 1920 thereby sold, conveyed, transferred the said Premises No. 10, Hindusthan Park in favour of Dr. Jatindra Nath Bal and Surendra Nath Bal which was registered in the office of Sub Registrar, Alipore and recorded in Book No. I, Volume No. 61, Pages, 85 to 97, Being No. 1786 for the year 1920.

AND WHEREAS while said Dr. Jatindra Nath Bal and Surendra Nath Bal were the joint owner in respect of the Premises No.10, Hindusthan Park, Dr. Jatindra Nath Bal transferred his half share in the said property in favour of his brother Surendra Nath Bal by executing a Deed of Conveyance on 26.09.1924 which was registered in the office of Sub

Registrar, Alipore and recorded in Book No. I, Volume No. 83, Pages 149 to 154, Being No. 4571 for the year 1924. After such transfer said Surendra Nath Bal became the absolute owner in respect of the said property.

AND WHEREAS during lifetime of Surendra Nath Bal, he executed his last Will on 27.03.1960 thereby bequeathed the said premises in favour of his two nephew, Amarendra Nath Bal and Samarendra Nath Bal being the sons of his brother Dr. Jatindra Nath Bal: After demise of Surendra Nath Bal his last Will dated 27.03.1960 was probated by the Learned District Delegate, Alipore in Act 39 Case No. 55 of 1962 and the said two brothers Amarendra Nath Bal and Samarendra Nath Bal became the absolute owner in respect of the said property being Premises No.10, Hindusthan Park.

AND WHEREAS during lifetime of Amarendra Nath Bal and Samarendra Nath Bal they individually executed their respective Will on 27.03.1985 thereby bequeathing their undivided half share in the said property being Premises No. 10, Hindusthan Park in favour of each other and after demise of Amarendra Nath Bal, since deceased the Vendor herein obtained Letters of Administration in respect of the Will executed

by Amarendra Nath Bal, since deceased on 27.03.1985 which was registered in the Office of District Sub Registrar, Alipore and recorded in Book No.III, Volume No. 1, Pages 290 to 294 Being No. 56 for the year 1985 as per order no. 24 dated 02.06.1999 passed in Act 39 Case No. 107 of 1997 by the Learned District Delegate, Alipore and thereafter obtained Letters of Administration of the last Will executed by the husband of the owner, herein on 27.03.1985 which was registered in the Office of District Sub Registrar, Alipore and recorded in Book No.III, Volume No. 1, Pages 285 to 289 Being No. 55 for the year 1985 as per order no. 19 dated 09.08.2002 passed in Act 39 Case No. 452 of 1999 by the Learned District Delegate, Alipore. Thus, the present Owner became the absolute owner in respect of the land measuring an area about 7 cothas 7 chitaks more or less together with structure thereat lying and situated at and being Premises No. 10, Hindusthan Park, Kolkata - 700 029.

AND WHEREAS after becoming owner in respect of the said property the Owner mutated her name in the record of the Kolkata Municipal Corporation and is paying property taxes regularly being Assessee No. 11-086-15-0013-5.

AND WHEREAS the sisters of Amarendra Nath Bal, since deceased and Samarendra Nath Bal, since deceased were occupying the property being premises No. 10, Hindusthan Park as members of Amarendra Nath Bal, since deceased and Samarendra Nath Bal, since deceased along with Jyotsna Bal wife of late Samarendra Nath Bal, the Vendor herein. Accordingly the legal heirs of those sisters who are the First Party of this present agreement had symbolic possession through Jyotsna Bal wife of late Samarendra Nath Bal.

AND WHEREAS after granting of Letters of Administration in respect of the Wills executed by Amarendra Nath Bal, since deceased and Samarendra Nath Bal, since deceased in favour of Jyotsna Bal wife of late Samarendra Nath Bal, the sisters of Amarendra Nath Bal, since deceased and Samarendra Nath Bal, since deceased, as per direction of the executants of the said two cross Wills, Samarendra Nath Bal, since deceased was ultimate beneficiaries and after granting of Letters of Administration in respect of the Will executed by Samarendra Nath Bal, since deceased, Jyotsna Bal became the absolute owner in respect of the property lying at premises No.10, Hindusthan Park.

