

3555/21

Z-3907/9091



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 001306

Certified that the documents is admitted to registration. The Signature sheets and the endorsement sheets attached with this document are the part of this document.

Asst. Dist Sub-Registrar  
 Office, South 24 Parganas

29 NOV 2021

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 29<sup>th</sup> day of Nov., in the year Two Thousand Twenty One (2021)

BETWEEN

Contd...., P/2

Handwritten notes and signatures on the left side of the page, including a signature and the date 29.11.2021.

29 NOV 2021

68879

No.....Rs.-**5000/-** Date.....

**B. C. LAHIRI**

Advocate

ALIPUR JUDGE COURT

KOL-27



Name:.....

Address:.....

Vendor: *Subhankar Das*

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

*68879 = 5000/-*

H 001308



Addl. Dist. Sub-Registrar  
Alipore  
29 NOV 2021  
South 24 Pgs  
Kol-27

*Basu der Paul  
S/o Late D.C. Paul  
Alipore Police  
Court, Kol-27*

**MR. SARIT KUMAR BOSE ALIAS ASHOKE BOSE**, (PAN - ACAPB9176A) (Aadhaar - 2872 2227 2639), son of Late Panindra Nath Bose, by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at H. No. 84, Lane No. 4, Kunjapuri Vihar, Haridwar Bye Pass Road, Dehradun, Police Station - *Patel Nagar* State - Uttarakhand, Pin - 248121, hereinafter called and referred to as the "**LAND OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**. Represented by his **Constituted Attorney** namely **SRI RABIN BISWAS**, (PAN - ADSPB8852A) (Aadhaar - 7792 7971 6585), son of Late Arabinda Lochan Biswas, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 22, East Kamalapur, Dumdum, Post Office - Dumdum Cantt., Police Station - Dumdum, Kolkata - 700028, by virtue of registered General Power of Attorney, which was duly registered in the office of the Dehradun - 3, at Indore and recorded in Book No. IV, Being No. 1150, for the year 2021.

**AND**

**SRI KAUSHIK ROY**, (PAN - ADCPR1053P) (Aadhaar - 9140 0194 8577), son of Late Probhat Chandra Roy, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 17, North

*Sri Rabin Biswas*



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Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, hereinafter called and referred as to the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

**WHEREAS** by way of a Registered Deed of Gift executed and registered on 5<sup>th</sup> day of May, 1939 made between Nirmal Chandra Dey Sarkar and Others, described therein as the Donor of the One Part and Smt. Subala Bala Basu (now deceased) described therein as the Donee of the Other Part, the said Nirmal Chandra Dey Sarkar and others transferred and conveyed a piece and parcel of land measuring an area of 4 Cottahs more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, Police Station - Sadar Tollygunge then Jadavpur now Netaji Nagar, in the District 24 - Parganas now District South 24 - Parganas and the said Deed of Gift was duly registered at the office of Sub-Registrar, Alipore Sadar and recorded in Book No. I, Volume No. 55. Pages 122 to 124, Being No. 1564 for the year 1939.



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**AND WHEREAS** after the aforesaid Deed of Gift the said Smt. Subala Bala Bose (now deceased) became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 4 Cottahs more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, Police Station - Sadar Tollygunge then Jadavpur now Netaji Nagar, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, by construct a tiles shed structure thereon.

**AND WHEREAS** while having seized and possessed the aforesaid plot of land, along with structure thereon the said Smt. Subala Bala Bose (now deceased) mutated her name in the assessment records of the Kolkata Municipal Corporation, as absolute sole owner in respect of the said plot of land, along with structure thereon, subsequently the said concerned authority have assessed her name in the books of assessment and renumbered as K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward.No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, free from all encumbrances.



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**AND WHEREAS** since then the said Smt. Subala Bala Bose (now deceased) has been enjoying the absolute right, title and interest over the said plot of land measuring about 04 Cottahs be the same a little more or less, along with tile shed structure standing thereon, measuring about 400 Square Feet more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas:

**AND WHEREAS** while having absolute seized and possessed the said plot of land, along with structure thereon, the said Smt. Subala Bala Bose died intestate on 24/09/1995 leaving behind her surviving three sons namely Sunil Bose (now deceased), Mr. Sarit Kumar Bose Alias Ashoke Bose and Sri Samir Bose, along with one daughter namely Bela Bose (now deceased), as her legal heirs and successors who jointly inherit the aforesaid plot of land, with structure standing thereon. The husband of deceased Smt. Subala Bala Bose has predeceased before her and one elder son of deceased Smt. Subala



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Bala Bose namely Sukumar Bose has predeceased as bachelor before her death on 02/04/1991.

