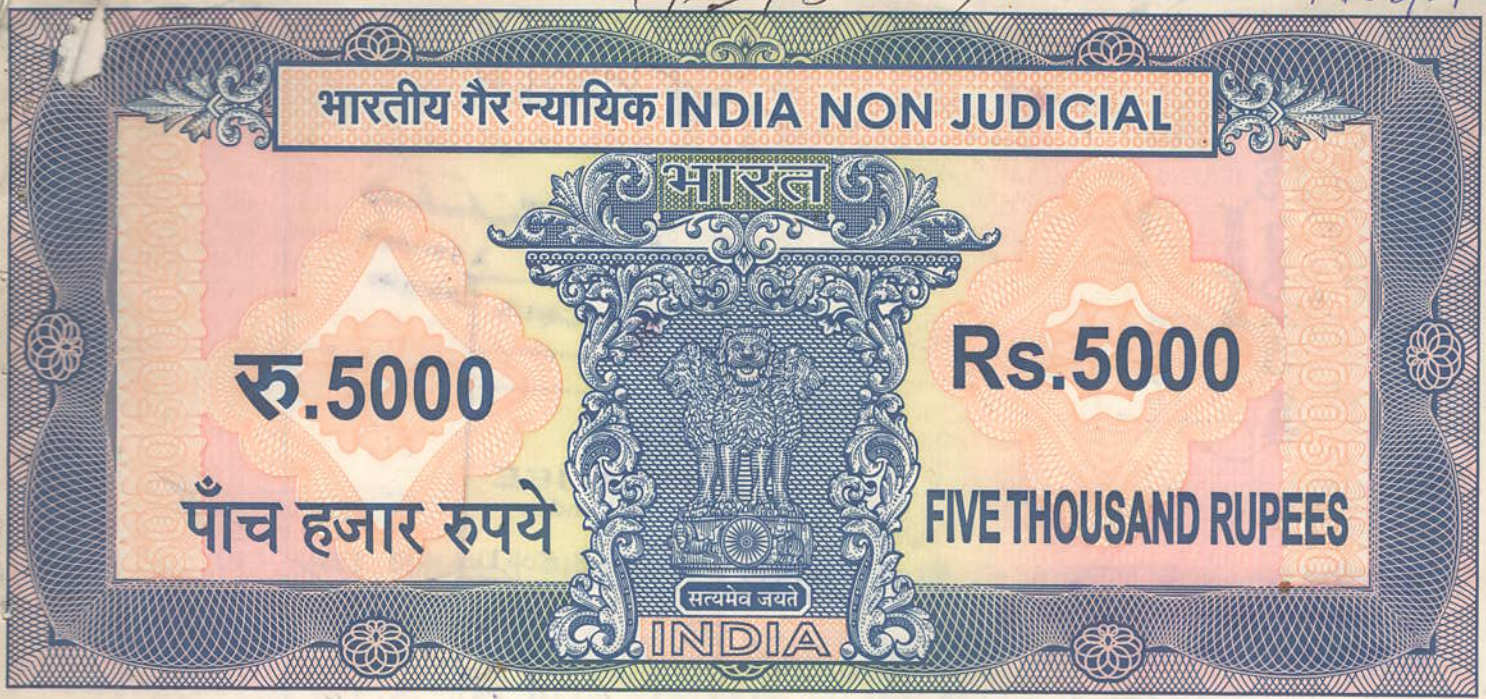


P. 04975/8 F

I-7403/19



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

003359

165708

Additional Registrar of Assurances
Kolkata



मि. र. 23263/10
 म. र. 617302 न/ 2000
 द. 18.7.2002

Q-1-200464/19
 28.4.10

Registrar,
 Kolkata

DEED OF CONVEYANCE

THIS INDENTURE is made on this 16th day of May Two thousand Eight **BETWEEN SHRI TARUN KUMAR CHANDRA**, son of Late Capt. Sailendra Nath Chandra of 79/27, Lower Circular Road, now renamed as Acharyya Jagadish Chandra Bose Road, P. S. Taltala, Kolkata - 700 014, hereinafter called the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, legal representatives, administrators and / or assigns) of the **ONE PART**.

