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Certify that the document is submitted  
to registration. The signature sheet  
and the endorsement sheets attached  
with this document are the original  
this document

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Addl. District Sub-Registrar  
Bishnannagar (Salt Lake City)

12 SEP 2022

Convey/30744

DEED OF CONVEYANCE

THIS INDENTURE made on this 12<sup>th</sup> day of SEPTEMBER Two Thousand and Twenty Two BETWEEN (1) MR. DHIMAN CHOWDHURY having Income Tax Permanent Account No. (PAN) "AFYPC5021Q" Aadhaar No. 5461-9026-7401, (2) MR. TUHIN CHOWDHURY having Income Tax Permanent Account No. (PAN) "AFZPC9509C", Aadhaar No. 5180-5328-2007, (3) MR. BIMAN CHOWDHURY having Income Tax Permanent Account No. (PAN) "AMAPC0559L", Aadhaar No. 3765-2950-1702, all sons of Late Haripada Chowdhury, all are by faith – Hindu, by Occupation – Business, residing at Plot No. 353, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, all are Indian Citizen, hereinafter called the

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ARUN KUMAR BHAUMIK  
Advocate  
Calcutta High Court

নং- তা- খলা  
ক্রেতার নাম ও পাতা  
স্বাক্ষর হেতু স্বাক্ষর  
বিধান নং, সনৎ...  
মোট টাকার প্রমাণ  
চালান নং...  
ফেরারী-বারাকপুর, জেডার-মিতা দত্ত



06 SEP 2022

998000



Handwritten signature

Addl District Sub-Registrar  
Bidhannagar, (Salt Lake City)

12 SEP 2022

Amit Das.  
S/o Late Debabrata Das.  
36, Brindaban Gosak Street.  
P.S. - Jorabagan, P.O. - Hatkhola,  
Kolkata - 700005  
Occupation - Service  
Aadhaar No. - 6879 1857 9058



**VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

**AND**

**D.S. CONSTRUCTION**, Proprietorship firm, having its office at 17/C, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, in the District of North-24-Parganas, represented by its Proprietor **MR. SIBIR ROY** son of Late Prabir Kumar Roy, having Income Tax Permanent Account No. (PAN) "**ACRPR4815M**", Aadhaar No. **3890-1348-0394**, by faith – Hindu, by Occupation – Business, residing at 237, Gorakshabasi Road, Post Office – Dum Dum, Police Station – Dum Dum, Kolkata – 700 028, Indian Citizen, hereinafter called the **PURCHASER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor(s)-in-office, executors, administrators, legal representatives, nominee or nominees and assigns) of the **OTHER PART**.

**WHEREAS** by an agreement dated the 21<sup>st</sup> day of December, 1951 made between the Government of West Bengal and The Krishnapore Refugee Co-operative Colony Limited, a society registered under the Societies Registration Act, acquired possession of more or less 85.33 acres of Bastu land comprised in C.S. Dag Nos. 2323, 2324, 2326, 2327, 2330-33, 2343-73, 2376-93, 2395-2404, 2413-17, 2425-32, 2440, 2442-91 and 2555-58 of Mouza – Krishnapore, (at present Mouza – Shyamnagar) J.L. No. 17, R.S. No.180, P.S. Rajarhat at present P.S. Lake Town, District of North-24-Parganas was allotted by the Government of West Bengal unto and in favour of the said Society.

AND WHEREAS the said Krishnapore Refugee Co-operative Colony Limited upon acquiring the aforesaid 85.33 Acres of land area in the manner stated herein before, made out of Scheme for Development of the same by splitting in into several residential plots with an object of rehabilitation of the Refuges from the then East Pakistan by allotment and distribution of the said split out plot of lands amongst the members of the Society who have no other homestead land elsewhere in India.

AND WHEREAS that in the midst of aforesaid process, the Governor of the State of West Bengal vide execution and registration of an Indenture of Conveyance dated 27.11.1975, duly transferred and conveyed the aforesaid residential plots of land ad-measuring total area of 85.33 Acres be the same a little more or less unto and in favour of the said Krishnapore Refugee Co-Operative Colony Limited empowering and authorizing thereby the said society to fulfill the object of rehabilitation of its members, being the refugees of the then East Pakistan, by lawful allotment and distribution of the said plots of land on Ownership basis in favour of the members of the said society. The said Deed of Indenture was Registered with the Office of the Sub Registrar of Cossipore Dum Dum on the said 27.11.1975 and recorded therein Book No. I, Volume No. 175, Pages 193 to 200, Being No. 9811 for the year 1975 of the said office.

AND WHEREAS the said Krishnapore Refugee Co-operative Colony Limited, in continuation of its process to allot and distribute the residential Plots of land to its members, by executing a Registered Deed of Conveyance (Bengali Sab Bikray Kobala) dated 22.04.1977 corresponding to 09<sup>th</sup> Baishakh 1384 B.S. against receipt of valuable consideration duly sold, conveyed and transferred assigned and assured unto and in favour of one Shri Satyendra Nath Bandyopadhyay and 5 (Five) Others namely, Shri Tapendra Nath Bandyopadhyay, Shri Manabendra Nath Bandyopadhyay, Shri Timirendra Nath Bandyopadhyay, Shri Arunendra



Nath Bandyopadhyay and Smt. Gita Mukherjee as collective Purchaser of ALL THAT piece and parcel of BASTU Land ad-measuring an area of 05 (Five) Cottahs be the same a little more or less or lying and situate at being Scheme Plot no. 353, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055, appertaining to Mouza – Shyamnagar, J.L. No. 17 (now 32/20), R.S. No. 180, comprised in C.S. Dag No. 2473 and 2477, within the Municipal limit of Ward No. 28 under the South Dum Dum Municipality, Addl. District Sub-Registration Office at Bidhannagar, Salt Lake City, in the District of North 24-Parganas and hereinafter referred to as the "Said Premises" and morefully and particularly described in the First Schedule written hereinafter. The said Deed of Conveyance (Bengali Sab Bikray Kobala) was registered with the office of the District Registrar at Alipore, 24-Parganas on 21.06.1977 and recorded there in Book No. I, Volume No. 112, Pages 291 to 294, Being No. 4000 for the year 1977 of the said Office.

AND WHEREAS the said Shri Satyendra Nath Bandyopadhyay along with his 4 (Four) Brothers and Married Sister named herein above, in course of enjoying their aforesaid Plot of land ad-measuring on physical measurement an area of 05 (Five) Kattahs, 01 (One) Chittack and 25 (Twenty-Five) Square feet be the same a little more or less as lawful Owners thereof, constructed a Single Storeyed residential Building there on and subsequently, for convenient use of the said Plot of Land together with Single Storeyed Building standing there on, by executing an Agreement between themselves duly Partitioned each of their respective 1/6<sup>th</sup> Share whereby each Owner had been allotted with 13 (Thirteen) Chittacks and 26 (Twenty-Six) Square feet of Land with proportionate share of Building standing thereon.