**AND WHEREAS** by way of inheritance the said Sunil Bose (now deceased), Mr. Sarit Kumar Bose Alias Ashoke Bose, Sri Samir Bose and Bela Bose (now deceased), became the absolute joint owners of ALL THAT piece and parcel of land measuring an area of 04 Cottahs be the same a little more or less, along with tile shed structure standing thereon, measuring about 400 Square Feet more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said landed property, free from all sorts of encumbrances, liens, charges etc.

**AND WHEREAS** while enjoying the aforesaid landed property the said Bela Bose died intestate on 20/04/2004 as spinster and without any issued leaving behind her three brothers namely Sunil Bose (now deceased), Mr. Sarit Kumar Bose Alias Ashoke Bose and Sri Samir



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Bose as her legal heirs and successors who jointly inherited the share of deceased Bela Bose.

**AND WHEREAS** while seized and possessed the aforesaid landed property the said Sunil Bose died intestate on 03/05/2005 as Bachelor and without any issue leaving behind his two brothers namely Mr. Sarit Kumar Bose Alias Ashoke Bose and Sri Samir Bose as his only legal heirs and successors who jointly inherited the share of deceased Bela Bose, by way of Hindu Succession Act, 1956.

**AND WHEREAS** by way of inheritance the said Mr. Sarit Kumar Bose Alias Ashoke Bose and Sri Samir Bose became the absolute joint Owners of ALL THAT piece and parcel of land measuring an area of 04 Cottahs be the same a little more or less, along with tile shed structure standing thereon, measuring about 400 Square Feet more or less, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title, interest and possession over the said plot of land,



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along with structure thereon, free from all sorts of encumbrances, liens, charges etc.

**AND WHEREAS** while having seized and possessed the aforesaid plot of land, along with structure thereon, the said Sri Samir Bose sold and transferred his undivided share of land measuring about 02 Cottahs more or less, out of entire land measuring about 04 Cottahs more or less, along with structure standing thereon measuring about 200 Square Feet more or less, out of entire structure measuring about 400 Square Feet, in favour of intending purchaser, with demarcated his portion of land, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and rest land measuring about 02 Cottahs more or less, along with tiled shed structure measuring 200 Square Feet more or less, belong to the said Sri Ashoke Bose.

**AND WHEREAS** by way of inheritance the said Mr. Sarit Kumar Bose Alias Ashoke Bose (the Land Owner herein) became the absolute sole



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Owner in respect of **ALL THAT** piece and parcel of land measuring about **02 (Two)** Cottahs, **00 (Zero)** Chittack & **00 (Zero)** Square Feet be the same a little more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, hereinafter for the sake of brevity referred to as the "**said Property**" and enjoying the absolute right, title, interest and possession over the said property, more fully and particularly described in the **SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment etc.

**AND WHEREAS** thus the said Mr. Sarit Kumar Bose Alias Ashoke Bose (the Land Owner herein), thereto became the sixteen annas Owner of **ALL THAT** piece and parcel of land measuring about **02 (Two)** Cottahs, **00 (Zero)** Chittack & **00 (Zero)** Square Feet be the same a little more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L.



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No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, more fully and particularly described in the **SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment etc.

**AND WHEREAS** finding it difficulties to attend day to day affairs in respect of the said property as and when necessary required, due to old age, the said Mr. Sarit Kumar Bose Alias Ashoke Bose, had duly executed a registered General Power of Attorney, unto and in favour of his well wisher namely **SRI RABIN BISWAS**, son of Late Arabinda Lochan Biswas, for the purpose of day to day affairs and shall do the acts, deed and things on his behalf, including sell, gift, mortgage, etc. to the intending purchaser or purchasers, by way of registered Deed, attending the before the Registrar or any registration office namely



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D.S.R. or A.D.S.R. at Alipore, or any other Registrars for the purpose of registration of the Deeds and signing the deeds in his favour, which was duly registered in the office of the registered in the office of the Dehradun - 3, at Indore and recorded in Book No. IV, Being No. 1150, for the year 2021..