Certified that the Document is admitted to Registration The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar
 of Assurances II Kolkata

26 DEC 2019

14

A-737
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 744

67500

74818

S. S. Chatterjee
Advocate

NAME.....	<i>S. S. Chatterjee</i>
ADD.....	
Rs.....	<i>100/-</i>
14 SEP 2007	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

14 SEP 2007

(Handwritten signature)

033300

✓ *Deepak Kumar Sarker*



7866

✓ *Deepak Kumar Sarker*



7867

✓ *Sumanika Khosla*

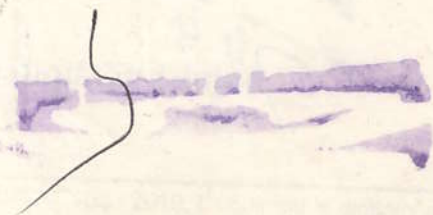


7868

✓ *Prakash Gupta*



*Identified by me
Prakash Gupta
Advt
city and com*



Jehangir Kabi

**Registrar,
City Civil Court, Calcutta**

AND

(1) SHRI SUMANTA BHOWMICK, son of Late Sachindra Kumar Bhowmick, residing at 30/2/8, Doctor Lane, Debendra Mansion, First Floor, P.S. Taltolla, Kolkata - 700 014 and (2) SHRI PRAKASH GUPTA, son of Late Narendra Kumar Gupta, residing at 28/1, Shakespeare Sarani, Ganga Jamuna Building, 2nd Floor, Flat No. 21, Kolkata - 700 017, hereinafter called the PURCHASERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives, administrators and/or assigns) of the OTHER PART.

WHEREAS :

- A) The present Vendor jointly with Arun Kumar Chandra, Barun Kumar Chandra and Smt. Prativa Chandra were the joint owners in respect of the property being municipal premises No. 79/27, Acharyya Jagadish Chandra Bose Road, P.S. Taltola, Kolkata - 700 014.
- B) By virtue of a registered Agreement dated 14.03.1981 entered into by and between Tarun Kumar Chandra as Vendor thereon and one Usha Rani Jain as Purchaser therein, the present Vendor agreed to sell, convey and transfer the undivided 1/4th share in respect of piece and parcel of land measuring about 5 Cottahs, 4 Chit-



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tacks and 39 Sq.ft. together with three storied brick built building situated thereon being premises No. 79/27, Acharyya Jagadish Chandra Bose Road, P.S. Tal-tolla, Kolkata - 700 014, Ward No. 53 under the Kolkata Municipal Corporation to said Usha Rani Jain at or for a consideration of Rs.67,500/= (Rupees sixty seven thousand five hundred only) subject to the existing tenancy therein and the said Agreement was duly registered in the office of the Registrar of Assurance at Calcutta and recorded in Book No. I, Volume No. 127, Pages 50 to 56, Being No. 2174 for the year 1981.

- C) Since said Tarun Kumar Chandra failed and neglected to execute the Deed of Conveyance in terms of the said registered Agreement said Usha Rani Jain filed a suit against the said Tarun Kumar Chandra inter alia praying for specific performance of contract being Title Suit No. 2162 of 1984 and the said suit was decreed ex-parte on 10.04.2003.
- D) Said Usha Rani Jain, as Decree Holder, duly put the said decree into execution in the City Civil Court at Calcutta being Title Execution Case No.104 of 2003.
- E) The said registered Agreement dated 14.03.1981 also inter alia contains a nomination clause whereby the said Usha Rani Jain has been empowered to nominate her right as contained in the said agreement in favour of



her nominee or nominees and the said Vendor was bound to execute the Deed of Conveyance in favour of such nominee or nominees.

- F) During the pendency of the said execution case said Usha Rani Jain has already migrated from Kolkata to Delhi permanently and since a considerable time has taken for proceeding with the said Execution Case and since she has no intention to come back to Kolkata, have decided to assign the aforesaid decree in favour of the present Purchasers herein by invoking the nomination clause as contained in the said Agreement subject to the terms and conditions as contained therein.
- G) During the pendency of the said Title Execution Case, said Decree Holder Usha Rani Jain transferred and/or assigned, the aforesaid decree and/or her right, title and interest as contained in the said decree in favour of the present Purchasers by invoking the nomination clause on 27.02.2006. ✓
- H) The present Purchasers being the Transferees of the aforesaid decree applied for substituting their names in the place of Usha Rani Jain as per the provision of Order 21 Rule 16 of CPC and accordingly, the Learned Judge by an order dated 28.08.2006 has been pleased to substitute the name of the present Purchasers in place

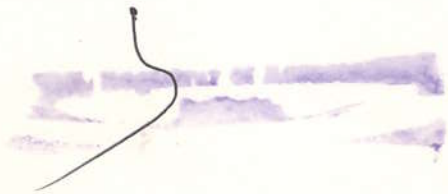


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of said Usha Rani Jain as Decree Holder being her Assignees with the right to proceed with the said Execution Case as such the present Purchasers being the nominees and/or assignees of said Usha Rani Jain and/or assignee and/or transferee of the said decree is entitled to get the benefit of the aforesaid decree passed in Title Suit No. 2162 of 1984.