AND WHEREAS the said Shri Satyendra Nath Bandyopadhyay and his 04 (Four) Brothers namely, Shri Tapendra Nath Bandyopadhyay, Shri Manabendra Nath Bandyopadhyay, Shri Timirendra Nath Bandyopadhyay and Shri Arunendra Nath

Bandyopadhyay and the Married Sister namely, Smt. Gita Mukherjee, while in peaceful occupation and enjoyment of their respective Plots of Land each containing undivided area of 13 (Thirteen) Chittacks and 26 (Twenty-Six) Square feet of Land with proportionate share of Building standing thereon to the exclusion of all other free from all encumbrances, duly sold and transferred their respective Plots of Land by or under 6 (Six) separate registered Deed of Sale (Bengali Saf-Bikray Kobala) all dated 26<sup>th</sup> June, 1985 corresponding to 11<sup>th</sup> Áshar, 1392 B. S. unto and in favour of one Shri Haripada Chowdhury, son of Late Mahendra Lal Chowdhury and Smt. Jhunu Rani Chowdhury, wife of Shri Haripada Chowdhury against receipt of valuable Consideration mentioned in the said 6 (Six) Deed/s of Sale. All the said 6 (Six) separate Deed of Sale were registered with the Office of the Sub-Registrar at Bidhannagar, Sale Lake City on the said 26<sup>th</sup> June, 1985 and all recorded there in Book No. 1, Volume No. 90F, **Being Nos. 4800, 4801, 4806, 4807, 4810 and 4811 for the Year 1985** respectively of the said Office.

**AND WHEREAS** the said Shri Haripada Chowdhury, son of Late Mahendra Lal Chowdhury and his wife namely, Smt. Jhunu Rani Chowdhury, upon acquiring the Joint lawful right, **bonafide interest and marketable title** (each having undivided  $\frac{1}{2}$  Share ) in respect of the **aforesaid total land area of 05 (Five) Kattahs, 01 (One) Chittacks and 25 (Twenty-Five) Square feet be the same a little more or lees together with Old Single Storeyed Building having an area of 728 Square feet approximately standing thereon and lying and situate at being entirety of Plot No. 353, Dum Dum Park, Police Station - Lake Town, Kolkata – 700 055 and hereinafter referred to as the 'said Premises'** and more particularly described in the First Schedule written hereinbelow, while in joint peaceful possession thereof free from all encumbrances the said Haripada Chowdhury died intestate on 06<sup>th</sup> April, 2006 leaving behind his Wife Smt. Jhunu Rani Chowdhury and 3 (Three) Sons namely, Shri Dhiman Chowdhury, Shri Tuhin Chowdhury and Shri Biman Chowdhury to inherit equally all that undivided  $\frac{1}{2}$  (Half) Share in respect of the said



05 (Five) Kattahs, 01 (One) Chittack and 25 (Twenty-Five) Square feet of land together with Old Single Storeyed Building having an area of 728 Square feet approximately standing thereon according to the provisions of law of inheritance and/or contemplated in Section - 8 (a) read with Class - 1 of the Schedule of the Hindu Succession Act, 1956.

AND WHEREAS the said Smt. Jhunu Rani Chowdhury upon demise of the Husband and her 3 (Three) Sons named herein above upon demise of their Father as aforesaid became the collective lawful Owners of the said Premises more particularly described in the First Schedule written hereinafter, duly mutated their respective names in the Assessment Registrar of the South Dum Dum Municipality and till date holding, occupying and enjoying the said 05 (Five) Kattahs, 01 (One) Chittack and 25 (Twenty-Five) Square feet of land together with Old Single Storeyed Building standing thereon upon payment of requisite Municipal rates and taxes there for to the exclusion of all other.

AND WHEREAS Smt. Jhunu Rani Chowdhury was the Mother of Sri Dhiman Chowdhury, Sri Tuhin Chowdhury and Sri Biman Chowdhury being her 3 (Three) Sons and Co-sharers of the said Premises each having undivided  $1/8^{\text{th}}$  Share thereat while Smt. Jhunu Rani Chowdhury was the Owner of undivided  $5/8^{\text{th}}$  (Five-Eighth) Share of the said Premises having lawful right and authority to deal with and / or to dispose of her said undivided  $5/8^{\text{th}}$  Share in favour of any person or persons of her choice.

AND WHEREAS Smt. Jhunu Rani Chowdhury was aged about 67 years and as Mother of her 3 (Three) Sons possesses sufficient love and affection in her mind for her loving and dutiful 3 (Three) Sons and highly pleased and satisfied with the sincere activities and humble services so rendered by each and every one of her sons towards their mother. In view of the

aforesaid facts and circumstances inasmuch as to fulfill her Motherly natural love, affection and desire of making suitable provision to resolve the residential accommodation problem of her loving and dutiful 3 (Three) Sons and their family members, Smt. Jhunu Rani Chowdhury decided to donate by way of Gift all her undivided  $5/8^{\text{th}}$  (Five – Eighth) Share equivalent to that of 03(Three) Kattahs, 02 (Two) Chittacks and 43.75 (Forty-Three point Seventy-five) Square feet out of the land area of 05 (Five) Kattahs, 01 (One) Chittack and 25 (Twenty-Five) Square feet be the same a little more or less together with undivided  $5/8^{\text{th}}$  (Five- Eighth) Share equivalent to that of 455 Square feet approximately of 30 years Old Single Storeyed Building having an area of 728 Square feet approximately standing thereon and lying and situate at being entirety of Plot No. 353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 within the Municipal limit of Ward No. 28 under the South Dum Dum Municipality in the District of North 24-Parganas and more particularly described in the First and Second Schedule written hereinafter respectively together with every right of enjoying all common areas, facilities and amenities attached to and available with the land and building, unto and in favour of her affectionate and dutiful aforesaid 3 (Three) Sons, being the Donees hereof in equal share and forever so to hold, possess, own use, occupy and enjoy the said land and building collectively as lawful Owners thereof in place and stead of Smt. Jhunu Rani Chowdhury to the exclusion of all other on and from the date of execution of the Deed of Gift and Sri Dhiman Chowdhury, Sri Tuhin Chowdhury and Sri Biman Chowdhury and each and every one of them un-hesitantly admit and acknowledge the grant of aforesaid Gift so made hereunder by their respected Mother unto and in favour of her 3 (Three) Sons.

AND WHEREAS by a Deed of Gift dated 12.07.2012 registered at the office of Addl. District Sub-Registrar Bidhannagar, Salt Lake City, copied in Book No. I, CD Volume No. 12, Pages 13023 to 13037, Being No. 08875 for the Year 2012, Smt. Jhunu Rani Chowdhury,



described therein as the Donor granted, transferred and assigned to Sri Dhiman Chowdhury, Sri Tuhin Chowdhury and Sri Biman Chowdhury, described therein as the Donees ALL THAT undivided 5/8<sup>th</sup> share i.e., **03 (Three) Cottahs 02 (Two) Chittacks 43.75 (Forty-Three point Seventy-Five) Sq.ft.** of land out of the total land area of 05 (Five) Cottahs 01 (One) Chittack 25 (Twenty Five) Sq.ft. be the same a little more or less together with undivided **455 Sq.ft.** approximately of the 30 years Old Single Storied Building having an area of 728 sq.ft. approximately standing thereon comprised in Dag Nos. 2473 and 2477 at Mouza – Shyamnagar, Plot No. 353, Dum Dum Park, Municipal Holding No. 572, Dum Dum Park, within the Municipal limit of Ward No. 28 under the South Dum Dum Municipality, Additional District Sub-Registrar Office at Bidhannagar, Salt Lake City, Police Station – Lake Town, Kolkata – 700 055, in the District of North 24-Parganas.