**AND WHEREAS** due to acute financial stringency and his personal necessities the said Land Owner herein through his Attorney decided to sell, transfer and conveyed the said **ALL THAT** piece and parcel of land measuring about **02 (Two) Cottahs, 00 (Zero) Chittack & 00 (Zero) Square Feet** be the same a little more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, which is more fully and particularly described and mentioned in the **SCHEDULE** hereunder written, at or for total consideration of



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**Rs.13,00,000/- (Rupees Thirteen Lakh)** only, without any interruption and free from all of encumbrances, attachment, liens, charges, attachment, liabilities etc.

**AND WHEREAS** knowing such intention of the said Land Owner herein the Purchaser approached to purchase the said **ALL THAT** piece and parcel of land measuring about **02 (Two)** Cottahs, **00 (Zero)** Chittack & **00 (Zero)** Square Feet be the same a little more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, at and for total consideration sum of **Rs.13,00,000/- (Rupees Thirteen Lakh)** only and the said Land Owner accept the offer from the Purchaser through his Power Holder:

**AND WHEREAS** the said Purchaser upon being fully satisfied with the papers and documents of the said property supplied by the Land



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Owner and his Power Holder herein and after making necessary search in the department of the registrars and upon being fully satisfied with the title of the Land Owner to the said Property, agreed to purchase the said property and both the parties therein entered into an oral agreement.

**AND WHEREAS** as per the oral agreement, the Purchaser has paid the full consideration money of **Rs.13,00,000/- (Rupees Thirteen Lakh)** only, to the within named Land Owner and the Purchaser has now requested the Land Owner to transfer the said land along with 200 Square Feet of tile shed structure thereon, in favour of Purchaser herein by way of registered Deed of Conveyance.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said consideration sum of **Rs.13,00,000/- (Rupees Thirteen Lakh)** only, being the full and final price or consideration of the said property, truly paid by the Purchasers to the Land Owner on or before the execution of these presents, (the receipt whereof, the Land Owner doth hereby as well as by the receipt of the same hereunder written admit and acknowledge the same as per Memo of Consideration hereunder mentioned). The Land Owner doth hereby convey, grant, sell, transfer, assign and assure unto and in favour of the Purchasers forever and



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for good of **ALL THAT** piece and parcel of land measuring about **02 (Two) Cottahs, 00 (Zero) Chittack & 00 (Zero) Square Feet** be the same a little more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, together with all rights of easements and appurtenances civil amenities and facilities in the said premises, as more fully and particularly mentioned in the **SCHEDULE** hereunder written, together with all easement right, title and interest of the Land Owner into or upon the said land and **TO HAVE AND TO HOLD** the said plot of land together with structure thereon hereby sold, transferred unto the Purchaser absolutely and forever. That the Land Owner doth hereby covenant with the Purchaser that notwithstanding any acts, deeds, matters and things hereto before done, executed or knowingly suffered to the contrary, the Land Owner is now lawfully seized and possessed of the said land and the said Property is not notified to be acquired under the land acquisition act or not



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requisitioned by the Government nor by any public body whatsoever there is no suit or dispute or case pending in any Court in respect of the said Property and there is no co-sharer in respect of the said Property and the Land Owner has fully power and absolute authority to sell, transfer and convey the said Property in the manner aforesaid. That the Purchaser shall at all times hereafter peaceably and quietly hold, possess and enjoy the said land with absolute right to sell, convey, transfer, gift, mortgage, lease, whatsoever as an absolute Owner and possessor without any lawful eviction from the Land Owner or any persons. The Land Owner doth hereby covenant with the Purchaser that simultaneously with the completion of purchase, the peaceful vacant Khas possession of the said Property shall be made over by the Land Owner to the Purchaser absolutely and forever.

**THE LAND OWNER HEREBY COVENANT WITH THE PURCHASER**

as follows:

- 1) **THAT** notwithstanding any act deed matter or thing by the Land Owner done or executed or knowingly suffered to the contrary the Land Owner is now lawfully and rightfully and absolutely seized and possessed or and/or otherwise well and sufficiently entitled to the said Property benefits and right and each and every part thereof hereby granted, sold, conveyed, transferred,



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assigned and assured unto and to the Purchaser, in the manner aforesaid for perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever to alter, defect, encumber or make void the same.