- I) Irrespective of the aforesaid decree for specific performance of the contract passed in Title Suit No.2162 of 1984 since said Vendor failed to execute the Sale Deed in respect of undivided 1/4th share in the aforesaid property, the present Purchasers as per the order dated 28.08.2006 passed by the Learned Judge, 7th Bench, City Civil Court filed the draft Deed of Conveyance to be executed in their favour through Court and the same has been duly approved for Sale of said undivided 1/4th share of the aforesaid premises No. 79/27, A.J.C. Bose Road, Kolkata - 700 014 in favour of the present Purchasers.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs.67,500/= (Rupees sixty seven thousand five hundred only) out of which Rs.12,500/= (Rupees twelve lakhs five hundred only) has already paid to the Vendor and the balance sum of Rs.55,000/= (Rupees fifty five thousand only) deposited by the Purchasers in the aforesaid Execution Case No. 104/2003 in favour of the aforesaid Vendor in discharge of



their liability for payment of the full consideration money, the Vendor, through the Learned Registrar of the City Civil Court at Calcutta doth hereby grant, sell, convey, transfer, assign and assure whatsoever and conclude release, discharge and assign unto and in favour of the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns ALL THAT the undivided 1/4th share in the aforesaid property being premises No. 79/27, Acharyya Jagadish Chandra Bose Road (previous known as Lower Circular Road), P.S. Taltala, Kolkata - 700 014 TOGETHER WITH dilapidated brick built building (as fully described in the Schedule hereunder written) hereinafter referred to as the "said undivided 1/4th share in the said property" in complete tenanted condition TOGETHER WITH all other easement and / or amenities and /or facilities attached thereto free from all encumbrances, charges, liens, attachments whatsoever in respect of the said property TOGETHER WITH all rights and benefits in respect of the said property including all easement, quasi easement, rights, privileges or HOWSOEVER OTHERWISE the said property thereof now are or is or at any point of time hereto before wherever was situated butted and bounded, reputed called known numbered described or distinguished together with all and singular those yards, ways, compound, paths, passages, water, water courses, sewerage, drain, trees, plants, advantages and ancient and other rights, lights, liberties, easement, profits, privileges, advantages, appendages and appurtenances whatsoever to the said property belonging to or any way appertaining whatsoever



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S. Chong Kobi
Registrar,
City Civil Court, Calcutta.

er to the said premises No. 79/27, Acharyya Jagadish Chandra Bose Road (previous known as Lower Circular Road), P.S. Taltala, Kolkata - 700 014 or any way appertaining thereto or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed therewith or known as part and parcel thereof or be appertaining thereto AND ALSO the reversion or reversions remainder or remainders and the rents issues and profits thereof and every part thereof with ALL DEEDS, documents, writing, vouchers or other evidence title relating to the said property or any part thereof and all estate right, title and interest use inheritance property, benefit, claims and demand whatsoever both at law and in equity of the Vendor into and upon or out of the said property and every part thereof TO HAVE AND TO HOLD the said property as fully described in the Schedule hereinafter written hereby sold, conveyed, transferred, assigned, assured, expressed or intended so to be TOGETHER WITH the title, deeds, writings, muniments and other evidences of title UNTO and to the use and benefit of the Purchasers free from all encumbrances, charges, liens, attachments, claims and demands whatsoever (subject to the existing tenants therein) in respect of the undivided 1/4th share in the said property AND THAT notwithstanding any act deed matter or thing done whatsoever by the Vendor or any person lawfully or equitably claiming by, from or through under or in trust for himself made, done, committed or intentionally suffered to

Schenge Kobi
Registrar,
City Civil Court, Calcutta.

er to the said premises No. 79/27, Acharyya Jagadish Chandra Bose Road (previous known as Lower Circular Road), P.S. Taltala, Kolkata - 700 014 or any way appertaining thereto or with the same or any part thereof now or at any time heretofore usually held used occupied or enjoyed or reputed therewith or known as part and parcel thereof or be appertaining thereto AND ALSO the reversion or reversions remainder or remainders and the rents issues and profits thereof and every part thereof with ALL DEEDS, documents, writing, vouchers or other evidence title relating to the said property or any part thereof and all estate right, title and interest use inheritance property, benefit, claims and demand whatsoever both at law and in equity of the Vendor into and upon or out of the said property and every part thereof TO HAVE AND TO HOLD the said property as fully described in the Schedule hereinafter written hereby sold, conveyed, transferred, assigned, assured, expressed or intended so to be TOGETHER WITH the title, deeds, writings, muniments and other evidences of title UNTO and to the use and benefit of the Purchasers free from all encumbrances, charges, liens, attachments, claims and demands whatsoever (subject to the existing tenants therein) in respect of the undivided 1/4th share in the said property AND THAT notwithstanding any act deed matter or thing done whatsoever by the Vendor or any person lawfully or equitably claiming by, from or through under or in trust for himself made, done, committed or intentionally suffered to