AND WHEREAS after granting Letter of Administration in respect of the Will executed and registered by Amarendra Nath Bal, since deceased, in Act 39 Case No. 107 of 1997, Mridul Kanti Mazumder the wife of Bhaswati Mazumder and father of Yudhaditya Mazumder challenging the grant of Letters of Administration, filed suit being Original Suit No. 10 of 2000 before the learned Additional District Judge, 5th Court at Alipore with a view that the sisters of Amarendra Nath Bal, since deceased and Samarendra Nath Bal, since deceased are the owners as per law of Hindu Succession Act and the said suit was dismissed on contest as not maintainable. Against the order of dismissal said Mridul Kanti Mazumder preferred appeal before the Hon'ble High Court at Calcutta being FAT No. 2201 of 2000, The said appeal subsequently numbered as FA No. 164 of 2000 and also stood dismissed on 14.02.2001 by the Hon'ble Justice Y.R. Menon sitting with the Hon'ble Justice A.K. Banerjee, as Their Lordships then were.

AND WHEREAS Anjali Mitra filed one application for revocation of order of granting Letter of Administration in Act 39 being Case No. 107 of 1997 before the Learned District Judge at Alipore being Revocation Case No. 85 of 1999. The said Revocation Case No. 85 of 1999 was

transferred to the court of the Learned Additional District Judge, 9th Court at Alipore for disposal and ultimately by an order dated 11.08.2001 the said Revocation Case No. 85 of 1999 was dismissed on contest.

AND WHEREAS said Mridul Kanti Mazumder filed one application for restoration of O.S. No. 10 of 1996 arising out of Act 39 Case No. 279 of 1995 in respect of questionable Will executed by Samarendra Nath Bal, since deceased and the said application was registered as Misc. Case No. 200 of 2002 which was contested and during pendency of the said Misc Case No. 200 of 2002 the same was dismissed for non-prosecution by order No. 50 dated 01.11.2008.

AND WHEREAS after granting Letter of Administration of the Will of Samarendra Nath Bal, since deceased in Act 39 Case No. 452 of 1999, said Mridul Kanti Mazumdar filed one application before the Hon'ble High Court at Calcutta being PLA No. 21 of 2007 along with application which was registered as G.A. No. 1355 of 2007. The said G.A. No. 1355 of 2007 was disposed off by the order of Hon'ble Justice Maharaj Sinha thereby pleased to restrain both the parties from creating third party interest in respect of Premises No. 10, Hindusthan Park by order dated 22.12.2009.

AND WHEREAS during pendency of PLA 21 of 2007, Mridul Kanti Majumder died on 11.09.2009 for which Bhaswatee Majumder along with Swadhin Dey and Or nab Dey, two sons of Arati Dey filed application for converting the probate application into the Letter of Administration and the said application for conversion was registered as G.A.No. 3383 of 2009. The said G. A. No. 3383 of 2009 was dismissed for default on 23.12.2010 and the order of injunction passed on 22.12.2009 was vacated.

AND WHEREAS said Bhaswatee Majumder filed one application for revocation of the order passed in Act 39 Case No. 452 of 1999 in respect of the Will executed by Samarendra Nath Bal, since deceased on 27.03.1985 thereby granting Letter of Administration in favour of his wife Smt Jyotsna Bal before the Learned District Judge at Alipore being Revocation Case No. 67 of 2007 which was subsequently transferred before the Learned Additional District Judge, 16th Court at Alipore. The said Revocation Case was dismissed by order no. 37 dated 11.05.2012 for noncompliance of the order of the Learned Court.

AND WHEREAS after dismissal of the said Revocation Case No. 67 of 2007 by order dated 11.05.2012, the application was filed by Swadhin

Dey and Ornab Dey for restoration of Revocation Case No. 67 of 2007 which was registered as Misc. Case No.697 of 2016. During pendency of the said Misc. Case No. 697 of 2016, said Swadhin Dey and Ornab Dey died on 03.07.2017 and 18.06.2016 respectively and their legal heirs namely Ms. Debbajyoti Dey and Ms. Auditi Dey both daughters of late Ornab Dey and Mrs Sipra Dey wife of Swadhin Dey, along with the legal heir of Bhaswatee Majumder, Yudhaditya Majumder filed one application for being substituted in the said Misc Case No. 697 of 2016 but Ms. Swagata Dey the daughter of Swadhin Dey, since deceased did not file any application for substitution of her name in the record of Misc. Case No. 697 of 2016.

