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Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with this document are the part of this document.

8-0-885445/16

Distriet Sub-Registrar-V
 Alipore, South 24 Parganas

28 JUN 2016

DEED OF CONVEYANCE

THIS INDENTURE made on this the 27th day of June Two Thousand and Sixteen (2016)

BETWEEN

[Handwritten signature]

Serial..... 9478 Date 23-06-16

Name.....

Address.....

Rs. 500/-

Tapesh Mishra
Advocate
High Court, Calcutta

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

- Nareen Chopra
V-C-T-1
1111

- NARESH CHOPRA (HUF)
Nareesh Chopra
V-C-T-1
1112



- Mani Sankar Chowdhury

District Sub-Registrar-V
Alipore, South 24 Parganas

27 JUN 2016

Identified by:
Ram Bhatrat Chopra
S/o Nareesh chopra
Metropolitan Housing Society
Plot-113 Sec-B KOL-105
PO Dhapa
PS - Pragati Maidan
(Business)

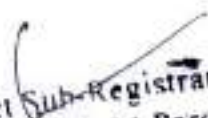
MR. MANI SANKAR CHOWDHURY, (PAN - ADBPC2271M), son of Late Jagabandhu Chowdhury, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 62/3, Tollygunge Road, P.O. Tollygunge, P.S. Charu Market, Kolkata - 700 033, District - South 24-Parganas, hereinafter called and referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART**

AND

NARESH CHOPRA (HUF), (PAN - AAEHN5545B), represented by its 'Karta' namely **SRI NARESH CHOPRA, (PAN - ACDPC4401G)**, son of Sri Ram Ratan Chopra, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Plot No.113, Sector - B, Metropolitan Housing Society, South Canal Road, Post Office - Dhapa, Police Station - Pragati Maidan, Kolkata - 700 105, District - South 24 Parganas, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include its administrators, legal representative successors, successors-in-interest and assigns) of the **SECOND PART**.

WHEREAS by a Deed of Conveyance bearing the date 14th July, 1978 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas, recorded in Book No. 1, Being No. 4092 for the year 1978 the previous Vendor/Society namely The Jadavpur Co-Operative Land and Housing Society Limited, registered under the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P.S. Jadavpur, Kolkata - 700032 in the District of South 24-Parganas hereinafter referred to as '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration mentioned therein from one Sunil Kumar Mitra and others the total land measuring an area of 10.93 Acres (Ten Acre Ninety three decimals) comprising in R.S. Dag Nos.83, 85, 87, 88, 89, 91, 131, 132, 135, 136 and 139, under Khatian No.101, J.L. No. 25, Touzi No. 56 situated in Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.




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AND WHEREAS by a further Deed of Conveyance dated 8th February, 1979, registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. 1, Being No. 590 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 Acres (Ten acres and Ninety three decimals) comprising in R.S. Dag Nos. 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139, under Khatian No. 101, J.L. No. 25, Touzi No. 56, in Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No.I, Being No. 5334 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Ganesh Chandra Paramanik and others the total land measuring 1 (One) Bigha 11 (Eleven) Cottahs (0.53 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No.90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, under formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5335 for the year 1979 '**THE SAID SOCIETY**' further absolutely purchased for a valuable consideration as mentioned therein from Kubir Mondal and others the total land measuring 16 (Sixteen) Cottahs 8 (Eight) Chittacks (0.28 ½ acres) comprising in Dag No. 139, J.L. No. 25, under Khatian No. 90, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing dated 3rd December, 1979 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas and entered in Book No. I, Being No. 5336 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Methor Bag and others the total land measuring more or less 3 (Three) Bighas (0.99 acres)