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the contrary, the Vendor now is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the undivided 1/4th share of the said property being Premises No. 79/27, Acharyya Jagadish Chandra Bose Road (previous known as Lower Circular Road), P.S. Taltala, Kolkata - 700 014 TOGETHER WITH dilapidated brick built building situated thereon in tenanted condition hereby sold, conveyed, assigned, assured and expressed so to be and every part thereof being perfect and indivisible estate or inheritance thereof without any manner or condition use trust or other thing whatsoever to alter, defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed matter or thing whatsoever as aforesaid the Vendor now have in himself good right, full power and lawful and absolute authority to sell, convey, transfer, assign and assure the said property hereby sold conveyed transferred assigned and assured and expressed so to be UNTO and for the use of the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns absolutely in the manner as aforesaid free from all encumbrances, charges, liens, attachments whatsoever AND THAT free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor or his heirs, executors, legal representative and/or assigns and well and sufficiently saved defended and kept harmless and indemnified of, from and against all and all manner or forms and other estate, right title interest lien charges and encumbrances whatsoever with an undertaking to indemnify the Purchasers, their heirs, executors, legal representatives,



administrators and/or assigns against any claim of any nature in respect of the said property or any portion thereof by any person or persons claiming through the Vendor AND THAT the Vendor or any person or persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or part thereof from under or in trust for the Vendor or from or under or any of his ancestors in title at the request and at the cost of the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns from time to time shall do and execute or cause to be done and executed such acts, deeds, things and matters whatsoever for further better and more perfectly assuring the said property and every part thereof UNTO and to the use of the Purchasers, their heirs, executors, legal representatives, administrators and/or assigns according to the true intents and meaning of this deed as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT undivided 1/4th share in respect of piece and parcel of land measuring about 5 Cottahs, 4 Chittacks and 39 Sq.ft. together with dilapidated brick built building situated thereon being premises No. 79/27, Acharyya Jagadish Chandra Bose Road (previous known as Lower Circular Road), P.S. Taltala, Kolkata - 700 014, Ward No. 53 under the Kolkata Municipal Corporation and butted and bounded as follows :-



ON THE NORTH : By premises No. 80, Acharyya Jagadish Chandra Bose Road;

ON THE SOUTH : By Acharyya Jagadish Chandra Bose Road;

ON THE EAST : By premises No. 79/28, Acharyya Jagadish Chandra Bose Road;

ON THE WEST : By premises No. 79/26/1B, Acharyya Jagadish Chandra Bose Road.

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

SIGNED SEALED AND DELIVERED BY

THE VENDOR IN PRESENCE OF :

1. *Mundant Singh*
Kolkata. *Admbr*

2. *Fakir Mallik*
Admbr

Jahangir Kabi

(VENDOR)



11

SIGNED SEALED AND DELIVERED BY
THE PURCHASERS IN PRESENCE OF :

1. *Amal Kumar*
Adm
80/1, Bellbale Bar
cut-26

Suman K Bhawanee
Prakash. Gupta
(PURCHASERS)

2.

*Drafted by me as per
stated description of the
Vendor.
Maina Krishna Kundu (Adv)
S.C. Court
Bellbale.
WB-320/1996.*



3

MEMO OF CONSIDERATION

Received a sum of Rs.67,500/= (Rupees sixty seven thousand five hundred only) being the full consideration money as per memo given below :

- | | |
|------------------------------------------------------------------------------|--------------|
| a) Paid to the Vendor at the time of execution of Agreement dated 14.03.1981 | Rs. 12,500/= |
| b) Deposited in the Court in Title Execution Case No. 104/2003 | Rs. 55,000/= |
| | ----- |
| Total | Rs. 67,500/= |
| | ===== |

(Rupees sixty seven thousand five hundred only)

Witnesses:

1. *Nandini Chatterjee*
Kolkata. *Mukherjee*

2. *Johal Lal Ch*
Santi
Calcutta

Jahangir Kola
Registrar,
City Civil Court, Calcutta
(VENDOR)



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FILE : D:\WS7\S-06\AJCB-RD

DATED THIS DAY OF 2007

BETWEEN

SHRI TARUN KUMAR CHANDRA

.. VENDOR

AND

SHRI SUMANTA BHOWMICK & ANR.