AND WHEREAS one Kaybee-Films Private Limited, filed a suit for Declaration and Permanent Injunction against Jyotsna Bal and Bhaswati Majumder before the Ld. Civil Judge (Jr. Divn) 2nd Court at Alipore being Title Suit No. 265 of 2011. In the said suit the Kaybee Films Private Limited filed an application for withdrawing the said suit and the Ld. Civil Judge (Jr.Divn) 2nd Court at Alipore was pleased to make observation that the tenancy at premises No.10, Hindusthan Park as per schedule of Title Suit No. 265 of 2011 has been surrendered in favour of

the present Vendor who is the original owner of the said property and after considering the application filed by the Kaybee Films Private Limited, the Ld. Court was pleased to dismiss the said suit as withdrawn for non prosecution by Order No.34 dated 25.07.2023. The said Kaybee Films Private Limited accepted Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs) only from the present purchasers on behalf of the present Vendor.

AND WHEREAS during pendency of the said PLA No. 21 of 2007 along with all General Applications arising out of the said PLA No. 21 of 2007 before the Hon'ble High Court at Calcutta. The said PLA No.21 of 2007 has been dismissed on 28.07.2023 as per order of the Hon'ble High Court at Calcutta and accordingly all the orders passed in the said PLA No.21 of 2007 are vacated without any force.

AND WHEREAS the Misc. Case No. 697 of 2016 arising out of Revocation Case No. 67 of 2007 before the Learned Additional District Judge, 16th Court at Alipore also been dismissed for default by order No.42 dated 07.10.2023.

AND WHEREAS after dismissal of the abovementioned all litigations before the Hon'ble High Court Calcutta and District Judges' Court at

Alipore the illegitimate claimants of the legal heirs of the sisters of Samarendra Nath Ball, since deceased and Amarendra Nath Ball, since deceased namely 1. SRI SHIVAJI RAY son of late Haimaja Roy, 2. SMT PADMA RAY, wife of late Ranjit Roy, 3. SRI RAJAT KUMAR GUHA, son of late Sarojendra Nath Guha 4. MS.DEBBAYOTI DEY, daughter of late Ornab Kumar Dey, wife of Akarsh Kumar , 5.MS. AUDITI DEY, daughter of late Ornab Kumar Dey, 6. SRI.YUDHADITYA MAJUMDER, son of Mridul Majumder 7.SRI SUBHRANSU BASU, son of late Manjushri Basu 8. SRI SUBHENDU BASU, son of Sitanshu Basu, 9. SMT.SUJATA BISWAS, daughter of Smt. Manjusri Basu , 10.SMT. SIPRA DEY, wife of late Swadhin Kumar Dey, 11. SMT. SWAGATA DEY, daughter of late Swadhin Kumar Dey, made a declaration on 07.10.2023 thereby declared that they shall not claim any right title and interest in respect of the property mentioned in the schedule hereunder written as they have no right title and interest , accordingly they accepted Rs.1,96,00,000/- (Rupees One Crore Ninety Six Lakhs) only from the present purchaser on behalf of the present Vendor against the litigation cost for long pending civil litigations as mentioned hereinabove.

AND WHEREAS while the present Owner is in absolute possession of the property lying and situated at Premises No. 10, Hindusthan Park, specifically mentioned in the schedule A hereunder written, has decided to develop the said property by constructing multistoried building thereat through a competent Developer in the locale area who has knowledge and experience in such construction work and ultimately engage the Developer herein to construct Ground plus IV (G+IV) storied building at the land mentioned in the Schedule hereunder written and accordingly executed and registered the Deed of Development Agreement on 03.08.2023 in favour of M/s C. R. Construction of 65/1A, Hindusthan Park, Kolkata – 700 029, which was registered in the office of the DSR-II, Alipore and entered into Book No. I, Volume No. 1602-2023, pages 376927 to 276972, Being No. 160211116 for the year 2023 and also executed a Development Power of Attorney on 03.08.2023 which was registered in the office of the DSR-II, Alipore and entered into Book No. I, Volume No. 1602-2023, pages 375384 to 375399, Being No.160211120 for the year 2023.

