

1333

02 MAR 2020

No.....Rs-500/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Prgs. (S)

SUBHANKAR DAS

STAMP VENDOR

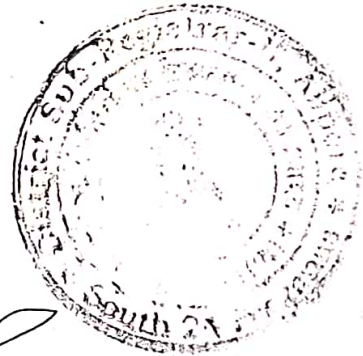
Alipur Police Court, Kol-27

Subanta Mondal

Advocate
Alipur Police Court
Kolkata-27

SMT. F
3871
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F

1333 = 500/-



District Sub-Register-II
Alipore, South 24 Parganas

02 MAR 2020

*Subanta Mondal
Advocate
Alipore Police Court
Kolkata - 700027*

SMT. BANI BHADRA (PAN BZTPB0525J) (AADHAAR CARD No. 3871 9541 5230), ^{wife of Late Anand Krishna Bhadra} by Occupation - House wife, by religion Hindu, by Nationality Indian, residing at 3/A, N. C. Mitra Lane Post Office - Konnagar, Police Station- Uttarpara, District: Hooghly, PIN-712235, West Bengal, West Bengal,, hereinafter referred to and called as "THE VENDOR/OWNER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, successors, legal representatives and assigns) of the FIRST PART.

AND

1. SMT. BANDANA BHADRA (PAN AOVPE2838N) (AADHAAR CARD No. 6664 7462 9080), ^{wife of Late Tapan Kumar Bhadra} by Occupation - House wife, 2. SRI KAUSHIK BHADRA, (PAN BJEPB3573K) (AADHAAR CARD No. 5143 1452 7025), ^{Son of Late Tapan Kumar Bhadra} by Occupation - Business, both by religion Hindu, both by Nationality Indian, both residing at 58/51A, Prince Anwar Shah Road, Post Office - Lake Gardens, Police Station- Lake, Kolkata -700045, District 24 Parganas South, West Bengal hereinafter called and referred to as the "THE PURCHASERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) hereto of the OTHER PART.

WHEREAS By an indenture of conveyance dated 22nd day of August, 1958 Jibendra Kishore Achaiyya Choudhuy and Nabayug Achaiyya jointly granted, sold, transferred and conveyed a piece and parcel of land measuring 3 Kattahs 0 Chattak 5 Sq.feet, be the same a little more or less comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No. 151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58,

thereafter 58/51, unto and in favour of Smt. Bivarani Bhadra and Smt. Bani Bhadra. The said indenture of conveyance was duly executed and registered in the office of Sub Registrar at Alipore in Book No.1, Volume No. 131, Pages from 127 to 137, being Deed No.7464 for the Year 1958.

AND WHEREAS after purchasing the aforesaid property said Smt. Bivarani Bhadra and Smt. Bani Bhadra became the lawful joint Owners of the aforesaid property and during joint possession of the said property having raised structures thereon and duly mutated their names in the records of The Calcutta Municipal Corporation and on mutation the said property was renumbered as 58/51, Prince, Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits of Ward No.93, Borough X of the Kolkata Municipal Corporation.

AND WHEREAS said Bivarani Bhadra while in joint possession of the aforesaid property died intestate leaving behind her surviving her son Sri Tapan Kumar Bhadra and one married daughter Smt. Chanda Ghosh as her legal heirs and successors who jointly inherited the undivided $\frac{1}{2}$ right title, interest and share in the aforesaid property being Premises No. 58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits ward No.93, Borough X of the Kolkata Municipal Corporation.

AND WHEREAS Smt. Bani Bhadra and Sri Tapan Kumar Bhadra, Smt. Chanda Ghosh while in joint possession of the aforesaid property being Premises No. 58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits of Kolkata Municipal Corporation Ward No. 93, by a deed of Partition dated 5th September 1981, registered before the office of the District Registrar at Alipore, 24 Parganas South and recorded in Book No. I, Volume No. 331, Page 142 to 147 Being No. 10337 For the year 1981, got the aforesaid

property partitioned by metes and bounds amongst the parties thereto. By virtue of the said Deed of Partition, a specifically demarcated land admeasuring 1 (one) Cottah 8 (eight) Chattaks 2 ½ (two and Half) Sq. Feet was jointly allotted to Sri Tapan Kumar Bhadra and Smt. Chanda Ghosh and another specifically demarcated land and admeasuring 01 (One) Kattah 08 (eight) Chittaks 2 ½ (Two and Half) Sq.feet out of the aforesaid property was allotted to Smt. Bani Bhadra to the exclusion of others.