comprising in Dag No. 196, J.L. No. 25, under Khatian No. 76, R.S. No. 3, Touzi No.56, Mouza – Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 21st December, 1979 and registered at the Office of the District Sub-Registrar, Alipore 24-Parganas and entered in Book No. 1, Being No. 6957 for the year 1979 '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (Ten Acres Ninety three decimals) comprising in Dag No. 83, 135, under Khatian No. 101, R.S. No. 2, Touzi No. 56, Mouza – Nayabad, J.L. No. 25, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS by a further Deed of Conveyance bearing date 29th April, 1980 and registered at the office of the District Sub-Registrar, Alipore, 24-Parganas in Book No. 1, Being No. 3223 for the year 1980, '**THE SAID SOCIETY**' absolutely purchased for a valuable consideration as mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 (Ten Acres Ninety Two decimals) comprising in Dag Nos. 83, 85, 87, 88, 89, 91, 131, 135, 136 and 139, J.L. No.25, under Khatian No. 101, R.S. No. 3, Touzi No. 56, Mouza - Nayabad, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, in the District of South 24-Parganas.

AND WHEREAS '**THE SAID SOCIETY**' recorded its name with the office of the then J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 06.06.1980 as absolute owner of all the land measuring about 45.52 acres [137 (One hundred Thirty Seven) Bighas 5 (Five) Cottahs 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft.] so purchased from the above mentioned parties and was thus seized and possessed of and/or otherwise well and sufficiently entitled to their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispensens, attachments and is in khas possession thereon.

AND WHEREAS in pursuance of the object of developing the area for residential purposes of the members, the said Jadavpur Co-Operative Land and Housing Society Limited effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages and divided the area into several plots of different sizes and measurements for distribution among the members of **'THE SAID SOCIETY'**. The entire land on which the said plots have been so carved out is fully described in the **FIRST SCHEDULE** being **SCHEDULE 'A'** hereunder written.

AND WHEREAS pursuant to an application for membership of **"THE SAID SOCIETY"** made by the Purchaser Member i.e. the present **OWNER** herein, for obtaining a plot of land and agreeing to comply with the terms and conditions of the said **SOCIETY** for the demise thereof the Purchaser member i.e. the present **OWNER** herein was admitted as a member of The Jadavpur Co-Operative Land and Housing Society Limited in the year 1979 and the "Said Society" issued the necessary Share Certificate on 21.01.1979 separately in favour of the present **VENDOR** herein namely **MR. MANI SANKAR CHOWDHURY**.

AND WHEREAS by a resolution dated 02.05.1987 it was decided by **"THE SAID SOCIETY"** to allot different plots of land to its different members by lottery and such lottery was held on 31.05.1987 whereby the Purchaser Member i.e. the present **OWNER** herein namely **MR. MANI SANKAR CHOWDHURY**, was allotted the plot of land and hereinafter referred to as **"THE SAID PLOT"** and the said **MR. MANI SANKAR CHOWDHURY**, accepted the such lottery.

AND WHEREAS the present **OWNER** herein **MR. MANI SANKAR CHOWDHURY** as the Purchaser therein paid a sum of Rs.9,000/- (Rupees Nine Thousand) only as the full and final payment to **"THE SAID SOCIETY"** from time to time as required by "the said society" for allotment of the said plot in favour of him as the Member.

AND WHEREAS the present **OWNER** namely **MR. MANI SANKAR CHOWDHURY**, as the Purchaser took the inspection of the Scheme plan and also the



said allotted plot and was satisfied herself as to size and condition thereof and also that the said consideration is the fair and reasonable purchase consideration thereof and the **"THE SAID SOCIETY"** after having received the full payment of the Sale consideration allotted the said plot to the present **OWNER** namely **MR. MANI SANKAR CHOWDHURY** being All That the Plot No.206 (Phase-I) measuring more or less **3 (Three) Cottahs** situated in **Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No.83 (Part), under R.S. Khatian No.101**, out of the total land as mentioned in the **FIRST SCHEDULE** below by a registered Deed of Indenture dated 05.09.1994 made between "the said society" therein referred to as the Vendor Society of the one part and the present **OWNER** herein namely **MR. MANI SANKAR CHOWDHURY**, therein referred to as the Purchaser member of the other part and registered with the office of District Sub-Registrar at Alipore South 24-Parganas and entered in Book No. 1, Volume No.145, at Pages 336 to 347, Being No.7640 for the year 1994, the said society for the consideration therein mentioned transferred its all right, title and interest in respect of the said plot of land to the said **MR. MANI SANKAR CHOWDHURY**, the present **OWNER**.