**AND WHEREAS** Sri Dhiman Chowdhury, Sri Tuhin Chowdhury and Sri Biman Chowdhury, the Vendors herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the land measuring an area **ALL THAT 05 (Five) Cottahs 01 (One) Chittack 25 (Twenty Five) Sq.ft.** be the same a little more or less together with 30 years Old Single Storied Building having an area of 728 sq.ft. approximately standing thereon comprised in Dag Nos. 2473 and 2477 at Mouza – Shyamnagar, Plot No. 353, Dum Dum Park, Municipal Holding No. 572, Dum Dum Park, within the Municipal limit of Ward No. 28 under the South Dum Dum Municipality, Additional District Sub-Registrar Office at Bidhannagar, Salt Lake City, Police Station – Lake Town, Kolkata – 700 055, in the District of North 24-Parganas.

**AND WHEREAS** the Vendors herein above named upon acquiring the collective lawful right, bonafide interest, marketable title and peaceful physical Possession in respect of the said Premises containing by measurement an area of 5 (Five) Cottahs, 1 (One) Chittack and 25

(Twenty-Five) Square feet be the same a little more or less together with 30 (Thirty) Years old Brick built Single Storeyed building having the Constructed area of 728 Square feet approximately standing thereon and lying and situate at being entirety of Plot No.353, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055, in the manner stated herein before, became the lawful Owners thereof and till date seized and possessed of the said Land and Building free from all encumbrances to the exclusion of all other as well as free of any charges, liens, lispensens, attachments and/ or requisition or acquisition of any nature whatsoever having every lawful right, title, power and authority to deal with and/or to dispose of entirety of the said Land and Building by way of absolute Sale and Transfer of the same unto and in favour of any Intending or Purchaser or Purchasers according to each of their absolute discretion.

AND WHEREAS the Vendors hereof in course of their herein above stated Joint lawful occupation and enjoyment of the said Property comprising of Land and 30 (Thirty ) Years old Brick built Single Storeyed building as collective lawful Owners thereof now, due to diverse lawful reason of their own as well as to meet-up the lawful requirement of money, decided to dispose of entirety of their said Property comprising of Land and old Brick built Single Storeyed building standing thereon, by way of absolute Sale and Transfer of the same unto and in favour of any intending Purchaser /s who will be ready and agreeable to Pay the assessed and fair Market value there for to which the Party of the Other Part hereof as an intending Purchaser thereof duly agreed to.

AND WHEREAS the Party of the Other Part hereof as an intending Purchaser of a Plot of Land together with building standing thereon, having came to know the aforesaid intention of the Vendors hereof, with a view to Purchase of the said Property, made an approach to the



Vendors for having the Photo-stat copies of all relevant Deed, Documents and Papers pertaining to the said Property. The Purchaser hereof after having the Photo-stat copies of all those Papers, Deeds and Documents, prior to execution of the present Indenture have also taken the physical inspection, verification and scrutiny of all those Original Deed / s, Papers and relevant Documents relating to the collective lawful Ownership, marketable title and peaceful un-encumbered Possession of the Vendors hereto in respect of the said Property inasmuch as upon satisfactory completion of all lawful searching procedure, inspection, verification and scrutiny of all earlier and present Deed / s, Papers and Documents pertaining to the Joint lawful Ownership of the Vendors in respect of entirety of the said Property, decided and agreed to Purchase the same. Accordingly, the Party of the Other Part hereof as an intending Purchaser made an offer to the Vendors hereof for Purchase of entirety of the said Property on Payment of the consolidated Consideration Price there for being the fair Market value of Rs. 1.65.00.000/- (Rupees One Crore and Sixty Five Lakh) only upon admitting and accepting the undisputed collective lawful ownership, marketable title and un-encumbered peaceful physical Possession of the Vendors in respect of the said Property comprising of all that piece and parcel of Plot of Bastu land ad-measuring an area of **5 (Five) Cottahs, 1 (One) Chittack and 25 (Twenty-Five) Square feet** be the same a little more or less together with **30 (Thirty) Years old Brick built Single Storeyed building** having the Constructed area of 728 Square feet approximately standing thereon, to the utmost lawful satisfaction as bonafide Purchaser thereof with categorical declaration of not to raise any question relating to the same in future on any ground whatsoever.

AND WHEREAS the Vendors hereof in acceptance of the above stated bonafide Offer of the Purchaser hereof inasmuch as on receipt of the full and final Payment of the entire settled Consideration money mentioned herein above from the Purchaser hereto now, decided

to execute and register the present Indenture with a view to absolute Sale and Transfer of entirety of the said Property comprising all that piece and parcel of Plot of Bastu land ad-measuring an area of 5 (Five) Cottahs, 1 (One) Chittack and 25 (Twenty-Five) Square feet be the same a little more or less together with 30 (Thirty) Years old Brick built Single Storeyed building having the Constructed area of 728 Square feet approximately standing thereon and lying and situate at being entirety of Plot No. 353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055, Municipal Holding No. 572, within the limit of Ward No. 28, under the South Dum Dum Municipality in the District of North 24-Parganas, and more particularly described in the Schedule written herein below unto and in favour of the Party of the Other Part hereto as bonafide Purchaser thereof.

**NOW THIS INDENTURE WITNESSETH THAT :-**

I. That, in pursuance of the aforesaid understanding, agreement and intendment as well as upon full and final Payment of the assessed, settled and consolidated Consideration Price being the fair Market value of the sum of Rs. 1,65,00,000/- (Rupees One Crore and Sixty Five Lakh) only so paid by the Purchaser hereof to the Vendors hereto on or before execution of the Present Indenture in the manner stated under the Memorandum of Consideration written hereinafter (the receipt whereof the Vendors hereto and each and every one of them doth hereby jointly and severally admit and acknowledge and of and from the same and each and every part thereof acquit, release and forever discharge the Purchaser and the said Property), the Vendors doth hereby jointly and severally indefeasibly grant, sale, transfer, convey, assign, confirm and assure unto and in favour of the Purchaser hereof free from all encumbrances



ALL THAT piece and parcel of Plot of Bastu land ad-measuring an area of 5 (Five) Cottahs, 1 (One) Chittack and 25 (Twenty-Five) Square feet be the same a little more or less together with 30 (Thirty) Years old Brick built Single Storeyed building having the Constructed area of 728 Square feet approximately standing thereon and lying and situate at being entirety of Plot No. 353, Dum Dum Park, Police Station- Lake Town. Kolkata - 700 055, Municipal Holding No. 572 within the limit of Ward No. 28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City, in the District of North 24-Parganas, and more particularly described in the Schedule written hereinafter TOGETHER WITH all buildings, yards, courtyards, sewerage line, drains, water sources, right, lights, liberties, privileges, easements and appurtenances whatsoever to the said messuage, tenement, land, hereditament and premises belonging or in anywise appertaining to or with the same or any part thereof and now or at any time heretofore were or was held, used, occupied, enjoyed or reputed to belong or appurtenant thereto and the reversion or reversions, remainder or remainders and yearly, monthly or otherwise the rents, issues and profits thereof and all the estate right, title, interest, property claim or demand whatsoever of the Vendors into or upon the said messuage, tenement, land, hereditament and premises or any part thereof both at law or in equity TOGETHER ALSO WITH all deeds, pottahs, muniments, writings and evidence of title in anywise relating to or concerning the same or any part thereof which now are or hereafter shall or may be in the custody, possession or power of the Vendors or any other person or persons from whom they can or may procure the same without any action or suit at law or in equity and **OR HOWSOEVER OTHERWISE** they said plot of land with one storied old building now is or at any time hereto before were or was situate, butted, bounded, called, known,

numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land with one storied old building or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land with one storied old building or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, misusages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, requisitions, acquisitions, vesting's and alignments whatsoever;