.. PURCHASERS



SALE DEED

Re: Undivided 1/4th share of
Premises No. 79/27, Acharyya
Jagadish Chandra Bose Road,
Kolkata - 700 014.



N. N. CHAKRABORTY
ADVOCATE

84/1, BELTALA ROAD
KOLKATA - 700 026.

y

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

19-201920-008147923-2 Payment Mode Counter Payment
BRN Date: 03/10/2019 11:50:58 Bank : BANK OF INDIA
BRN : 192019200081479232 BRN Date: 03/10/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 19021000200464/15/2019

[Query No./Query Year]

Name : SUMANTA BHOWMICK
Contact No. : Mobile No. : +91 9831059294
E-mail : SUMANTABHOWMICK1961@GMAIL.COM
Address : 3028 DOCTOR LANE KOLKATA 700014
Applicant Name : Mr Dipak Kumar Sarkar
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 15

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19021000200464/15/2019	Property Registration- Stamp duty	0030-02-103-003-02	427131
2	19021000200464/15/2019	Property Registration- Registration Fees	0030-03-104-001-16	67173
Total				494304

in Words : Rupees Four Lakh Ninety Four Thousand Three Hundred Four only



9592/00. 5-12-09
5/12/09

District :- Calcutta.

FORM IN THE CITY CIVIL COURT AT CALCUTTA

BEFORE THE LD. REGISTRAR BENCH

Title Execution Case No. 111 of 2003.

Sumanta Bhowmick.

...Decree Holder.

-Versus-

Tarun Chandra & Ors.

...Judgement Debtors

DECREE

The Plaintiff has filed a plaint together with correct draft

The application was filed on 22.4.03 and 22.4.03

Has submitted a copy of the draft decree for the court

It appears that the Plaintiff has an agreement on

14.3.01 with Tarun Chandra, Dipan K. Chandra, Arun K.

Chandra, Tapu Banerjee, Subhendu and Smt. Banga Roy for sale

of undivided 1/4th share of the property situated at 791/2, Acharya

Jagdish Ch. Banerjee P.S. District, Howrah. 32, Kankaria

For consideration of Rs. 50,000. The Plaintiff failed to execute the

Sale deed in favour of the said Smt. Banga Roy, the

Plaintiff's wife. The Plaintiff failed to execute the

The Plaintiff failed to execute the deed of conveyance

in respect of 1/4th share of the property, 791/2, Acharya

in view of the decree of the court dated 22.4.03 and

the Plaintiff failed to execute the deed of conveyance

in view of the decree of the court dated 22.4.03 and

the Plaintiff failed to execute the deed of conveyance



IN THE CIVIL COURT AT CALCUTTA
BEFORE THE REGISTRAR

1. Date of application for copy 05.12.2009
2. Date fixed for notifying the requisites stamps 05.12.2009
3. Date of delivery of the requisite stamps 05.12.2009
4. Date on which the copy was ready for delivery 05.12.2009
5. Date of making over the copy to the applicant 05.12.2009
6. Cost of copy Rs. 5.50/-
7. Number of Xerox sheets used Three Xerox sheets



9592 Recd 5-12-09
5/12/09

Legal Form No. 3706
Form No.(J) 13

Parties who
pleaded to
be signed
by the
party who
is to be
signed

FORM OF ORDER SHEET

DISTRICT

COURT OF

T. Ex. 111/03

Present :-

SUIT/CASE No.

OF

versus

Serial - Number	Date of Order or Proceeding	Order or other Proceeding	Signature of Court	Office action taken on order with date and dated signature of pleaders or parties when necessary
1	2	3	4	5
		<p><u>OR 62 DT. 19.5.08.</u></p> <p>Dhr files fresh Deed of conveyance together with corrected draft Deed of conveyance.</p> <p>The application filed by the Dhr on 19.3.2008 and 23.4.08 are Taken up for hearing.</p> <p>Hd. Submission of of the Id Adv for the Dhr. Perused the case Record. Considered.</p> <p>It appears that Smt Usha Rani Jain inform into an agreement on 14.3.81 with Tarun Kr. Chandra, Barun Kr. Chandra, Arun Kr. Chandra, Tripti Basu, Ava Majumder and Smt. Durga Roy for sale Of undivided 1/4th share of the property situated at 79/27, Acharya Jagadish Ch. Basu Road, P.S. Taftala, Ward No. 53, Kolkata-14 For consideration of Rs.67,500/-. The Jdrs failed to execute the Sale deed in favour of the Dhr Smt. Usha Rani Jain. Hence, the Dhr filed a Title Suit being No. 2172/84 on 28.11:84 before The Ld Judge, Bench-XI, City Civil Court, Calcutta for specific Performance of contract showing the valuation of 67,500/-.</p> <p>The Ld. Judge, Bench-XI has been pleased to pass the decree On 26.2.02 in favour of the Dhr with in a three months on payment Of the balance consideration of Rs. 45,000/- in default the plff/ Dhr would be entitled to execute the decret through Court. The Jdr failed and neglected to execute the Deed of Conveyance In respect of 1/4th share as per agreement dt. 14.3.81 and In view of the decree dt. 26.2.02 then the Dhr payment said Decree into execution being T.Ex. C/No.111/03.</p> <p>During pendency of the Execution case the said Plff/ Dhr Usha Rani Jain assigned/nominated the decree infavour Of Sumanta Bhowmik and Prokash Gupta invoking the nomination Clause in the agreement dt. 14.3.81.</p>		