AND WHEREAS said **MR. MANI SANKAR CHOWDHURY** during the enjoyment of the said plot of land erected a Tile Shed temporary structure on the said plot of land measuring about 110 (One hundred and Ten) Sq.ft. and thereafter due to insufficient fund and financial problem sold, conveyed, transferred, assigned and granted the said entire plot of land measuring an area of **3 (Three) Cottahs more or less** together with **one tile shed** measuring an area of **110 (One hundred and Ten) Sq.ft.** standing thereon situated in **Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No.83 (Part), under R.S. Khatian No.101, being Plot No.206 (Phase-I), within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata – 700 094**, in favour of one (1) Sri Sumitra Deb, son of Late D.R. Deb and (2) Smt. Swati Deb, wife of Sri Sumitra Deb, both of P-388, Keyatola Lane, P.S.Lake, Kolkata – 700 029, by virtue of a registered Deed of Sale dated 17.03.1999, registered at District Sub-Registrar - III, Alipore, South 24 Parganas and entered in Book No. 1, Volume No.7, at Pages 357 to 372, Being No. 278 for the year 2001 for a valuable consideration as mentioned therein.

AND WHEREAS after the said purchase Sri Sumitra Deb and Smt. Swati Deb executed a General Power of Attorney on 18.11.2008, in favour of Smt. Susmita Deb, daughter of Late D.R. Deb of P-388, Keyatola Lane, P.S.Lake, Kolkata - 700 029 which was duly registered in the office of Additional District Sub-Registrar, Alipore and recorded in Book No. IV, CD Volume No.1, Pages from 1949 to 1958, Being No. 01041 for the year 2008.

AND WHEREAS said Sri Sumitra Deb and Smt. Swati Deb during the enjoyment of the said plot of land being in need of money decided to sell the aforesaid plot of land measuring an area of 3 (Three) Cottahs more or less together with one tile shed measuring an area of 110 (One hundred and Ten) Sq.ft. standing thereon situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.83 (Part), under R.S. Khatian No.101, being Plot No.206 (Phase-I), within K.M.C. Ward No.109, under P.S. Purba Jadavpur, Kolkata - 700 094, through their Constituted Attorney Smt. Susmita Deb and knowing the said intention **MR. MANI SANKAR CHOWDHURY**, the present **OWNER** herein approached the said previous Owners namely Sri Sumitra Deb and Smt. Swati Deb to purchase the aforesaid property again and upon knowing the such desire said Sri Sumitra Deb and Smt. Swati Deb through their said Constituted Attorney Smt. Susmita Deb sold, conveyed, transferred, assigned and granted the aforesaid property in favour of the present **OWNER** herein namely **MR. MANI SANKAR CHOWDHURY** by virtue of a registered Deed. of Sale dated 28.10.2010, registered at District Sub-Registrar - III, Alipore, South 24 Parganas and entered in Book No. 1, CD Volume No.15, Pages from 1761 to 1780, Being No. 07926 for the year 2010 for a valuable consideration as mentioned therein.

AND WHEREAS after purchase the present **OWNER/VENDOR** herein mutated and recorded his name in the record of K.M.C. in respect of his aforesaid purchased property known and numbered as K.M.C. Premises No. 3472, Nayabad, within K.M.C. Ward No.109, being Assessee No. 31-109-08-6947-8, under P.S. Purba Jadavpur, Kolkata - 700 094 and at present he is the absolute recorded Owner of the entire plot of land measuring an area of 3 (Three) Cottahs togetherwith one tile shed



measuring an area 110 (One hundred and Ten) Sq.ft. situated in Mouza – Nayabad, J.L. No. 25, comprising in R.S. Dag No.83 (Part), under R.S. Khatian No.101, being Plot No.206 (Phase-I).