AND WHEREAS thereafter said Bani Bhadra the Vendor herein became the sole and absolute Owner of All that piece and parcel of demarcated land admeasuring 1 (One) Cottah 8 (eight) Chattaks 2 ½ (Two and Half) Sq. feet) at Premises No. 58/51, Prince, Anwar Shah Road, Police Station - Lake, Kolkata 700 045.

AND WHEREAS during her enjoyment over the said property said Smt. Bani Bhadra mutated her name before the Office of the Kolkata Municipal Corporation being Assessee No. 210930900618 and being Premises No. 58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045.

AND WHEREAS SMT. BANI BHADRA is sole and absolute owner in possession of ALL THAT piece and parcel of messuage, tenement, hereditament and land admeasuring 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq. Feet be the same a little more or less, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58, thereafter 58/51, at present 58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045 within the limits of ward No.93, Borough X of the Kolkata Municipal Corporation being Assessee No. 210930900618, District 24 Parganas South, for the sake of brevity the land with

structures thereon is to be hereinafter called and referred as "Total Land" morefully described in the **First Schedule** herein under written.

AND WHEREAS the purchasers herein desired to purchase undivided and un-demarcated **01(One) Chatak** land together with 35 Sq. Ft. tiles shaded Structure from Premises No. **58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045** form the Owner herein namely **SMT. BANI BHADRA** at or for a total consideration amount of **Rs. 50,000.00/- (Rupees- Fifty Thousand) only.**

AND WHEREAS said **SMT. BANI BHADRA** the Vendor/Owner herein agreed to sale undivided and un-demarcated **01(One) Chatak** land be the same a little more or less together with 35 Sq. Ft. tiles shaded Structure out of 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq. Feet, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58, thereafter 58/51, at present **58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700045**, particularly described in the "**Second Schedule**" hereunder written, hereinafter referred to as the "Said Property", as joint owners in exclusive possession thereof.

AND WHEREAS the purchasers herein have examined the right, title and interest of the Vendor/Owner herein in respect of the Total land and have seen the document/s and they have been fully satisfied with the Vendor's/Owner's right over the "Said Property" measuring **01(One) Chatak** land be the same a little more or less together with 35 Sq. Ft. tiles shaded Structure out of Total Land measuring 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq. Feet, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying

situated at being Premises No.58, thereafter 58/51, at present Premises No. 58/51 , Prince Anwar Shah Road, Police Station - Lake, Kolkata 700045.

AND WHEREAS the VENDOR/OWNER herein have agreed to sell and the Purchasers herein have agreed to purchase the said property together with common amenities and facilities thereto at or for Rs. 50,000.00/-(Rupees- Fifty Thousand) only, which have been paid by the purchasers herein to the Vendor/Owner herein and the possession thereof have already been delivered to the purchasers herein by the vendor herein.

NOW THIS INDENTURE WITNESSETH that in consideration of the said total sum of Rs. 50,000.00/-(Rupees- Fifty Thousand) only truly paid by the Purchasers herein to the Vendor/Owner herein, simultaneously with the execution of these presents (the receipts whereof the Vendor herein doth hereby admit and acknowledge as hereunder mentioned in Memo of Consideration) the Vendor/Owner herein doth hereby indefeasibly grant, convey, sell, transfer, assign and assure unto and to the said Purchasers herein free from all encumbrances ALL THAT piece and parcel of undivided and undemarcated land measuring **01(One) Chatak** land be the same a little more or less out of 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq. Feet, comprised in Mouza Kaklia, Pargana Panchannagram, J.L. No. 40, Touzi No. 151, Dag No. 869 under Khatian No.30 and 34 with structures thereon, lying situated at being Premises No. 58, thereafter 58/51, at present **58/51, Prince Anwar Shah Road, Police Station - Lake, Kolkata 700045**, District South 24 Parganas and all rights, liberties, easements, privileges, appendages, paths, passages and hereditaments belonging to or in any way appertaining to the said property or any part thereof unto the Vendor/Owner herein have delivered vacant khas and peaceful possession of the said Property

along with the aforesaid rights of enjoyment and privileges unto the Purchaser THAT NOTWITHSTANDING any act, deed, matter and things by the Vendors herein done executed or knowingly suffered to the contrary, and the Vendors/Owners herein have good right, full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property and every part thereof unto and to the use of the Purchasers absolutely and the Vendor herein doth hereby further covenants with the Purchasers that the said property hereby sold, transferred conveyed or expressed or intended so to be as well as the said property is free from all encumbrances, attachments, liens, charges and lispensens whatsoever and howsoever and the Purchasers shall and will from time to time and at all times hereafter possess and enjoy the said Property and receive rents, issues and profits thereof and there from without any lawful eviction, interruption or interference claim, demand whatsoever from or by the Vendor herein or any other person or persons claiming through under or in trust for the Vendor herein shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers and further that the Vendor herein will at all times hereafter indemnify save and keep the Purchaser indemnified against all actions, losses claims demands liens, charges, lispensens whatsoever in respect of the said Property mentioned and written in the SCHEDULE hereunder in these presents. The Vendor herein doth hereby further covenants that they will show and produce or caused to be produced the original Title Deeds and other documents relating to the said property to all courts and offices during any trials and cases or any proceedings at the request of the Purchasers and their successor/s.