9592 Vol 5-1
5/12/09

Serial Number	Date of Order or Proceeding	Order or other Proceeding	Signature of Court	Action taken on order with date and dated signature of pleaders or parties when necessary
1	2	3	4	5
cont d.	Or No. 62 dt. 19-5-08	<p>It further appears than the certain execution case filed for executing The decree dt. 26.2.02 passed by the Ld. Judge, Bench-XI wherein The valuation of the suit property of the sum of Rs.67,500/- which has Already been accepted and corrected by the Ld. Court.</p> <p>In the above circumstances, the valuation given by the Dhr. At the time of institution of the suit is declared as market value Of Rs. 67,500/- in view of the judgement and decree passed by The Ld. Judge, Bench-XI on 26.2.2002 in T.S. No.2172/84.</p> <p>It further appears that the Dhers have already paid to the Jdr Of a sum of Rs. 22,500/- at the time of execution of the agreement Dt. 14.3.81.</p> <p>The defts are permitted to deposit the sum of Rs. 45,000/- being the Balance consideration amount before execution of the deed of Conveyance.</p> <p>The application dt. 19.3.08 and 23.4.08 on thus disposed of accordingly.</p>	Reavisbarr	

2



the Xerox copy Prepared by
Manas D
05-12-2009

Examined by - *Shyam Soudar* *Pat*
05/12/09

Arun B. B. D.
Authorized Officer
5.12.2009.

① 9156/8 }
② 4925/8 }

5938/11 5-12-07

9/12/07

District :- Calcutta.

IN THE CITY CIVIL COURT AT CALCUTTA

BEFORE THE LD. REGISTRAR BENCH

Title Execution Case No.104 of 2003.

Sumanta Bhowmick.

...Decree Holder.

-Versus-

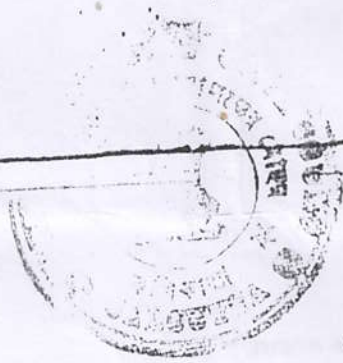
Shri Tarun Kumar Chandra.

...Judgement Debtor.

1383/6



- IN THE CIVIL COURT AT CALCUTTA
- BEFORE THE JUDGE IN CHARGE
1. Date of application for copy 05-12-2009
 2. Date fixed for notifying the requisites stamps 05-12-2009
 3. Date of delivery of the requisite stamps 05-12-2009
 4. Date on which the copy was ready for delivery 05-12-2009
 5. Date of making over the copy to the applicant 05-12-2009
 6. Cost of copy Rs. 7.50/-
 7. Number of Xerox sheets used. Four Xerox Sheets



9593 Recd 5-12-9

5/12/09

T. Ex. 104 of 03.

Or. 41 dt. 19:3:08.

The record is put up to-day i.e. on 19:3:08 by a
put^{up}/petition .

Heard Id. Advocate for the Dhr. touching the petition
dated 28:9:07 preferred by the Dhr. for declaration of the sala
value as specified in the agreement dated 14.3.81 as market
value.

Perused the application, affidavit and case record.
Considered.

It appears that one Smt. Usha Rani Jain and ,
Sri Tarun Kumar Gupta & Smt. Amita Sarkar entered into an
agreement ~~for sale~~ on 14.3.1981 for sale of the property situated
in 79/27, Lower Circular Road now known as Acharya Jagadish Ch.
Bose Road, Calcutta - 14 being the 1/4th share of the entire
property containing an area of more or less 5 cottahs . The Jdrs.
namely Tarun Kumar Gupta and Smt. Amita Sarkar have failed to
execute the Sale Deed in favour of Smt. Usha Rani Jain
as per agreement . Hence, the Dhr. Smt. Usha Rani Jain filed
a Title suit being no. 2162/84 on 27.11.84 before the Id. Judge,
Bench - VII for Specific Performance of Contract showing the
valuation of the suit as Rs.67,600/-.