AND WHEREAS thereafter the present **VENDOR** herein completed all the formalities as the member of The Jadavpur Co-Operative Land and Housing Society Limited hereinafter referred to as the "Said Society" and since Purchase the **VENDOR** herein is in physical possession of the said property which is free from all encumbrances.

AND WHEREAS the **VENDOR** herein due to his personal reasons, has decided to sell and/or dispose of the said property for a valuable consideration and having come to know such intention of the **VENDOR** herein, the **PURCHASER** herein satisfied with the title of the **VENDOR** in the said property, has approached the **VENDOR** and offered to pay a total sum of Rs.39,00,000/- (Rupees Thirty nine Lac) only as full and final sale consideration of the said property and the **VENDOR** herein has agreed to sell the said property to the **PURCHASER** herein.

AND WHEREAS the **VENDOR** herein after having received the entire sale consideration as described in the Memo. of consideration, has simultaneously with the execution of this Deed, handed over peaceful vacant possession of the said property morefully described in the Schedule hereunder written to the **PURCHASER** herein and the **PURCHASER** herein also hereby confirmed that he shall abide by the Rules and Bye-laws of the 'SAID SOCIETY'.

NOW THIS INDENTURE WITNESSETH:

1. In pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.39,00,000/- (Rupees Thirty nine Lac) only in full and finally paid by the **PURCHASER** to the **VENDOR** (the receipt whereof the **VENDOR** doth hereby acknowledge as per Memo of Consideration herein under written and of and from the same and every part thereof release the **PURCHASER** and the said plot of land together with one tile shed as mentioned in the **SCHEDULE – B** below) and the **VENDOR** doth hereby indefeasible grant, transfer, convey, assign and assure unto the **PURCHASER**



ALL THAT the piece and parcel of the said land measuring an area of 3 (Three) Cottahs more or less together with one tile shed measuring an area of 110 (One hundred and Ten) Sq.ft. standing thereon and also together with all easement rights upon the land and adjacent road/passage situated in Mouza - Nayabad, J.L. No. 25, R.S. No.3, Touzi No.56, being Plot No. 206 (Phase - I), comprising in R.S. Dag No. 83 (Part), under R.S. Khatian No. 101, out of the total land as mentioned in the FIRST SCHEDULE hereunder written, within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 3472, Nayabad, being Assessee No.31-109-08-6947-8, in formerly Police Station - Kasba, at present P.S. Purba Jadavpur, Kolkata - 700 094, District - South 24-Parganas more fully described in the SCHEDULE - B hereunder written and more specifically shown and delineated in the annexed site Plan or Map marked as Plot No. 206 by RED border line as part and parcel of this Indenture togetherwith all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the VENDOR into and upon the said land hereditaments and Premises and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure hereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and present rights title interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenance thereto or usually held used, occupied accepted, enjoyed or accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and TO HAVE AND TO HOLD the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the PURCHASER and his heirs, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as

applicable. The **VENDOR** is selling the total land together with structure after receiving the fixed up consideration sum as mentioned in the Memo of consideration below.

2. The **VENDOR** doth hereby covenant with the **PURCHASER** and also declare as follows :

- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDOR** done or executed or knowingly to the contrary the **VENDOR** is lawfully and absolutely entitled to the said land together with a tile shed and the hereditaments and Premises and that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land togetherwith a tile shed standing hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition of use trust or other something to alter defect encumber or make void the same.
- b) The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said land measuring an area of 3 (Three) **Cottahs more or less** togetherwith tile shed standing thereon in the said premises hereby granted and conveyed the said land situated within K.M.C. Ward No.109, known as **Premises No. 3472, Nayabad**, Assessee No. 31-109-08-6947-8, Kolkata - 700 094, District - South 24-Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.
- c) The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the vendors or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.