**II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land with one storied old building and benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land with one storied old building and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land with one storied old building and rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of there are now free from all encumbrances, demands, claims, charges, liens, attachments, vesting's, leases, lispensens, uses, debaters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

**II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-**

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land with one storied old building and benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land with one storied old building and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land with one storied old building and rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of there are now free from all encumbrances, demands, claims, charges, liens, attachments, vesting's, leases, lispensens, uses, debaters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;



iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of his predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, vesting, attachments, lispendens, uses, debaters, trusts, claims and demands or any and every nature whatsoever by

or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land with one storied old building or any part thereof;

viii) AND ALSO THAT Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land with one storied old building or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land with one storied old building and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

**THE SCHEDULE ABOVE REFERRED TO**  
**(THE SAID PROPERTY HEREBY SOLD AND TRANSFERRED)**

ALL THAT piece and parcel of Plot of Bastu land ad-measuring an area of 5 (Five) Cottahs, 1 (One) Chittack and 25 (Twenty-Five) Square feet be the same a little more or less



together with 30 (Thirty) Years old Brick built Single Storeyed building having the Constructed area of **728 Square feet** approximately standing thereon and lying and situate at being entirety of Plot No. 353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 appertaining to Mouza - Shyamnagar, J. L. No. 20/32 now 32, Circle No. VII comprised in Dag Nos. 2473 and 2477 Municipal Holding No. 572 within the limit of Ward No. 28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas with all easement and quasi-easement right and interest attached to and available therewith is the entire Property which do hereby absolutely sold and transferred by the Vendors unto and in favour of the Purchaser hereto and which is butted and bounded as follows:

**ON THE NORTH** : By Plot Nos 186, 187 & 188, Dum Dum Park,

**ON THE EAST** : By Plot No. 354, Dum Dum Park,

**ON THE SOUTH** : By 30' feet wide Municipal Road and

**ON THE WEST** : By 30' feet wide Municipal Road.

**AND** delineated in the **Site Plan** attached hereto and marked with '**R E D**' border forming part of the present Indenture.

IN WITNESS WHEREOF, the Parties hereto doth hereunto set and subscribed their respective hand and seal in presence of the Witnesses named herein below on the day, month and year first above written.

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

WITNESSES :-

1. *Amit Das.*  
36, Briandaban Basak Street,  
Kolkata - 700005.

2. *[Signature]*

*Shishan Chowdhury.*  
*Silim Chowdhury,*  
*Bisman Chowdhury.*  
SIGNATURE OF THE VENDORS  
of the One Part.

D.S. CONSTRUCTION

*Silim Roy*  
Proprietor

\_\_\_\_\_  
SIGNATURE OF THE PURCHASER  
of the Other Part.

Drafted by :-

*[Signature]*

**MR. ARUN KUMAR BHAUMIK (ADVOCATE)**  
Calcutta High Court, Reg. No. WB-905/1983  
63/21, Dum Dum Road, Surer Math,  
P.O. - Motijheel, P.S. - Dum Dum,  
Kolkata - 700 074, Dial - 9830038790,  
e-mail ID - arun\_bhoumik@yahoo.com



**RECEIVED** from the within named **Purchaser** the within mentioned Consideration amount of **Rs. 1,65,00,000/- (Rupees One Crore and Sixty Five Lakh) only** being the full and final Payment towards **Sale and Transfer of the Said Property** so stated hereinbefore, in the manner as follows :-

**MEMO OF CONSIDERATION**

1) Paid by RTGS No. IDIBR52022090729977709 dated 07.09.2022 on Indian Bank, Lake Town Branch, Kolkata, in favour of Mr. Dhiman Chowdhury.	Rs. 54,45,000.00
2) TDS @ 1% under Section 194/A	Rs. 55,000.00
3) Paid by RTGS No. IDIBR52022090729978054 dated 07.09.2022 on Indian Bank, Lake Town Branch, Kolkata, in favour of Mr. Tuhin Chowdhury.	Rs. 54,45,000.00
4) TDS @ 1% under Section 194/A	Rs. 55,000.00
5) Paid by RTGS No. IDIBR52022090729977892 dated 07.09.2022 on Indian Bank, Lake Town Branch, Kolkata, in favour of Mr. Biman Chowdhury.	Rs. 54,45,000.00
6) TDS @ 1% under Section 194/A	Rs. 55,000.00
<b>Total :</b>	<b><u>Rs. 1,65,00,000.00</u></b>

(Rupees One Crore and Sixty Five Lakh) only.

**SIGNED, SEALED AND DELIVERED** by the Parties at Kolkata in presence of :-

**WITNESS: -**

1. *Amit Sen.*  
36, B.B. Street.  
Kolkata - 700005.

2. *[Signature]*  
A.S.

*Dhiman Chowdhury*

*Tuhin Chowdhury*

*Biman Chowdhury*

**SIGNATURE OF THE VENDORS  
of the One Part.**



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

GRN Details

GRN: 192022230118595808  
GRN Date: 09/09/2022 17:38:42  
BRN : 6752177929735  
Gateway Ref ID: 906392652  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 09/09/2022 17:39:48  
Method: Axis Bank-Retail NB  
Payment Ref. No: 2002675124/5/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr AKB AND ASSOCIATES  
Address: 63/21, DUM DUM ROAD, KOLKATA - 700074  
Mobile: 6291762790  
Period From (dd/mm/yyyy): 09/09/2022  
Period To (dd/mm/yyyy): 09/09/2022  
Payment ID: 2002675124/5/2022  
Dept Ref ID/DRN: 2002675124/5/2022

3813/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002675124/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	824020
2	2002675124/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	165014
			Total	989034

IN WORDS: NINE LAKH EIGHTY NINE THOUSAND THIRTY FOUR ONLY.