IT IS HEREBY AGREED & DECLARED BY AND BETWEEN THE VENDORS AND THE PURCHASER as follows:-

1. That the Purchasers shall be entitled to sell, gift, mortgage, lease, convey or otherwise alienate the said property to any person or persons without any consent of the VENDOR/OWNER herein or their legal heirs, executors, administrators, successor-in-interest, legal representatives and assigns of the said land.

2. That the Purchasers' undivided right, title, interest, possession in the soil of the said premises morefully mentioned in the Second Schedule hereunder written.

3. That the purchasers shall have all rights to mutate their name as Vendors and possessor in respect of the said property in the Kolkata Municipal Corporation and/or in the records of any other authorities, in that event the Vendor shall give her consent or approval in writing for the purpose of such mutation and separate assessment, whenever shall be required by the Purchasers.

4. That the purchasers shall be liable to pay directly to the Kolkata Municipal Corporation or to any other authorities, in respect of the said property hereby sold and transferred to the purchaser towards payment of the vendor share and occupiers share of Rates, taxes, land Revenues and other outgoing charges payable for the said land from the date of execution of this Deed.

THE FIRST SCHEDULE ABOVE REFERRED TO:

"TOTAL LAND"

ALL THAT piece and parcel of undivided and un-demarcated land measuring 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq. Feet be the same a little more or less, comprised in Mouza Kaklia, Pargana Panchannagram, J.L.No.40, Touzi No.151, Dag No. 869 under

Khatian No.30 and 34 with structures thereon, lying situated at being Premises No.58, thereafter 58/51, at present **58/51 , Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045** within the limits of ward No.93, Borough X of the Kolkata Municipal Corporation District South 24 Parganas along with all easement rights thereto through over and underneath the Road/Common passage thereto, which is butted and bounded as follows:-

ON THE EAST: 16 Ft. Wide K.M.C. Road
 ON THE SOUTH: Premises No. 58/51A, Prince Anwar Shah Road
 ON THE WEST: Premises No. 58/50, Prince Anwar Shah Road
 ON THE NORTH: 20 Ft. Wide K.M.C. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:
"SAID PROPERTY"

ALL THAT piece and parcel of undivided and un-demarcated land measuring **01(One) Chatak** land be the same a little more or less together with 35 Sq. Ft. tiles shaded Structure out of 1 (One) Kattah 8 (Eight) Chattaks 2 ½ (Two and Half) Sq. Feet be the same a little more or less, comprised in Mouza - Kaklia, Pargana - Panchannagram, J.L. No. 40, Touzi No.151, Dag No. 869 under Khatian No. - 30 and 34 with structures thereon, lying situated at being Premises No.58, thereafter 58/51, at present **Premises No. 58/51 , Prince Anwar Shah Road, Police Station - Lake, Kolkata 700 045** within the limits of ward No. 93, Borough X of the Kolkata Municipal Corporation District South 24 Parganas along with all easement rights over the First schedule property.

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

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of:

1. SOMENATH BHADRA
 24, Amar Krishna Bhadra
 3/A, N.C. Mehta Lane, Kamrager
 Hooghly.

[Handwritten signature]

VENDORS

SM Banjanan Bhadra
 Kashik Bhadra

PURCHASERS

2. PRABHAT PAKHIRA
 5/0 Anupul Ch. Pakhira
 39A, Water Gardens
 KOL-45

Drafted & Prepared by

Subrata Mondal

SUBRATA MONDAL
 Advocate F/1328/2007
 Alipore Police Court
 Kolkata 700027

:MEMO OF CONSIDERATION:

Received total consideration amount of Rs. 50,000.00/- (Rupees- Fifty Thousand) only from the above named Purchaser as full and final payment for the said land as mentioned in the schedule herein above as follows :-

By Cash on 02/03/2020

Rs. 50,000.00

Rs. 50,000.00

(Rupees : Fifty Thousand only)

SIGNED, SEALED & DELIVERED

In presence of:

1. Somenath Bhador.

2. Pravish Pathan

अनिल

SIGNATURE OF VENDOR

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO

left hand

right hand

Name

Signature

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand

right hand

Name

Signature

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand

right hand

Name

Signature

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand

right hand

Name

Signature

Major Information of the Deed

No :	I-1602-02137/2020	Date of Registration	02/03/2020
Registry No / Year	1602-0000375152/2020	Office where deed is registered	
Registry Date	26/02/2020 10:22:35 PM	D.S.R. - II SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 8240369134, Status Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 50,000/-	Market Value	Rs. 4,28,438/-
Stampduty Paid(SD)	Rs. 26,126/- (Article:23)	Registration Fee Paid	Rs. 4,330/- (Article:A(1), E, M(b), H)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Anwar Shah Road, , Premises No: 58/51, , Ward No: 093 Pin Code : 700045

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 :-)		Commercial use	1 Chatak	40,000/-	4,02,188/-	Width of Approach Road: 20 Ft.
Grand Total :				.1031Dec	40,000 /-	4,02,188 /-	

Structure Details :



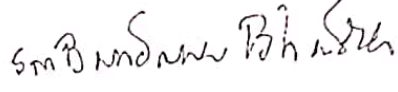
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	35 Sq Ft.	10,000/-	26,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 35 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		35 sq ft	10,000 /-	26,250 /-	

Address, Photo, Finger print and Signature



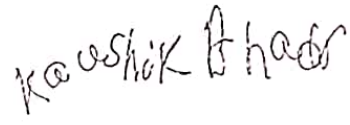
Name	Photo	Finger Print	Signature
Mrs BANI BHADRA (Presentant) Wife of Late AMAR KRISHNA BHADRA Executed by: Self, Date of Execution: 02/03/2020 , Admitted by: Self, Date of Admission: 02/03/2020 ,Place : Office			
02/03/2020	LTI 02/03/2020	02/03/2020	

45, ARABINDA ROAD, P.O:- KONNAGAR, P.S:- Uttarpara, District:-Hooghly, West Bengal, India, PIN - 712235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 66xxxxxxxx9080, Status :Individual, Executed by: Self, Date of Execution: 02/03/2020 , Admitted by: Self, Date of Admission: 02/03/2020 ,Place : Office

Buyer Details :



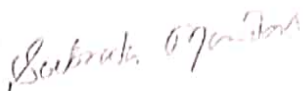
Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mrs BANDANA BHADRA Wife of Late TAPAN KUMAR BHADRA Executed by: Self, Date of Execution: 02/03/2020 , Admitted by: Self, Date of Admission: 02/03/2020 ,Place : Office			
02/03/2020	LTI 02/03/2020	02/03/2020	

Wife of Late TAPAN KUMAR BHADRA Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Aadhaar No: 51xxxxxxxx7025, Status :Individual, Executed by: Self, Date of Execution: 02/03/2020 , Admitted by: Self, Date of Admission: 02/03/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Mr KAUSHIK BHADRA Son of Late TAPAN KUMAR BHADRA Executed by: Self, Date of Execution: 02/03/2020 , Admitted by: Self, Date of Admission: 02/03/2020 ,Place : Office			
02/03/2020	LTI 02/03/2020	02/03/2020	

Son of Late TAPAN KUMAR BHADRA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 38xxxxxxxx5230, Status :Individual, Executed by: Self, Date of Execution: 02/03/2020 , Admitted by: Self, Date of Admission: 02/03/2020 ,Place : Office

Details :

SUBRATA MONDAL Mr. GOBINDA MONDAL DISTRICT POLICE COURT, P.O:- ALIPORE, P.S. - Alipore, District:-South 24 Panchs, West Bengal, India, PIN - 721027	Photo	Finger Print	Signature
			
	02/03/2020	02/03/2020	02/03/2020

Attorney of Mrs BANI BHADRA, Mrs BANDANA BHADRA, Mr KAUSHIK BHADRA

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mrs BANI BHADRA	Mrs BANDANA BHADRA-0.0515625 Dec, Mr KAUSHIK BHADRA-0.0515625 Dec

Transfer of property for S1

No	From	To. with area (Name-Area)
	Mrs BANI BHADRA	Mrs BANDANA BHADRA-17.50000000 Sq Ft, Mr KAUSHIK BHADRA-17.50000000 Sq Ft

Stamp Duty

Amount required Stamp

Rs 25,626/-

Type: Improm

Date of Online

01/03/2020

Bank of India

Document is Rs. 25,726/- and Stamp Duty paid by Stamp Rs 500/-,

Amount: Rs.500/-, Date of Purchase: 02/03/2020, Vendor name: S DAS
Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Ref. No: 192019200200931145 on 01-03-2020, Amount Rs: 25,626/-, Bank:
No. IK0AMHMOG1 on 01-03-2020, Head of Account 0030-02-103-003-02

Samar

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Registered in Book - I
Volume number 1602-2020, Page from 86686 to 86712
being No 160202137 for the year 2020.



[Handwritten signature]

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2020.03.12 14:08:51 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/03/12 02:08:51 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)