- d) The **VENDOR** and all person having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and Premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably be required and also to produce necessary documents of title relating to or in any way connected with the said plot that are being retained by "the said society".
- e) The **VENDOR** declares that the land togetherwith one tile shed standing thereon hereby sold have not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold to the **PURCHASER** the said land togetherwith said tile shed which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land with tile shed while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**. The **VENDOR** hereby declares that he shall indemnify and keep indemnified the **PURCHASER** alongwith its future legal heirs and successors.
- f) The said **VENDOR** has good right, full power and absolute authority to convey the said piece or parcel of land hereby transferred to the said **PURCHASER** in the manner aforesaid and the **VENDOR** herein declares that he shall maintain all the formalities of the Society to transfer his membership in favour of the **PURCHASER** in accordance with law. The **VENDOR** also declares that he shall give full co-operation for necessary mutation under the concerned K.M.C. Authority in future in favour of the **PURCHASER**.



g) The **VENDOR** also declares herein that the **PURCHASER** shall have every right to transfer the "said entire property" as described in the **SCHEDULE - B** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption, subject to the compliance of rules and regulation of the co-operative society.

h) The **PURCHASER** shall use the adjacent passages of the property and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

AND THE PURCHASER DOTH HEREBY COVENANT WITH THE "SOCIETY" AS FOLLOWS :-

That the **PURCHASER** herein and assignees and/or transferees in respect of the said plot shall be always bound by the decisions taken by the society herein as a member of the society in so far as the up keep and maintenance of common facilities and/or conveniences relating to the said plot and the common areas of enjoyment in the entire project to which all the plot holders of the lands described in **SCHEDULE "A"** hereunder shall be entitled to and the **PURCHASER**, the Party of the **SECOND PART** herein shall be bound to pay "**THE SAID SOCIETY**" the periodic charges that shall be determined by "**THE SAID SOCIETY**" from time to time whether **FORMALLY DEMANDED OR NOT** AND THE **SAID SOCIETY** SHALL BE ENTITLED in case of default on the part of the **PURCHASER** to realize such sums as a money claim or in the alternative stop and/or discontinue, such common facilities provided always that upon the **PURCHASER** herein duly paying such charges and observing and complying with such decisions as aforesaid, the **PURCHASER** and his assignees and/or transferees shall be free to uninterruptedly use and enjoy the common facilities and conveniences and common areas of enjoyment in exactly the same as other plot holders of lands described in **SCHEDULE "A"** below.



THE FIRST SCHEDULE ABOVE REFERRED TO
SCHEDULE - "A"

ALL THAT the piece and parcel of land measuring more or less 45.52 (Forty five point Fifty two) acres approximately 137 (One hundred and Thirty seven) Bighas 5 (Five) Cotthas 7 (Seven) Chittacks and 31 (Thirty one) Sq.ft. situated and lying at and being comprised of R.S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, 139, J.L. No. 25, Touzi No. 56, under Khatian Nos. 76, 90 & 101, in Mouza - Nayabad, within formerly P.S. Kasba, thereafter P.S. Purba Jadavpur, at present P.S. Panchasayar, under K.M.C. Ward No. 109, in the District of South 24-Parganas.

THE SECOND SCHEDULE ABOVE REFERRED TO
SCHEDULE - "B"

ALL THAT residential demarcated Plot No. 206 (Phase - D) measuring land area of 3 (Three) Cottahs more or less together with one tile shed measuring an area of 110 (One hundred and Ten) Sq.ft. standing thereon situated in Mouza - Nayabad, J.L. No. 25, comprising in R.S. Dag No.83 (Part), under R.S. Khatian No.101, out of the total land as mentioned in the **FIRST SCHEDULE** above and the property is situated within the jurisdiction of The Kolkata Municipal Corporation Ward No.109, known as K.M.C. Premises No. 3472, Nayabad, Assessee No. 31-109-08-6947-8, within formerly Police Station - Kasba, at present P.S. Purba Jadavpur, Kolkata - 700 094 and the aforesaid plot of land is shown in the annexed plan by "RED" border line and the entire property is butted and bounded by :

ON THE NORTH BY : Scheme Plot No. 207 of Phase No. I;
ON THE SOUTH BY : Scheme Plot No. 205 of Phase No. I;
ON THE EAST BY : 40'-0" ft. wide K.M.C. Road;
ON THE WEST BY : Scheme Plot Nos. 226 and 227 of Phase No. I.