PL

9593/2005-12 of
5/12/09

(2)

Or. 41 contd...

The Ld. Judge Bench - VII passed the decree on 10.4.03 in favour of the Plff /Dhr. with the direction to the Defdts./Jdrs. to immedicately execute the registration of the Deed of Sale in default Petr./Dhr. would be entitled to execute the decree through proper court on payment of balance consideration of the money of Rs.55,000/-.

The Defdts./Jdrs. have failed to execute and register the sale deed in favour of Plff./Dhr, as per Decree dated 10.4.03.

During pendency of the execution case the said plff./Dhr. Usha Rani Jain assigned/nominated the decree in favour of the present Dhr. namely Sri Susanta Bhowmick and Sri Prokash Gupta involving the nomination clause in the Agreement dated 14.3.01.

It further appears that the instant execution case filed the executing the decree dated 10.4.03 passed by the Ld. Judge, Bench VII wherein the valuation of Rs.67,600/- has been accepted as correct.

B
121

Original
10/10

or, as contd...

The Judge Bench - All passed the order on
10,403 in favor of the bill, with the direction
to the Deeds, etc. to issue the registration
of the deed of 10,403, which would be entitled
to execute the same, and to pay out of
the balance of \$10,000.
The Deeds, etc. to execute the registration
of the deed in favor of 10,403, as per Deeds filed



10,403.

During the pendency of the execution of the said
bill, the Deeds, etc. have not been registered, and the order in
favor of the Deeds, etc. has not been executed, and
the Deeds, etc. have not been registered, and the order in the
Agreement dated 10,403.

It further appears that the Deeds, etc.
case filed the execution of the Deeds, etc. 10,403 passed
by the Deeds, etc. bench, and the Deeds, etc. registration of
10,403, has been executed as above.

9595/2009 5-12-09
5/12/09

Major Information of the Deed

Deed No	1902-1000-004-00019	Date of Registration	12/12/09
Deed No/Year	1902-1000-004-00019	City where deed is registered	Kolkata
Deed Date	18/08/2008	Area of Plot	100 Sq. Ft.
Applicant Name, Address & Other Details	Upper Kumar Sanyal City Civil Court Cal 700001, Mobile No (3)	Plot No. & Address	Plot No. 100, Street No. 100, Kolkata, WEST BENGAL, PIN-700001
Transaction		Registration Fee	10000
Mode of Sale, Sale Document		Stamp Duty	10000

Or. 41 contd.....

In the above circumstances the valuation given by the Dhr. at the time of institution of the suit has declared as market value in view of the judgement & decree passed by the Ld. Judge on 10.4.03 in T.S. No. 2162/84.

Dictd. & corrected by

me.


Registrar.


Registrar.

Plot No. 1, Area of Plot: 100 Sq. Ft., Land Use: Residential, Age of Structure: 100 years, Road Type: Paved, Point of Completion: Complete

Total	10000	10000	20000
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Seller Details

1. Name, Address, Photo, Finger print and Signature

Mr. Tarun Kumar Chandra
Son of Late Capt. Balendra Nath Chandra, Area: Upper Kumar Sanyal, P.O. - Tolly, P.S. - Tolly, Kolkata, District - Kolkata, West Bengal, India. Executed by Judge, Executed by: [Signature]



Prepared by
Manas
05.12.2009

Examined by - Shyam Seneviratne Des.
05/12/09

Approved by
Francis Barau Des.
5.12.2009

Major Information of the Deed

Deed No :	I-1902-07403/2019	Date of Registration	26/12/2019
Query No / Year	1902-1000200464/2019	Office where deed is registered	
Query Date	16/05/2008	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Kumar Sarkar City Civil Court Cal,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831059294, Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 67,500/-	Rs. 61,73,024/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,32,131/- (Article:23)	Rs. 67,917/- (Article:A(1), E)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Taltola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: A. J. C. Bose Road, Road Zone : (Sealdah Station -- Moulali More) , , Premises No: 79/27, , Ward No: 053 Pin Code : 700014

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-1		Bastu	5 Katha 4 Chatak 39 Sq Ft	50,000/-	50,73,024/-	Property is on Road
Grand Total :				8.7519Dec	50,000 /-	50,73,024 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	8100 Sq Ft.	17,500/-	11,00,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 2700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		8100 sq ft	17,500 /-	11,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Tarun Kumar Chandra Son of Late Capt Sailendra Nath Chandra 79/27, Acharya Jagadish Chandra Bose Road, P.O:- Taltala, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Aadhaar No Not Provided, Status :Individual, Executed by: Judge, Executed by: Judge