AND WHEREAS while the present Purchasers submitted the building plan of the proposed multistoried building before the appropriate

authority of the Kolkata Municipal Corporation through the present Vendor and obtained the sanctioned building plan being No.2023080064 dated 13.10.2023, Borough -VIII, the present Vendor desire to transfer the property mentioned in the schedule hereunder written by way of absolute sale and accordingly executed a Deed of Cancellation of Development Agreement on 07.08.2023 and also executed a Deed of Revocation of Development Power of Attorney dated 07.08.2023 on 23.11.2023 and the said two cancellation Deeds were registered in the office of DSR II Alipore and recorded in Book No.IY Being No.16567 for the year 2023 and Book No.IY Being No.00288 for the year 2023 respectively.

AND WHEREAS after cancellation and registration of the said Development Agreement and Development Power of Attorney, the vendor herein desire to sale the said land measuring about 7 (Seven) cottahs 7 (Seven) chhitaks, be the same a little more or less together with 100 sq ft. structure lying and situated at Premises No.10, Hindusthan Park, Kolkata-700029 on cancellation of the said Development Agreement and Development Power of Attorney at or total consideration of Rs.6,46,00,000.00 (Rupees Six Crores Forty Six Lakhs) only which includes Rs.1,50,00,000/- to Kaybee Films Pvt. Ltd. and Rs.1,96,00,000/- given to Shivaji Ray and ten others as per their declarations mentioned above and the

Purchaser considering the desire of the Vendor agreed to purchase the said land mentioned in the schedule hereunder written at or total consideration of Rs.6,46,00,000.00 (Rupees Six Crores Forty Six Lakhs) only free from all encumbrances.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs. 6,46,00,000.00 (Rupees Six Crores Forty Six Lakhs) only paid by the purchasers to the Vendor simultaneous with the execution of this presence, the receipt whereof the Vendor doth hereby admit and acknowledge and release and discharge the purchasers and the said property do hereby grant, convey, sale, transfer, assign and assure unto and to the use of the purchasers free from all encumbrances, liens, charges whatsoever, ALL THAT the land measuring about 7 cottahs 7 chhitaks, be the same a little more or less together with 500 sq.ft brick built tiled roofing structure lying and situated at premises no. 10, Hindusthan Park, P.S. Gariahat, Kolkata 700029, Dist. 24 Parganas (S), ADSR Alipur, within the municipal limits of the Kolkata Municipal Corporation, Ward no. 86, Assessee no. 110861500135 together with the land and ground whereupon or on part whereof the same is erected and build and bounded in the manner set out

in the schedule hereunder written . The said premises now is/was in the occupation of the Vendor as 16th annas owner thereof more fully and particularly delineated and coloured by red border in the map or plan hereto annexed TOGETHER WITH all fences, drains waters, water courses, paths, passages, ways, drain, drainages, lights, sewerages systems, trees, liberties, privileges, easements and appurtenances whatsoever to the said premises or said property belonging to or in any way appertaining or usually held or occupied therewith or repudiate to belong or be appurtenant thereto.

And ALL the estate, right title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE AND TO HOLD OWN and possess the same unto and to the use of the purchasers their heirs, executors, administrators assigns absolutely and for ever together with title deeds, writings, muniments and other evidences of title, AND THE VENDOR do hereby covenant with the purchasers their respective heirs, executors, administrators, representatives and assigns, that notwithstanding any acts, deeds or things heretofore done executed or knowingly suffered to the contrary the Vendor is now lawfully seized

and possessed of the said property free from any encumbrances, attachments or defects in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in manner aforesaid. And the purchasers shall hereafter peaceably and quietly hold, posses and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the Vendor or any person claiming through or under him And further that the Vendor, his respective heirs, executors , administrators or assigns, covenant with the purchasers their heirs, executors, administrators and assigns to save harmless, indemnify and keep indemnified the purchasers their respective heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever. And the Vendor, his respective heirs, administrators or assigns further covenant that they shall at the request and costs of the purchasers or their respective heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed .

SCHEDULE A ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 7 cottahs 7 chhitaks, be the same a little more or less together with 500 sq.ft brick built tiled roofing structure lying and situated at premises no. 10, Hindusthan Park, P.S. Gariahat, Kolkata 700029, Dist. 24 Parganas (S), ADSR Alipur, within the municipal limits of the Kolkata Municipal Corporation, Ward no. 86, Assessee no. 110861500135 together with all easement rights, paths, passage, drainages, sewerages, electricity connection, gas connection and all other amenities which are annexed to the said premises being butted and bounded as follows-

On the North : By Premises No. 11, Hindusthan Park

On the South : By 40 ft wide KMC Road Hindusthan Park

On the East: By 40 ft wide KMC Road Hindusthan Park

On the West: By Premises No. 9, Hindusthan Park

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

SIGNED, SEALED AND DELIVERED

In presence of:-

Witnesses:-

1. *Santamoy*
Alipore Judge
Court
Kolkata - 27

Jyotma Pal

SIGNATURE OF THE
VENDOR

C R CONSTRUCTION

Kampan
Partner

C R CONSTRUCTION

2. *Rinlam Ghosh*
Adv.
Alipore Judges' Court
Kol - 700027

C R CONSTRUCTION
Debaraj Ranshit
Partner

Abdul Ranshit
Partner

SIGNATURE OF THE
PURCHASERS

Drafted by:-

Achyutananda Ghosh
Achyutananda Ghosh
Advocate

Enrollment No. WB466/1992
Alipore Judges' Court, Kolkata-27

Computer typed by:-

T. Begum
Alipore Judges' Court, Kolkata-27

MEMO OF CONSIDERATION

Received the within mentioned sum of **Rs.6,46,00,000/- (Rupees Six Crores Forty Six Lakhs)** only being the Total Consideration money from the Purchaser herein in the following manner :-

Date	Cheque No	TDS	Amount
a) 14/11/2022 Drawn on Indian Bank, R.B.Avenue Branch. In favor of Jyotsna Bal.	815132	52,500/-	51,97,500/-
b) 2/03/2023 Drawn on Indian Bank, R.B.Avenue Branch. In favor of Jyotsna Bal.	815180	27,500/-	27,22,500/-
c) 20/06/2023 Drawn on Indian Bank, R.B.Avenue Branch. In favor of Jyotsna Bal.	599181	-	5,00,000/-
d) 03/08/2023 Drawn on Indian Bank, R.B.Avenue Branch. In favor of Jyotsna Bal.	599211	90,000/-	89,10,000/-
e) 28/7/2023 09/10/2023 IDIBR52023100935653882	599201	12,000/- 16,000/-	11,88,000/- 15,84,000/-
To Shivaji Roy on behalf of Jyotsna Bal.			
f) 28/7/2023 IDIBR52023072834650022 7/10/2023 IDIBR52023100735645679		12,000/- 16,000/-	11,88,000/- 15,84,000/-
To Padma Roy on behalf of Jyotsna Bal.			
g) 6/12/2022 IDIBR52022120731210727 7/10/2023 IDIBR52023100735645759		25,000/- 3000/-	24,75,000/- 2,97,000/-
To Rajat Kumar Guha on behalf of Jyotsna Bal.			

h) 6/12/2022 IDIBR52022120731204295	12,500/-	12,37,500/-
7/10/2023 IDIBR52023280385383	1500/-	1,48,500/-
To Debbajyoti Dey In favor of Jyotsna Bal		
i) 6/12/2022 IDIBR52022120731204279	12,500/-	12,37,500/-
7/10/2023 IDIBR523280387058	1500/-	1,48,500/-
To Auditi Dey In favor of Jyotsna Bal		
j) 6.12.2022 IDIBR52022120731204424	25,000/-	24,75,000/-
7.10.2023 IDIBR52023100735645936	3000/-	2,97,000/-
To Yudhaditya Majumder In favor of Jyotsna Bal		
k) 2.8.2023 IDIBR5202308023471687	12,000/-	11,88,000/-
7.10.2023 IDIBR520231100735645358	16,000/-	15,84,000/-
To Sipra & Swagata Dey In favor of Jyotsna Bal		
l) 28.7.2023 IDIBR52023072834649140	5,000/-	4,95,000/-
7.10.2023 IDIBR52023100735645849	4330/-	4,28,670/-
To Subhransu Basu In favor of Jyotsna Bal		
m) 28.7.2023 IDIBR5202307283465006	5000/-	4,95,000/-
7.10.2023 IDIBR52023100735645522	4330/-	4,28,670/-
To Subhendu Basu In favor of Jyotsna Bal		
n) 28.7.2023 IDIBR52023072834650578	5000/-	4,95,000/-
7.10.2023 IDIBR52023100735645583	4330/-	4,28,670/-
To Sujata Biswas in favor of Jyotsna Bal		