SITE PLAN OF SCHEME PLOT NO. 206 (PHASE - I), SITUATED IN MOUZA - NAYABAD, J.L. NO.25, COMPRISING IN R.S. DAG NO. 83 (PART), UNDER R.S. KHATIAN NO. 101, WITHIN K.M.C. WARD NO. 109, KNOWN AS PREMISES NO. 3472, NAYABAD, POLICE STATION - PURBA JADAVPUR, KOLKATA - 700 094, DISTRICT - SOUTH 24 PARGANAS.

SOLD LAND AREA : 3 COTTAHS
TILE SHED AREA : 110 SQ.FT.

SOLD LAND AREA SHON IN RED BORDER LINE



M. CHOPRA (HUF)

M. Chopra

Karta

Mam Sankar Chowdhury

IN WITNESS WHEREOF the VENDOR and the PURCHASER have set and subscribed their hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the
VENDOR at Kolkata in the presence of :-

1. Ram Bharat Chopra
S/o Narender Chopra
Metropolitan Housing Society
Plot-113 Sec-B, Kol-105

2. Jaya Choudhury
D/o. Mani Shankar Choudhury
162/3 Tollygunge Rd. Kol-33

Mani Shankar Choudhury
SIGNATURE OF THE VENDOR

NARE-H CHOPRA (HUF)
Narender Chopra
Karta

SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :

Tapesh Mishra (Signature)

(MR. TAPESH MISHRA)
ADVOCATE [ENROL. NO. F/1224/07]
HIGH COURT, CALCUTTA
Resi-cum-Chamber : 69/1, Baghajatin
Place, Kolkata-700086

Mob. 9836115120
Email: tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED the sum of Rs.39,00,000/- (Rupees Thirty nine Lac) only from the PURCHASER as full consideration money against the within mentioned property known as K.M.C. Premises No. 3472, Nayabad, within K.M.C. Ward No. 109 in the manner following :-

Sl. No.	Date	Demand Draft No.	Name of the Bank & Branch	Amount (Rs.)
1.	23.06.2016	960470	State Bank of India, Chingrihata Branch, Kolkata.	Rs.39,00,000.00

Total : Rs.39,00,000.00

(Total Rupees Thirty nine Lac only)

WITNESSES :

1. Ram Bhanu Chopra
S/O Nagesh Chopra
Metropolitan Housing
Society Plot-113 Sec-B
Kol-105

2. Sreyas Choudhury.

O/O : Moni Shankar Choudhury
62/3 Tollygunge Rd. Kol-33.

Mani Shankar Choudhury
SIGNATURE OF THE VENDOR

[Handwritten Signature]
Witness

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand						
	right hand					

Name.....MANI SANKAR CHOWDHURY

Signature *Mani Sankar Chowdhury*



		Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand						
	right hand					

Name.....NARESH.....CHOPRA

Signature *Nareesh Chopra*

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	left hand					
	right hand					

Name

Signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16300000885445/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Mani Sankar Chowdhury 62/3, Tollygunge Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033	Seller			
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Naresh Chopra Plot No.113, South Canal Road, Metropolitan Housing Society, Block/Sector: B, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105	Representative of Buyer [NARESH CHOPRA (HUF)]			
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Mr Bharat Chopra Son of Shri Naresh Chopra Plot No.113, South Canal Road, Metropolitan Housin, Block/Sector: B, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105	Mr Mani Sankar Chowdhury, Shri Naresh Chopra			

(Utpal Kumar Basu)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Seller, Buyer and Property Details

Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Shri Naresh Chopra Plot No.113, South Canal Road, Metropolitan Housing Society, Block/Sector: B, P.O:- Dhapa, P.S:- Tijjala, District:-South 24-Parganas, West Bengal, India, PIN - 700105