- 2) **AND THAT** notwithstanding any such act deed matter or timing whatsoever done as aforesaid the Land Owner now have good right full power and absolute authority to grant, sell, convey, transfer, assigns and assure the said Property, benefits and right hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents.
- 3) **AND THAT** the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold, posses, use and enjoy the said land appurtenant thereto including the said Property, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid so to be receive all rents, issues and to receive all rents, issues and profits thereof without any lawful hindrance, eviction, interruption, disturbances, claim and demand whatsoever from or by the Land Owner or any person lawfully or equitably



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claiming from under or in trust for the Land Owner and thus the Purchaser became the absolute Owner of the said Property with right to transfer, sell, mortgages, lease, gift, exchange or to let out in full.

- 4) **AND THAT** the said land appurtenant thereto including the said Property benefits and right hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claim, demands, encumbrances, liens, lispendents, attachments, leases, uses, debutters, or trusts made or suffered by the Land Owner or any person having or lawfully claiming any estate or interest therein from under or in trust for the Land Owner.
  
- 5) **AND FURTHER THAT** the Land Owner and all person having or rightfully claiming any estate or interest in any part thereof from time to time and all times hereafter at the request and at the costs of the Purchaser do and execute or cause to be done and all executed all such acts, deeds, matter and thing whatsoever for further better and more perfectly assuring said Property, benefits and right hereby granted, sold, transferred, assigned and assures unto and the Purchaser in the manner aforesaid as shall or maybe reasonably required by the Purchaser.



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- 6) **AND ALSO THAT** the Land Owner have not at any time done or executed or knowledge suffered or been party or parties to any act, deed, matter or thing whereby and the said Property, benefits and rights hereby granted, sold, conveyed, transferred assigned.

**BE IT FURTHER STATED BY THE LAND OWNER** that the Purchaser shall be entitled to enjoy all rights of ingress and egress and all using rights including all easement rights over said Property shown in the Map or Plan annexed herewith and the Purchaser has got every liberty to arrange for electric connection, Telephone connection, water pipe connection, drainage system over whatsoever through or over the said common passage.

**THAT** the Purchaser shall have all right to mutate his name as absolute Owner and/or occupier, in respect of the **SCHEDULE** below property in the records of the concerned authority or authorities.

**IF** any error or omission is transpired in this Deed in future the Land Owner shall at the cost and request of the Purchasers execute and register any supplementary Deed or Deeds of Rectification / Declaration in favour of the Purchaser.



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**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about **02 (Two)** Cottahs, **00 (Zero)** Chittack & **00 (Zero)** Square Feet be the same a little more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Baishnabghata, J.L. No. 28, Touzi No. 151 & 56, comprised in Khatian No. 313, under Dag No. 324, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 5/1A, Baishnabghata Lane, under Ward No. 100, Police Station - Jadavpur now Netaji Nagar, Kolkata - 700047, within the jurisdiction of District South 24 - Parganas, along with all rights of easements and appurtenances civil amenities and facilities in the said premises, together with all fittings, fixtures, installations and sorts of easement right over the common passage/road and other benefits, facilities, amenities and advantages attachment therein or thereon, more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part of this Indenture, being butted and bounded as follows:-

- ON THE NORTH** : House of Mr. Amit Sinha;
- ON THE SOUTH** : Land of Taradhan Ghatak;
- ON THE EAST** : House of Tarun Ghosh;
- ON THE WEST** : Municipal Park



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**IN WITNESS WHEREOF** the Land Owner and the Purchaser herein have put their respective seal and signature on this the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED BY:**

In Presence of:-

**WITNESSES:**

1. Rahul Dhar  
Ajay Nayak  
Kol - 75 ✓

2. Sarita Biswas  
22-East Kamalapur  
Dum - Dum  
Kol - 28 ✓

Rohini Biswas ✓

SIGNATURE OF CONSTITUTED  
ATTORNEY OF THE  
LAND OWNER

Kaushik Roy ✓  
SIGNATURE OF THE  
PURCHASER

Drafted by:

Amritabha Ray  
Advocate  
Alipore Police Court  
Kol: 27. Wsl 23G/1984

**PRINT ZONE,**  
Alipore Police Court,  
Kolkata - 700027.

S. Ahmed  
Sarfaraz Ahmed



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**MEMO OF CONSIDERATION**

**RECEIVED** from the within named **PURCHASER** the within mentioned sum of **Rs.13,00,000/- (Rupees Thirteen Lakh)** only, being the full consideration money of the **SCHEDULE** mentioned land, paid by the **PURCHASER**.