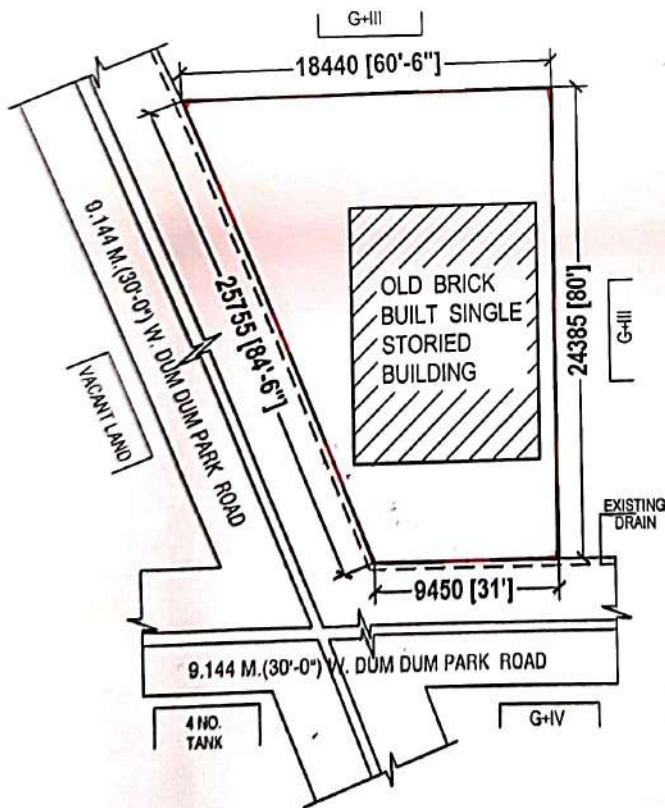
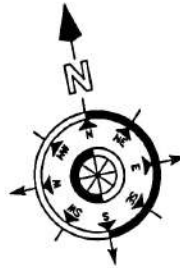




REGISTRY PLAN FOR PIECE AND PARCEL OF PLOT OF BASTU LAND AD-MEASURING AN AREA OF 5(FIVE) COTTAHS, 1(ONE) CHITTACK AND 25(TWENTY-FIVE) SQUARE FEET BE BUILT SINGLE STORIED BUILDING HAVING THE CONSTRUCTED AREA OF 728 SQUARE FEET APPROXIMATELY STANDING THEREON AND LYING AND SITUATE AT BEING ENTIRELY OF PLOT NO. 353, DUM DUM PARK, POLICE STATION- LAKE TOWN, KOLKATA- 700 055 APPERTAINING TO MOUZA- SHYAMNAGAR, J.L. NO. 20/ 32, NOW 32, CIRCLE NO. VII COMPRISED IN DAG NOS. 2473 AND 2477 MUNICIPAL HOLDING NO. 572 WITHIN THE LIMIT OF WARD NO. 28 UNDER THE SOUTH DUM DUM MUNICIPALITY, IN THE DISTRICT OF NORTH 24- PARGANAS.

ALL DIMENSIONS ARE IN MM.

PROPOSED PORTION SHOWN IN RED. 



*Shirvan Choudhury.*  
*Tejlin Choudhury*  
*Biswan Choudhury.*  
 SIGNATURE OF VENDORS

D. S. CONSTRUCTION  
*Siriraj Paul*  
 Proprietor

SIGNATURE OF PURCHASER













SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

 <i>Himan Choudhury</i>	LH.					
	RH.					

ATTESTED: *Himan Choudhury*

 <i>Jalin Choudhury</i>	LH.					
	RH.					

ATTESTED: *Jalin Choudhury*

 <i>Biman Choudhury</i>	LH.					
	RH.					












ATTESTED: *Biman Choudhury*



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Silvin Roy</i>	LH.					
	RH.					

ATTESTED :

*Silvin Roy*

PHOTO	LH.					
	RH.					

ATTESTED :

PHOTO	LH.					
	RH.					

ATTESTED :

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1504-2022, Page from 159976 to 160007

being No 150403813 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.09.13 17:03:18 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/09/13 05:03:18 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.



09670

P-08875



12/7/12  
1-000  
6 1778

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 535181

Certify that the document is admitted  
to registration and the sheets  
and the documents attached  
with it are the part of  
the document

Add. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

12 JUL 2012

**- : DEED OF GIFT : -**

**THIS DEED OF GIFT** made on this the **12<sup>th</sup>** day of July, Two Thousand and Twelve (2012) of the Christian Era ;

**BETWEEN**

**SMT. JHUNU RANI CHOWDHURY**, wife of Late Haripada Chowdhury, by Faith-Hindu, by Occupation - Household work, by Nationality - Indian, residing at Plot No.353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055, hereinafter referred to and called as the "**DONOR**" ( which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include

Sl. No. 45620.  
Name: Dhiman Choudhury & ors

Address: 353, Dum Dum Park

Rs. 5000/- Kol-55

Kolkata Collectorate,  
11, Netaji Subhas Rd., Kolkata-1  
Date 11 JUL 2012 Vendor.  
Amal Kr. Saha  
Licensed Stamp

Uttem Bhattacharyya  
S/o Late K.S. Bhattacharyya  
6, old post office St.  
Kol-1  
Service.



Adtl. District Sub-Registrar,  
Bidhanagar, (Sai) Lake Circle

12 JUL 2012



all her legal heirs, executors, administrators, representatives and / or assigns ) of the ONE PART ;

- A N D -

1. SHRI DHIMAN CHOWDHURY, 2. SHRI TUHIN CHOWDHURY and 3. SHRI BIMAN CHOWDHURY, all sons of Late Haripada Chowdhury, all by Faith - Hindu, all by Occupation - Business, all by Nationality - Indian and all resident of Plot No.353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055, hereinafter collectively referred to and called as the "D O N E E S" ( which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include all their respective legal heirs, representatives, administrators, executors and / or assigns ) of the OTHER PART.

W H E R E A S :

a) By or under an Agreement dated 21<sup>st</sup> December, 1951 made between the Government of West Bengal and the Krishnapur Refugee Co-Operative Colony Limited ( a registered Co-operative Society hereinafter referred to as the 'said Society' ), all that 85.33 Acres of Bastu land comprised in C.S. Dag Nos.2323, 2324, 2326, 2327, 2330-33, 2343-73, 2376-93, 2395-2404, 2413-17, 2425-32, 2440, 2442-91 and 2555-58 of Mouza - Krishnapur ( presently Shyamnagar ), J.L.No.17, R.S. No.180, Police Station - Lake Town ( formerly Rajarhat ), District - North 24-Parganas ( formerly 24 -Parganas ) was allotted by the Government of West Bengal unto and in favour of the said Society.

b) The said Society upon acquiring the aforesaid land made out a Scheme for development of the same by apportioning it into several residential Plots with an object of rehabilitating the Refugees from the then East Pakistan by allotting the said Plot of lands amongst its members who have no other homestead land elsewhere in India.

c) By or under an Indenture of Conveyance dated the 27<sup>th</sup> November, 1975, the Governor of the State of West Bengal transferred and conveyed unto and in favour of the said Krishnapur Refugee Co-operative Colony Limited all the above said residential Plot of lands measuring total area of 85.33 Acres of Bastu land with a view to fulfill the object of the said Society by allotting the requisite Plots to rehabilitate its members being the refugees of the then East Pakistan. The said Deed of Indenture was registered with the Office of the Sub-Registrar at Cossipore Dum Dum and recorded there in Book No. 1, Volume No.175, Pages -193 to 200, Being No. 9811 for the Year 1975 of the said Office.