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sumanta Bhowmick Son of Late Sachindra Kumar Bhowmick Executed by: Self, Date of Execution: 16/05/2008 , Admitted by: Self, Date of Admission: 16/05/2008 ,Place : Office			
Son of Late Sachindra Kumar Bhowmick Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AQXPB8767C, Aadhaar No: 67xxxxxxxx1951, Status :Individual, Executed by: Self, Date of Execution: 16/05/2008 , Admitted by: Self, Date of Admission: 16/05/2008 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Prakash Gupta Son of Late Narendra Kumar Gupta Executed by: Self, Date of Execution: 16/05/2008 , Admitted by: Self, Date of Admission: 16/05/2008 ,Place : Office			
Son of Late Narendra Kumar Gupta Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AHAPG6646H, Aadhaar No: 39xxxxxxxx3424, Status :Individual, Executed by: Self, Date of Execution: 16/05/2008 , Admitted by: Self, Date of Admission: 16/05/2008 ,Place : Office				

Judge Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr Jahangir Kabir Son of Mr City Civil Court Cal, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Execution By Court,Aadhaar No Not Provided Status : Judge, Judge of : Mr Tarun Kumar Chandra			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Apurba Mullick Son of Mr Not Mentioned City Civil Court Cal, P.O:- Gpo, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tarun Kumar Chandra	Mr Sumanta Bhowmick-4.37594 Dec,Mr Prakash Gupta-4.37594 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Tarun Kumar Chandra	Mr Sumanta Bhowmick-4050.00000000 Sq Ft,Mr Prakash Gupta-4050.00000000 Sq Ft

Endorsement For Deed Number : I - 190207403 / 2019

On 16-05-2008

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

Presented for registration at 13:30 hrs on 16-05-2008, at the Office of the A.R.A. - II KOLKATA by ..

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

Execution is admitted on 16/05/2008 by 1. Mr Sumanta Bhowmick, Son of Late Sachindra Kumar Bhowmick, 30/2/8, Doctor Lane, Debendra Mansion, 1st Floor, P.O: Taltala, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Others, 2. Mr Prakash Gupta, Son of Late Narendra Kumar Gupta, 28/1, Shakespeare Sarani, Ganga Jamuna Building, Sector: 21, 2nd Floor, P.O: Shakespearec Sarani, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Others

Indetified by Mr Apurba Mullick, , , Son of Mr Not Mentioned, City Civil Court Cal, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission Execution (for exempted person)

Execution by Mr Jahangir Kabir, , , Judge, City Civil Court Cal, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001

who is exempted FROM his personal appearence in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

Executed by Judge

Execution by , , as representative of Mr Tarun Kumar Chandra 79/27, Acharya Jagadish Chandra Bose Road, P.O: Taltala, Thana: Taltola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014 is admitted by him

Indetified by Mr Apurba Mullick, , , Son of Mr Not Mentioned, City Civil Court Cal, P.O: Gpo, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 67,917/- (A(1) = Rs 67,903/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 744/-

Stamp Duty

... that required Stamp Duty payable for this document is Rs. 4,32,131/- and Stamp Duty paid by Stamp Rs 00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 74818, Amount: Rs.5,000/-, Date of Purchase: 14/09/2007, Treasury/Vendor name: S Chatterjee

UK Basu

Utpal Kumar Basu
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 29-09-2010

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 61,73,024/-

Tarak Baran Mukherjee
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 26-12-2019

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 67,917/- (A(1) = Rs 67,903/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 67,173/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2019 12:00AM with Govt. Ref. No: 192019200081479232 on 03-10-2019, Amount Rs: 67,173/-,

Bank: BANK Of INDIA (BKID0004000), Ref. No. 192019200081479232 on 03-10-2019, Head of Account 0030-03-104-001-16

nt of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 4,32,131/- and Stamp Duty paid by by online = Rs
27,131/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/10/2019 12:00AM with Govt. Ref. No: 192019200081479232 on 03-10-2019, Amount Rs: 4,27,131/-,
Bank: BANK OF INDIA (BKID0004000), Ref. No. 192019200081479232 on 03-10-2019, Head of Account 0030-02-103-
003-02

Tushar Kanti Mandal

Tushar Kanti Mandal
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2020, Page from 2206 to 2238

being No 190207403 for the year 2019.



Tushar Mandal

Digitally signed by TUSHAR KANTI
MANDAL
Date: 2020.01.02 15:05:18 +05:30
Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 2020/01/02 03:05:18 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)