<b><u>DATE</u></b>	<b><u>BANK / BRANCH</u></b>	<b><u>CHEQUE</u></b>	<b><u>AMOUNT (RS)</u></b>
23.11.2021	----	Cash	Rs.26,000/-
26.11.2021	Bandhan/Baghajatin	025302	Rs.12,74,000/-
		<b>TOTAL</b>	<b><u>Rs.13,00,000/-</u></b>

**(RUPEES THIRTEEN LAKH) ONLY**

**WITNESSES:**

1. *Rahul Dhar*

2. *Sarita - Biswas*

*Rabir Biswas*  
\_\_\_\_\_  
**SIGNATURE OF CONSTITUTED  
ATTORNEY OF THE  
LAND OWNER**



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		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ...RABIN BISWAS...

Signature ...Rabin Biswas...

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name ...KAUSHIK ROY...

Signature ...Kaushik Roy...

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....



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

GRN Details

GRN: 192021220123520741  
GRN Date: 29/11/2021 12:09:08  
BRN : IK0BJZTBR1  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 29/11/2021 12:11:26  
Payment Ref. No: 2002448734/1/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: KAUSHIK ROY  
Address: 17, NORTH ROAD JADAVPUR KOLKATA 700032  
Mobile: 9123358303  
Depositor Status: Buyer/Claimants  
Query No: 2002448734  
Applicant's Name: Mr BASUDEV PAUL  
Identification No: 2002448734/1/2021  
Remarks: Sale, Sale Document

Payment Details

Sl No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002448734/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	83820
2	2002448734/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	22214
			<b>Total</b>	<b>106034</b>

IN WORDS: ONE LAKH SIX THOUSAND THIRTY FOUR ONLY.



ভারতীয় পরিচয় পরিষদ

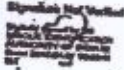
ভারত সরকার

Unique Identification Authority of India

চালিকাঙ্কিত নম্বর/Enrolment No.: 1528/64443/10201

Download Date: 01/04/2017  
Generation Date: 10/02/2017

To  
বসু দেব পাল  
Basu Dev Paul  
S/O: Late Dhiren Paul  
P.S - Garfa  
43/2, Jhill Road  
Santoshpur  
Kolkata Santoshpur  
West Bengal - 700075  
7044322146



আপনার আধার সংখ্যা / Your Aadhaar No. :

8035 3737 7879

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

বসু দেব পাল  
Basu Dev Paul  
জন্মতারিখ/ DOB: 04/12/1967  
পুলন / MALE



8035 3737 7879

আমার আধার, আমার পরিচয়



তথ্য

- আধারে পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী হয়

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় পরিচয় পরিষদ  
Unique Identification Authority of India

ঠিকানা:  
সং/৪: পোষ্ট ধিরেন পাল, ৪৩/২, জিলা  
রোড, পি.এস - গারফা, সন্তোষপুর,  
কোলকাতা,  
পশ্চিম বঙ্গ - ৭০০০৭৫

Address:  
S/O: Late Dhiren Paul, 43/2,  
Jhill Road, P.S - Garfa,  
Santoshpur, Kolkata,  
West Bengal - 700075

8035 3737 7879



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भारत सरकार  
Government of India


Download Date: 31/01/2020



**सरित कुमार बोस**  
**SARIT KUMAR BOSE**  
**जन्म तिथि/DOB: 07/01/1942**  
**पुल्ल/ MALE**

Issue Date: 22/01/2020

2872 2227 2639

VID : 8154 2913 3756 3446

मेरा आधार, मेरी पहचान

Attested  
 ✓ (S.K. Bose)