d) The said Krishnapur Refugee Co-operative Colony Limited in continuation of its process to allot Plot of lands to its members by or

under a registered Deed of Conveyance ( Bengali Saf-Bikray Kobola ) dated 22<sup>nd</sup> April, 1977 corresponding to 09<sup>th</sup> Baisakh, 1384 B. S., against receipt of valuable consideration duly sold, transferred, assigned, assured and conveyed unto and in favour of one Shri Satyendra Nath Bandyopadhyay and 5 ( Five ) Others namely, Shri Tapendra Nath Bandyopadhyay, Shri Manabendra Nath Bandyopadhyay, Shri Timirendra Nath Bandyopadhyay, Shri Arunendra Nath Bandyopadhyay and Smt. Gita Mukherjee as collective Purchasers thereof all that piece and parcel of revenue paying Bastu land ad-measuring an area of 5 ( Five ) Kattahs be the same a little more or less and lying and situate at being Scheme Plot No. 353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 appertaining to Mouza - Shyamnagar, J. L. No.17 comprised in C. S. Dag Nos.2473 and 2477 within the Municipal limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas. The said Deed of Conveyance ( Bengali Saf - Bikray Kobola ) was registered with the Office of the District Registrar at Alipore, 24-Parganas on 21<sup>st</sup> day of June, 1977 and recorded there in Book No. I, Volume No.112, Pages - 291 to 294, Being No. 4000 for the Year 1977 of the said Office.

e) The said Shri Satyendra Nath Bandyopadhyay along with his 4 ( Four ) Brothers and Married Sister named herein above, in course of enjoying their aforesaid Plot of land ad-measuring on physical measurement an area of 5 ( Five ) Kattahs, 1 ( One ) Chittack and 25 ( Twenty-Five ) Square feet be the same a little more or less as lawful Owners thereof, constructed a Single Storeyed residential Building there on and subsequently, for convenient use of the said Plot of Land together with Single Storeyed Building standing there on, by executing an Agreement between themselves duly Partitioned each of their respective 1/6<sup>th</sup> Share whereby each Owner had been allotted with 13 ( Thirteen ) Chittacks and 26 ( Twenty-Six ) Square feet of Land with proportionate share of Building standing thereon.

f) The said Shri Satyendra Nath Bandyopadhyay and his 4 ( Four ) Brothers namely, Shri Tapendra Nath Bandyopadhyay, Shri Manabendra Nath Bandyopadhyay, Shri Timirendra Nath Bandyopadhyay and Shri Arunendra Nath Bandyopadhyay and the Married Sister namely, Smt. Gita Mukherjee, while in peaceful occupation and enjoyment of their respective Plots of Land each containing an area of 13 ( Thirteen ) Chittacks and 26 ( Twenty-Six ) Square feet of Land with proportionate share of Building standing thereon to the exclusion of all other free from all encumbrances, duly sold and transferred their respective Plots of Land by or under 6 ( Six ) separate registered Deed of Sale ( Bengali Saf-Bikray Kobola ) all dated 26<sup>th</sup> June, 1985 corresponding to 11<sup>th</sup> Ashar, 1392 B. S. unto and in favour of one Shri Haripada Chowdhury, son of Late Mahendra Lal Chowdhury and Smt. Jhunu kani Chowdhury, wife of Shri Haripada Chowdhury



against receipt of valuable Consideration mentioned in the said 6 ( Six ) Deed/s of Sale. All the said 6 ( Six ) separate Deed of Sale were registered with the Office of the Sub-Registrar at Bidhannagar, Sale Lake City on the said 26<sup>th</sup> June, 1985 and all recorded there in Book No. I, Volume No.90F, Being Nos. 4800, 4801, 4806, 4807, 4810 and 4811 for the Year 1985 respectively of the said Office.

g) The said Shri Haripada Chowdhury, son of Late Mahendra Lal Chowdhury and his wife namely, Smt. Jhunu Rani Chowdhury, being the Donor hereof, upon acquiring the Joint lawful right, bonafide interest and marketable title ( each having undivided  $\frac{1}{2}$  Share ) in respect of the aforesaid total land area of 5 ( Five ) Kattahs, 1 ( One ) Chittack and 25 ( Twenty-Five ) Square feet be the same a little more or less together with Old Single Storeyed Building having an area of 728 Square feet approximately standing thereon and lying and situate at being entirety of Plot No. 1923, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 and hereinafter referred to as the ' said Premises ' and more particularly described in the First Schedule written hereinbelow, while in joint peaceful possession thereof free from all encumbrances the said Haripada Chowdhury died intestate on 06<sup>th</sup> April, 2006 leaving behind his Wife Smt. Jhunu Rani Chowdhury and 3 ( Three ) Sons namely, Shri Dhiman Chowdhury, Shri Tuhin Chowdhury and Shri Biman Chowdhury to inherit equally all that undivided  $\frac{1}{2}$  ( Half ) Share in respect of the said 5 ( Five ) Kattahs, 1 ( One ) Chittack and 25 ( Twenty-Five ) Square feet of land together with Old Single Storeyed Building having an area of 728 Square feet approximately standing thereon according to the provisions of law of inheritance as contemplated in Section - 8 ( a ) read with Class - 1 of the Schedule of the Hindu Succession Act, 1956.

h) The said Smt. Jhunu Rani Chowdhury upon demise of the Husband and her 3 ( Three ) Sons named herein above upon demise of their Father as aforesaid became the collective lawful Owners of the said Premises more particularly described in the First Schedule written hereinafter, duly mutated their respective names in the Assessment Registrar of the South Dum Dum Municipality and till date holding, occupying and enjoying the said 5 ( Five ) Kattahs, 1 ( One ) Chittack and 25 ( Twenty-Five ) Square feet of land together with Old Single Storeyed Building standing thereon upon payment of requisite Municipal rates and taxes there for to the exclusion of all other.

i) The Donor hereof namely, Smt. Jhunu Rani Chowdhury is the Mother of the Donees being her 3 ( Three ) Sons and Co-sharers of the said Premises each having undivided  $\frac{1}{8}$ <sup>th</sup> Share thereat while the Donor is the Owner of undivided  $\frac{5}{8}$ <sup>th</sup> ( Five - Eighth ) Share of the said Premises having lawful right and authority to deal with and / or to dispose of her said undivided  $\frac{5}{8}$ <sup>th</sup> Share in favour of any person or persons of her choice.



j) The Party of the One Part being the Donor hereof is presently aged about 67 years and as Mother of her 3 ( Three ) Sons being the Donees hereof, possesses sufficient love and affection in her mind for her loving and dutiful 3 ( Three ) Sons and highly pleased and satisfied with the sincere activities and humble services so rendered by each and every one of the Donees towards the Donor. In view of the aforesaid facts and circumstances inasmuch as to fulfill her Motherly natural love, affection and desire of making suitable provision to resolve the residential accommodation problem of her loving and dutiful 3 ( Three ) Sons and their family members, the Donor hereof decided to donate by way of Gift all her undivided 5/8<sup>th</sup> ( Five - Eighth ) Share equivalent to that of 3 ( Three ) Kattahs, 2 ( Two ) Chittacks and 43.75 ( Forty-Three point Seventy-five ) Square feet out of the land area of 5 ( Five ) Kattahs, 1 ( One ) Chittack and 25 ( Twenty-Five ) Square feet be the same a little more or less together with undivided 5/8<sup>th</sup> ( Five - Eighth ) Share equivalent to that of 455 Square feet approximately of 30 years Old Single Storeyed Building having an area of 728 Square feet approximately standing thereon and lying and situate at being entirety of Plot No. 353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 within the Municipal limit of Ward No. 28 under the South Dum Dum Municipality in the District of North 24-Parganas and more particularly described in the First and Second Schedule written hereinafter respectively together with every right of enjoying all common areas, facilities and amenities attached to and available with the land and building, unto and in favour of her affectionate and dutiful 3 ( Three ) Sons, being the Donees hereof in equal share and forever so to hold, possess, own, use, occupy and enjoy the said land and building collectively as lawful Owners thereof in place and stead of the Donor to the exclusion of all other on and from the date of execution of the present Deed of Gift and the Donees hereto and each and every one of them un-hesitantly admit and acknowledge the grant of aforesaid Gift so made hereunder by their respected Mother being the Donor hereof unto and in favour of the Donees.