Kay Bee Films Pvt Ltd. by NEFT/RTGS/DD
To Kay Bee Films Pvt. Ltd.
in favor of Jyotsna Bal

o) 15/05/2023	438215	25,00,000/-		
p) 15/05/2023	438214	25,00,000/-		
q) 15/05/2023	438215	25,00,000/-		
r) 15/05/2023	438216	11,62,500/-		
s) 15/05/2023	438217	11,37,500/-		
t) 15/05/2023	438218	25,00,000/-		
u) 15/05/2023	438219	25,00,000/-	2,00,000/-	1,48,00,000/-

At the time of execution and
Registration of the Deed

By RTGS/ NEFT Ref. No.

23/11/2023 IDIBR52023112336321965

23/11/2023 IDIBR52023112336321301

By Cash

1,25,000/- 1,23,75,000/-

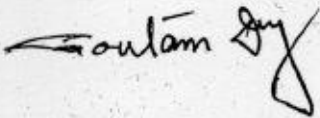
1,000/-

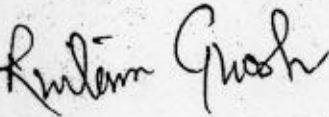
Gross Total Amount Rs.6,46,00,000/-

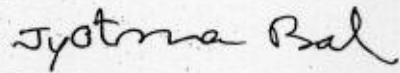
6,90,990/- 6,39,09,010/-

(Rupees Six Crores Forty Six Lakhs) only.

Witnesses :-

1. 

2. 



Signature of the VENDOR

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name JYOTSNA BAL

Signature Jyotsna Bal

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name SUMAN CHATTERJEE

Signature Suman Chatterjee

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ASOKE RAKSHIT

Signature Asoke Rakshit

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name DEBASISH RAKSHIT

Signature Debasish Rakshit

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



231120232029356988

GRIPS Payment Detail

GRIPS Payment ID: 231120232029356988 Payment Init. Date: 23/11/2023 17:56:12
Total Amount: 3876034 No of GRN: 1
Bank/Gateway: State Bank of India Payment Mode: Online Payment
BRN: IK0CNQZDD1 BRN Date: 23/11/2023 17:57:29
Payment Status: Successful Payment Init. From: GRIPS Portal