भारतीय पहचान प्रमाणिका प्राधिकरण  
Unique Identification Authority of India


पता:  
 C/O P.N Bose, 84, 4 कुंजापुरी विहार, हरिद्वार  
 बयपस रोड, अजबपुर खुर्द, देहरादून,  
 उत्तराखण्ड - 248121



2872 2227 2639

VID : 8154 2913 3756 3446

1947 | help@uidai.gov.in | www.uidai.gov.in

Attested  
 ✓ (S.K. Bose)



PERMANENT ACCOUNT NUMBER  
**ACAPB9176A**

TAXPAYER'S NAME  
**SARIT KUMAR BOSE**

FATHER'S NAME  
**PHANINDRA NATH BOSE**

DATE OF BIRTH  
**07-01-1942**

SIGNATURE  


COMMISSIONER OF INCOME TAX, MEERUT

*Attested*  
*(S.K. Bose)*

इस कार्ड के लिये / गिना लिये पर कृपया जारी करने  
 वाले प्राधिकारी को सूचित / वापस कर दें  
 आयकर अधिकारी,  
 आयकर भवन, बहासल ग्राउण्ड,  
 मेरठ - 240 001.

In case this card is issued, kindly inform return to  
 the issuing authority:  
 Commissioner of Income-tax,  
 Anayakar Bhawan,  
 Bahasall Ground,  
 Meerut - 250 001.

*Attested*  
*(S.K. Bose)*

298105 THE KOLKATA MUNICIPAL CORPORATION

PROPERTY TAX RECEIPT

MAILING ADDRESS

3/1A BAISHNABGHATA LANE  
CALCUTTA 47

RECEIPT NO: 13891 DATE: 02/03/2007 TIME: 11:08:38

OPERATOR: DDAS LOCATION CODE: 13/02

ASSEESSEE NO: 21-100-02-0008-0 NATHI

PREMISES NO: 3/1A  
STREET: BAISHNABGHATA LANE

SM SUBALABALA BOSE



SIG 

OR OWNER/PERSON LIABLE

QUARTER (S)	FENALTY (RS.)	INTEREST (RS.)	AMOUNT PAYABLE/NET AMOUNT (RS.)
FIRST QTR 2006-2007	0.00	2.00	30.00
SECOND QTR 2006-2007	0.00	2.00	30.00
THIRD QTR 2006-2007	0.00	1.00	27.00
FOURTH QTR 2006-2007	0.00	0.00	

TOTAL AMOUNT PAID: 124.00

AMOUNT IN WORDS: RS ONE HUNDRED AND TWENTY-FOUR ONLY

E & O E

RECEIVED PAYMENT BY: CASH

TREASURER THE KOLKATA MUNICIPAL CORPORATION

CHQ/DFT. NO: CHQ/DFT. DATE

BANK NAME: CHQ/DFT AMOUNT

Mutation tax bill



ভারতীয় বিশিষ্ট পরিচয় আধিকারক

**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/32430/00931

To  
**RABIN BISWAS**  
 রবীন বিশ্বাস  
 8/2/22  
 ARABINDA SARANI  
 DUMDUM  
 Dumdum (m)  
 Dumdum, North 24 Parganas  
 West Bengal - 700028

17/02/2014



KL765631478FT  
 76563147



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7792 7971 6585**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
**Government of India**



রবীন বিশ্বাস  
**RABIN BISWAS**  
 পিতা : অরবিন্দ লোচন বিশ্বাস  
 Father : ARABINDA LOCHAN BISWAS

জন্মতারিখ/DOB: 03/01/1966  
 পুরুষ / Male

**7792 7971 6585**



আধার - সাধারণ মানুষের অধিকার



**अगर आपकी नकल / कपी या प्रमाण प्रतियां गंदा / खराब /  
कमजोर हो गई हैं, तो आप को नए नकल / कपी / प्रमाण  
प्रतियां बनाने के लिए, आपको अपने बैंक से संपर्क करना  
पड़ेगा, जिसका पता है - 400 013.**

**If this card is lost / someone's lost card is found,  
please inform return to:  
Bachchan Bank Pvt. Ltd. Services Unit, NSDL,  
Lachlogan, Pimpri, Pune,  
Karnatak 400 013, Maharashtra.**