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr Mani Sankar Chowdhury Son of Late Jagabandhu Chowdhury 62/3, Tollygunge Road, P.O:- Tollygunge, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADBPC2271M,; Status : Individual; Date of Execution : 27/06/2016; Date of Admission : 27/06/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>NARESH CHOPRA (HUF) Plot No.113, South Canal Road, Metropolitan Housin, Block/Sector: B, P.O:- Dhapa, P.S:- Tiljala, District- South 24-Parganas, West Bengal, India, PIN - 700105 PAN No. AAEHN5545B,; Status : Organization; Represented by representative as given below:-</p>
1(1)	<p>Shri Naresh Chopra Plot No.113, South Canal Road, Metropolitan Housing Society, Block/Sector: B, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACDPC4401G,; Status : Representative; Date of Execution : 27/06/2016; Date of Admission : 27/06/2016; Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Bharat Chopra Son of Shri Naresh Chopra Plot No.113, South Canal Road, Metropolitan Housin, Block/Sector: B, P.O:- Dhapa, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,</p>	<p>Mr Mani Sankar Chowdhury, Shri Naresh Chopra</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabed, Premises No. 3472, Ward No: 109</p>		3 Katha	38,70,000/-	39,60,000/-	Proposed Use: Bastu, Width of Approach Road: 40 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F1	Floor No: 1	110 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	110 Sq Ft.	30,000/-	33,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Tapesh Mishra
Address	High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 163001998 / 2016

Query No/Year	16300000885445/2016	Serial no/Year	1630002108 / 2016
Deed No/Year	I - 163001998 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Shri Naresh Chopra	Presented At	Private Residence
Date of Execution	27-06-2016	Date of Presentation	27-06-2016

Remarks

On 27/06/2016

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

Presented for registration at 19:45 hrs on : 27/06/2016, at the Private residence by Shri Naresh Chopra ,

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 39,93,000/-

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

Execution is admitted on 27/06/2016 by

Mr Mani Sankar Chowdhury, Son of Late Jagabandhu Chowdhury, 62/3, Tollygunge Road, P.O: Tollygunge, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, By caste Hindu, By Profession Business

Identified by Mr Bharat Chopra, Son of Shri Naresh Chopra, Plot No.113, South Canal Road, Metropolitan Housin, Sector: B, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, By caste Hindu, By Profession Business

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

Execution is admitted on 27/06/2016 by

Shri Naresh Chopra Karta, NARESH CHOPRA (HUF), Plot No.113, South Canal Road, Metropolitan Housin, Block/Sector: B, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700105 Shri Naresh Chopra, Son of Shri Ram Ratan Chopra, Plot No.113, South Canal Road, Metropolitan Housing Society, Sector: B, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, By caste Hindu, By profession Business

Identified by Mr Bharat Chopra, Son of Shri Naresh Chopra, Plot No.113, South Canal Road, Metropolitan Housin, Sector: B, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, By caste Hindu, By Profession Business

UK Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 28/06/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,958/- (A(1) = Rs 43,912/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 44,000/-

Description of Draft

1. Rs 44,000/- is paid, by the Draft(8554) No: 000403960466, Date: 23/06/2016, Bank: STATE BANK OF INDIA (SBI), CHINGRIGHATA.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,39,600/- and Stamp Duty paid by Draft Rs 2,39,120/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 819858, Purchased on 23/06/2016, Vendor named A K Purakayastha.

Description of Draft

1. Rs 2,39,120/- is paid, by the Draft(8554) No: 000403960466, Date: 23/06/2016, Bank: STATE BANK OF INDIA (SBI), CHINGRIGHATA.

U. Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 1630-2016, Page from 58445 to 58471
being No 163001998 for the year 2016.



UK Basu

Digitally signed by UTPAL KUMAR BASU
Date: 2016.06.28 17:21:09 +05:30
Reason: Digital Signing of Deed.

28-06-2016 17:21:08

AR

TH 24-PARGANAS

ent is digitally signed.)

6 Deed No : I - 163001998 / 2016, Document is digitally signed.

Date 27/6/27

C Basu