Depositor Details

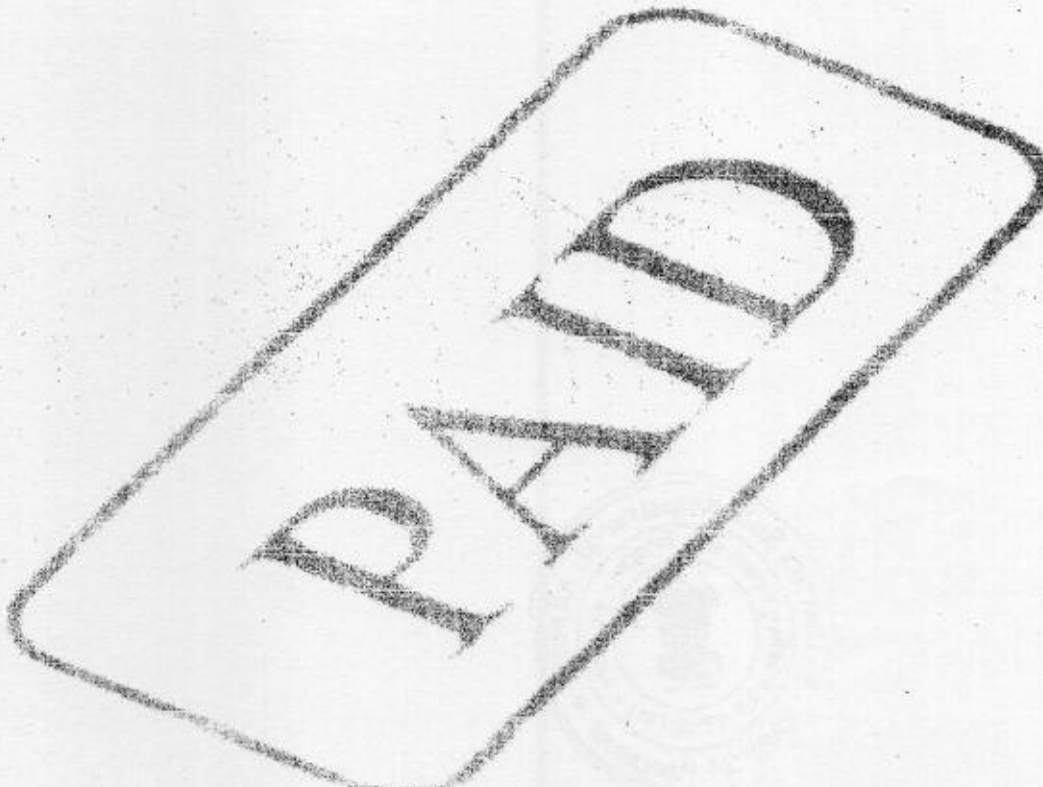
Depositor's Name: C.R. CONSTRUCTION
Mobile: 9748666838

Payment GRN Details

Sl.No	GRN	Department	Amount (₹)
1	192023240293569891	Directorate of Registration & Stamp Revenue	3876034
Total			3876034

IN WORDS: THIRTY EIGHT LAKH SEVENTY SIX THOUSAND THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240293569891

GRN Details

GRN: 192023240293569891 Payment Mode: Online Payment
GRN Date: 23/11/2023 17:56:12 Bank/Gateway: State Bank of India
BRN : IK0CNQZDD1 BRN Date: 23/11/2023 17:57:29
GRIPS Payment ID: 231120232029356988 Payment Init. Date: 23/11/2023 17:56:12
Payment Status: Successful Payment Ref. No: 2002885331/1/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: C.R. CONSTRUCTION
Address: 65/1A, HINDUSTHAN PARK ROAD GARIAHAT, West Bengal, 700029
Mobile: 9748666838
Contact No: 9674258381
Depositor Status: Buyer/Claimants
Query No: 2002885331
Applicant's Name: Mr RHITAM GHOSH
Identification No: 2002885331/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 23/11/2023
Period To (dd/mm/yyyy): 23/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002885331/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	3230020
2	2002885331/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	646014
			Total	3876034

IN WORDS: THIRTY EIGHT LAKH SEVENTY SIX THOUSAND THIRTY FOUR ONLY.

Major Information of the Deed

Deed No /	I-1602-16575/2023	Date of Registration	24/11/2023
Query No / Year	1602-2002885331/2023	Office where deed is registered	
Query Date	23/11/2023 5:50:22 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RHITAM GHOSH Alipore Judges Court, Bar Library Room No. 9, 1st Floor, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290220618, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,46,00,000/-	Rs. 6,46,00,000/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 32,30,120/- (Article:23)	Rs. 6,46,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hindusthan Park Road, , Premises No: 10, , Ward No: 086 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	7 Katha 7 Chatak	6,45,50,000/-	6,45,50,000/-	Width of Approach Road: 40 Ft.,
Grand Total :				12.2719Dec	645,50,000 /-	645,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Detail
S1	On Land L1	100 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	50,000 /-	50,000 /-	



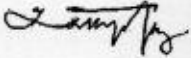
Seller Details :



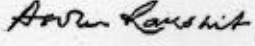


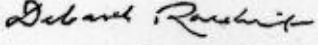
Sl No	Name	Address	Photo	Finger print and Signature	
1	Mrs JYOTSNA BAL Wife of Late Samarendra Nath Bal Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office		 24/11/2023	 Captured LTI 24/11/2023	 24/11/2023
10, Hindusthan Park Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Ajxxxxxx0q, Aadhaar No: 74xxxxxxxx2072, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Office					