k) That for the purpose of payment of Stamp Duty, the said Gifted undivided 5/8<sup>th</sup> ( Five - Eighth ) Share of the Donor comprising of share of land and building standing thereon of the Donor has been assessed and valued at Rs.20,00,000/- ( Rupees Twenty Lac ) only being the fair Market value thereof.

NOW, THIS DEED OF GIFT WITNESSETH that, for the purpose of effectuating the aforesaid desire and intendment inasmuch as in consideration of Motherly natural love, affection and gratitude the D O N O R possess and bear in her mind for her affectionate and dutiful 3 ( Three ) Sons being the D O N E E S hereof, the Donor doth hereby voluntarily, freely and absolutely as well as without being influenced



and/or motivated by any person or persons grant, donate, convey, transfer, assign and assure by way of Gift unto and in favour of the D O N E E S hereto in equal share ALL THAT undivided 5/8<sup>th</sup> ( Five - Eighth ) Share of the Donor equivalent to that of 3 ( Three ) Kattahs, 2 ( Two ) Chittacks and 43.75 ( Forty-Three point Seventy-five ) Square feet of land out of the total land area of 5 ( Five ) Kattahs, 1 ( One ) Chittack and 25 ( Twenty-Five ) Square feet be the same a little more or less together with undivided 5/8<sup>th</sup> ( Five - Eighth ) Share of the Donor equivalent to that of 455 Square feet approximately of the 20 years Old Single Storeyed Building having an area of 728 Square feet approximately standing thereon and lying and situate at being entirety of Plot No. 353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 within the Municipal limit of Ward No. 28 under the South Dum Dum Municipality in the District of North 24-Parganas and more particularly described in the First and Second Schedule written hereinafter respectively TOGETHER WITH every right, interest, privileges, easement and appurtenance of whatsoever nature in respect of the said Premises so Gifted hereunder to the Donees and each and every one of them HOWSOEVER OTHERWISE the said share, hereditament and the said land and building or any part thereof now are or is heretofore were or was situate, butted, bounded, called, known, numbered, described or distinguished together with all ways, passages, walls, water, water sources, rights, lights, liberties, privileges, easements and appurtenances whatsoever to the said land and building or any part or portion thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed, belong or appurtenant thereto AND all the estate, right, title, interest, claim and demand of whatsoever nature and HOWSOEVER of the Donor into and upon the said land and building or any part thereof along with all deeds of title or any part thereof which now are or hereinafter shall or may be in the possession or power or control of the Donor, her heirs, executors, administrators, representatives and/or assigns or any other person or persons from whom she may procure the same without any action AND the Donor doth hereby covenants with the Donees that notwithstanding any act, deed or thing by the Donor done, executed or knowingly suffered to the contrary, the Donor is now lawfully seized and possessed of or otherwise well and sufficiently entitled to undivided 5/8<sup>th</sup> Share of the said Premises hereby donated, granted or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOT WITHSTANDING any such act, deed or thing whatsoever as aforesaid the Donor has now in herself good right and full power to donate, Gift and grant the undivided 5/8<sup>th</sup> Share of the said Premises hereby granted, donated or expressed so to be UNTO AND TO THE USE of the Donees in the manner aforesaid and the Donees shall and may at all time hereafter peaceably and quietly in equal share hold, possess, own, use, occupy and enjoy the said Premises forever and absolutely in succession and receive the rents, issues



and profits thereof as collective lawful Owners thereof to the exclusion of all other without any eviction, interruption, claim or demand in whatsoever form or nature by the Donor or any person/s lawfully or equitably claiming from, under or in trust for her AND that free and clear, freely and clearly and absolutely discharges, rendered harmless and kept indemnified against all estate and encumbrances created by the Donor or any person or persons lawfully or equitably claiming from, under or in trust for her and FURTHER TO HAVE AND HOLD the said Premises hereby donated, conveyed, granted, assigned, transferred, assured or intended so to be made unto and to the use of each and every one of the DONEES or their respective successor or successors free from all encumbrances collectively and forever AND THIS DEED OF GIFT FURTHER WITNESSETH that, the DONEES and each and every one of them doth hereby jointly and severally acknowledge and accept the Gift of the aforesaid undivided 5/8<sup>th</sup> Share in respect of the Land and Building being described as the said Premises with every right of enjoying all common areas, provisions and facilities attached to and available therewith and more particularly described in the First and Second Schedule written herein after respectively and so donated, gifted and transferred hereunder by the Donor unto and in favour of each and every one of the Donees in equal share by executing the present Deed of Gift.

THE FIRST SCHEDULE ABOVE REFERRED TO  
( THE LAND / SAID PREMISES )

ALL THAT piece and parcel of revenue paying Bastu land ad-measuring an area of 5 ( Five ) Kattahs; 1 ( One ) Chittack and 25 ( Twenty-Five ) Square feet be the same a little more or less together with 30 ( Thirty ) Years old Single Storeyed Building standing thereon and lying and situate at being entirety of Plot No.353, Dum Dum Park, Police Station - Lake Town, Kolkata - 700 055 appertaining to Mouza - Shyamnagar, J. L. No.20/32, Circle No. VII, Dag Nos.2473 and 2477, Municipal Holding No.572 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24 Parganas and which is butted and bounded as follows :

ON THE NORTH : By Plot Nos. 186, 187 and 188, Dum Dum Park,

ON THE EAST : By Plot No. 354, Dum Dum Park,

ON THE SOUTH : By 30' feet wide Municipal Road and

ON THE WEST : By 30' feet wide Municipal Road.



**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**( THE LAND AND BUILDING HEREBY DONATED / GIFTED )**

ALL THAT undivided 5/8<sup>th</sup> ( Five - Eighth ) Share of the Donor equivalent to that of 3 ( Three ) Kattahs, 2 ( Two ) Chittacks and 43.75 ( Forty-Three point Seventy-five ) Square feet of land out of the total land area of 5 ( Five ) Kattahs, 1 ( One ) Chittack and 25 ( Twenty-Five ) Square feet be the same a little more or less together with undivided 5/8<sup>th</sup> ( Five - Eighth ) Share of the Donor equivalent to that of 455 Square feet approximately of the 30 ( Thirty ) Years Old Single Storeyed Building having an area of 728 Square feet approximately standing thereon and constructed on the Premises so stated in the First Schedule written herein above TOGETHER WITH all other easement, quasi-easement right and interest on all areas, facilities and amenities attached to and available with the Land and Building is the entire Property so Donated / Gifted in equal share and transferred hereunder unto and in favour of the Donees and each and every one of them and which is butted and bounded as follows :

ON THE NORTH : By Plot Nos. 186, 187 and 188, Dum Dum Park,

ON THE EAST : By Plot No. 354, Dum Dum Park,

ON THE SOUTH : By 30' feet wide Municipal Road and

ON THE WEST : By 30' feet wide Municipal Road.