1000  
NSDL

### Major Information of the Deed

Deed No :	I-1605-03207/2021	Date of Registration	29/11/2021
Query No / Year	1605-2002448734/2021	Office where deed is registered	
Query Date	25/11/2021 3:22:33 PM	1605-2002448734/2021	
Applicant Name, Address & Other Details	BASUDEV PAUL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9123358303, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 13,00,000/-	Rs. 22,20,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 88,820/- (Article:23)	Rs. 22,214/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Lane, , Premises No: 5/1A, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha	12,40,000/-	21,60,001/-	Property is on Road
<b>Grand Total :</b>				<b>3.3Dec</b>	<b>12,40,000 /-</b>	<b>21,60,001 /-</b>	



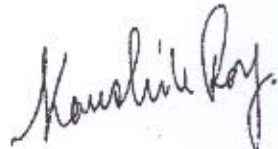
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>60,000 /-</b>	<b>60,000 /-</b>	




#### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>SARIT KUMAR BOSE, (Alias: ASHOKE BOSE)</b> Son of Late PANINDRA NATH BOSE 214, KENDUA MAIN ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx6A, Aadhaar No: 28xxxxxxxx2639, Status :Individual, Executed by: Attorney, Executed by: Attorney




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>KAUSHIK ROY (Presentant )</b> Son of Late PROBhat CHANDRA ROY Executed by: Self, Date of Execution: 29/11/2021 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Office	 29/11/2021	 LTI 29/11/2021	 29/11/2021
Son of Late PROBhat CHANDRA ROY 17, NORTH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3P, Aadhaar No: 91xxxxxxxx8577, Status :Individual, Executed by: Self, Date of Execution: 29/11/2021 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>RABIN BISWAS</b> Son of Late ARABINDA LOCHAN BISWAS Date of Execution - 29/11/2021, , Admitted by: Self, Date of Admission: 29/11/2021, Place of Admission of Execution: Office	 Nov 29 2021 1:18PM	 LTI 29/11/2021	 29/11/2021
22, EAST KAMALAPUR, City:- , P.O:- DUMDUM CANT, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2A, Aadhaar No: 77xxxxxxxx6585 Status : Attorney, Attorney of : SARIT KUMAR BOSE				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>BASUDEB PAUL</b> Son of Late D C PAUL ALIPORE, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 29/11/2021	 29/11/2021	 29/11/2021
Identifier Of KAUSHIK ROY, RABIN BISWAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SARIT KUMAR BOSE	KAUSHIK ROY-3.3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SARIT KUMAR BOSE	KAUSHIK ROY-200.00000000 Sq Ft

On 29-11-2021

**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 13:00 hrs on 29-11-2021, at the Office of the A.D.S.R. ALIPORE by KAUSHIK ROY, Claimant.

**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 22,20,001/-

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

Execution is admitted on 29/11/2021 by KAUSHIK ROY, Son of Late PROBhat CHANDRA ROY, 17, NORTH ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Identified by BASUDEB PAUL, , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

**Executed by Attorney**

Execution by RABIN BISWAS, , Son of Late ARABINDA LOCHAN BISWAS, 22, EAST KAMALAPUR, P.O: DUMDUM CANT, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business as the constituted attorney of SARIT KUMAR BOSE, ASHOKE BOSE 214, KENDUA MAIN ROAD, P.O: BAGHAJATIN, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084 is admitted by him

Identified by BASUDEB PAUL, , Son of Late D C PAUL, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 22,214/- ( A(1) = Rs 22,200/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 22,214/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2021 12:10PM with Govt. Ref. No: 192021220123520741 on 29-11-2021, Amount Rs: 22,214/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BJZTBR1 on 29-11-2021, Head of Account 0030-03-104-001-16

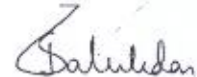
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 88,820/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 83,820/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 68879, Amount: Rs.5,000/-, Date of Purchase: 29/11/2021, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/11/2021 12:10PM with Govt. Ref. No: 192021220123520741 on 29-11-2021, Amount Rs: 83,820/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BJZTBR1 on 29-11-2021, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2021, Page from 133384 to 133420  
being No 160503207 for the year 2021.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR

Date: 2021.11.30 12:41:45 +05:30

Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/11/30 12:41:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)