Buyer Details :




Sl No	Name	Address	Photo	Finger print and Signature
1	C R CONSTRUCTION 65/1A, Hindusthan Park Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: Aaxxxxxx8b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name	Address	Photo	Finger print and Signature	
1	Mr SUMAN CHATTOPADHYAY (Presentant) Son of Late Santosh Chattopadhyay Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Nov 24 2023 1:59PM	 Captured LTI 24/11/2023	 24/11/2023
113A, Ballygunge Garden, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Acxxxxxx9b, Aadhaar No: 44xxxxxxxx0755 Status : Representative, Representative of : C R CONSTRUCTION (as PARTNER)					

2	Name	Photo	Finger Print	Signature
	Mr ASOKE RAKSHIT Son of Mr Aswini Kumar Rakshit Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured	
		Nov 24 2023 1:59PM	LTI 24/11/2023	24/11/2023
N-238/3, Garden Reach, Fathepur 2nd Lane, City:- Not Specified, P.O:- Garden Reach, P.S:- Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Acxxxxxx3h, Aadhaar No: 92xxxxxxxx0259 Status : Representative, Representative of : C R CONSTRUCTION (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr DEBASISH RAKSHIT Son of Mr Aswini Kumar Rakshit Date of Execution - 24/11/2023, , Admitted by: Self, Date of Admission: 24/11/2023, Place of Admission of Execution: Office		 Captured	
		Nov 24 2023 2:00PM	LTI 24/11/2023	24/11/2023
N-238/3, Garden Reach, Fathepur 2nd Lane, City:- Not Specified, P.O:- Garden Reach, P.S:- Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Acxxxxxx7j, Aadhaar No: 23xxxxxxxx5245 Status : Representative, Representative of : C R CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GAUTAM DEY Son of Late K. C. Dey Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	24/11/2023	24/11/2023	24/11/2023
Identifier Of Mrs JYOTSNA BAL, Mr SUMAN CHATTOPADHYAY, Mr ASOKE RAKSHIT, Mr DEBASISH RAKSHIT			

Transfer of property for L1:		
Sl.No	From	To. with area (Name-Area)
1	Mrs JYOTSNA BAL	C R CONSTRUCTION-12.2719 Dec
Transfer of property for S1:		
Sl.No	From	To. with area (Name-Area)
1	Mrs JYOTSNA BAL	C R CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160216575 / 2023

On 24/11/2023

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.

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

Presented for registration at 13:54 hrs on 24-11-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SUMAN CHATTOPADHYAY ..

Certificate of Market Value (WB PUV Rules of 2000)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,46,00,000/-

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

Execution is admitted on 24/11/2023 by Mrs JYOTSNA BAL, Wife of Late Samarendra Nath Bal, 10, Road: Hindusthan Park Road, , P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Identified by Mr GAUTAM DEY, , , Son of Late K. C. Dey, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-11-2023 by Mr SUMAN CHATTOPADHYAY, PARTNER, C R CONSTRUCTION (Partnership Firm), 65/1A, Hindusthan Park Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24 -Parganas, West Bengal, India, PIN:- 700029

Identified by Mr GAUTAM DEY, , , Son of Late K. C. Dey, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2023 by Mr ASOKE RAKSHIT, PARTNER, C R CONSTRUCTION (Partnership Firm), 65/1A, Hindusthan Park Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr GAUTAM DEY, , , Son of Late K. C. Dey, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-11-2023 by Mr DEBASISH RAKSHIT, PARTNER, C R CONSTRUCTION (Partnership Firm), 65/1A, Hindusthan Park Road, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr GAUTAM DEY, , , Son of Late K. C. Dey, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24 -Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,46,046.00/- (A(1) = Rs 6,46,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 6,46,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2023 5:57PM with Govt. Ref. No: 192023240293569891 on 23-11-2023, Amount Rs: 6,46,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNQZDD1 on 23-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,30,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 32,30,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 376361, Amount: Rs.100.00/-, Date of Purchase: 17/10/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/11/2023 5:57PM with Govt. Ref. No: 192023240293569891 on 23-11-2023, Amount Rs: 32,30,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CNQZDD1 on 23-11-2023, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