In Reg No. 2473 area of land. 2 Kattahs and 1 Chittack and  
in Reg No. 2477 " " " 1 Kattah 1 Chittack and 43.75 Sq Ft.

IN WITNESS WHEREOF the Donor hereto doth hereunto set and subscribe her hand and seal in execution of the present Deed of Gift and the Donees in full acceptance of the same put their Signature in presence of the Witnesses herein below on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

at Kolkata in presence of :

**WITNESSES:**

1. Uttam Bhattacharya  
6, old post office street  
Kolkata - 700001

2. Tapash Mallick  
AD-95, Rahi 2 Pr  
Ward - 101

Shune Rani Chowdhury,  
SIGNATURE OF THE DONOR  
OF THE ONE PART.

Shiman Chowdhury

Jubin Chowdhury

Biman Chowdhury,  
SIGNATURE OF THE DONEES IN  
ACCEPTANCE OF THE GIFT.












Drafted by :

Ban Branta Basak,  
Advocate  
High Court, Calcutta.












Shune Rani Chowdhury.

RE OF THE  
NTANTY  
TANTY/SELLER/  
YER/CLAIMANT  
WITH PHOTO.






UNDER RULE 44A OF THE I.R. ACT, 1908.  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,  
R.H. BOX - THUMB TO SMALL PRINTS.

 Shuneer Rani Choudhury	L.H.					
	R.H.					

ATTESTED :- *Shuneer Rani Choudhury*

 Shiman Choudhury	L.H.					
	R.H.					

ATTESTED :- *Shiman Choudhury*

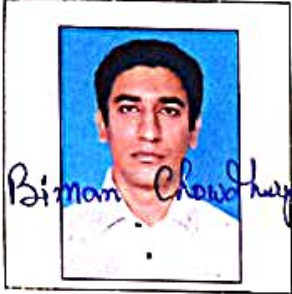
 Tulim Choudhury	L.H.					
	R.H.					

ATTESTED :- *Tulim Choudhury*



...RE OF THE  
...NTANT/  
...TANT/SELLER/  
...YER/CLAIMANT  
WITH PHOTO.

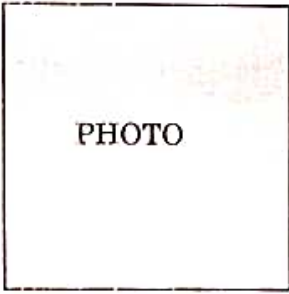
UNDER RULE 44A OF THE I.R. ACT, 1908.  
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,  
R.H. BOX - THUMB TO SMALL PRINTS.



Biman Chowdhury.

L.H.					
R.H.					

ATTESTED :- Biman Chowdhury.



L.H.					
R.H.					

ATTESTED :-



L.H.					
R.H.					

ATTESTED :-


Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue









Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas

Signature / LTI Sheet of Serial No. 09670 / 2012, Deed No. (Book - I , 08875/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jhunu Rani Chowdhury 353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	 12/07/2012	 LTI 12/07/2012	Jhunu Rani Chowdhury.  12-07-2012

1. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jhunu Rani Chowdhury Address -353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 12/07/2012	 LTI 12/07/2012	Jhunu Rani Chowdhury
2	Dhiman Chowdhury Address -353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 12/07/2012	 LTI 12/07/2012	Dhiman Chowdhury
3	Tuhin Chowdhury Address -353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 12/07/2012	 LTI 12/07/2012	Tuhin Chowdhury
4	Biman Chowdhury Address -353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 12/07/2012	 LTI 12/07/2012	Biman Chowdhury.

Name of Identifier of above Person(s)	Signature of Identifier with Date
U Bhattacharyya 6 Old Post Office St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Uttam Bhattacharyya 12-7-2012



ADDL. District Sub-Registrar  
Bidhanagar (Sd/- Lake City)  
(Debasish Dhar)  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR





Government Of West Bengal  
Office Of the A.D.S.R. BIDHAN NAGAR  
District:-North 24-Parganas

Endorsement For Deed Number : I - 08875 of 2012

(Serial No. 09670 of 2012)

On

Payment of Fees:

On 12/07/2012

**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 : 33(i), 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 94746.00/-, on 12/07/2012

( Under Article : A(1) = 94732/- ,E = 14/- on 12/07/2012 )

**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.-86,12,880/-

Certified that the required stamp duty of this document is Rs.- 43084 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 38100/- is paid, by the draft number 800518, Draft Date 11/07/2012, Bank Name State Bank of India, BIKASH BHVN GOVT CMPL, received on 12/07/2012

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

Presented for registration at 13.30 hrs on :12/07/2012, at the Office of the A.D.S.R. BIDHAN NAGAR by Jhunu Rani Chowdhury ,Executant.

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

Execution is admitted on 12/07/2012 by

1. Jhunu Rani Chowdhury, wife of Lt Haripada Chowdhury , 353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : House wife
2. Dhiman Chowdhury, son of Lt Haripada Chowdhury , 353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business
3. Tuhin Chowdhury, son of Lt Haripada Chowdhury , 353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business



Addl. District Sub-Registrar  
Bidhanagar.(Salt Lake City)

( Debasish Dhar )

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 2

12/07/2012 13:53:00

12/07/2012 13:53:00

12 JUL 2012



Government Of West Bengal  
Office Of the A.D.S.R. BIDHAN NAGAR  
District:-North 24-Parganas

Endorsement For Deed Number : I - 08875 of 2012  
(Serial No. 09670 of 2012)

4. Biman Chowdhury, son of Lt Haripada Chowdhury , 353, Dum Dum Park, Kolkata, Thana:-Lake Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business

Identified By U Bhattacharyya, son of Lt K S Bhattacharyya, 6 Old Post Office St, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



11 2 JUL 2012

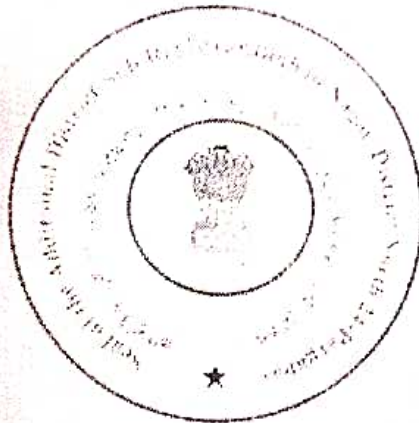
Addl. District Sub Registrar  
Bidhannagar.(Salt Lake City)

( Debasish Dhar )  
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 12  
Page from 13023 to 13037  
being No 08875 for the year 2012.



(Debasish Dhar) 12-July-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal