

8503/18

I-7261/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 50010

ভাষাভেদে এই নথি দুই ভাষায় লিখিত হইয়াছে।
 তাহাদের মধ্যে কোন ভাষার লিখিত অংশের
 কোন অসঙ্গতি বা অসঙ্গতি হইলে তাহা
 উভয় ভাষার লিখিত অংশের সম্মিলিত
 অর্থের উপর নির্ভর করিবে।

স্বাক্ষর
 স্বাক্ষর

14 NOV 2018

DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this the 14th day of
 November Two Thousand and Eighteen (2018)

BETWEEN

[Signature]
 Adarsh C

[Handwritten notes]
 14.11.18
 13:52 a.
 1605070
 1703334/18

(1) **SMT. ILA BHATTACHARYA**, (PAN - APWPB3378K), (Mob. 9096112914), wife of Late Sachi Nath Bhattacharya, by faith - Hindu, by Occupation - Household works, by Nationality- Indian, residing at B-22/1, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084 and (2) **SMT. SUTAPA LAHIRI**, (PAN - ACAPL0011E), (Mob. 8087357914), wife of Sri Arjun Lahiri, daughter of Late Sachi Nath Bhattacharjya, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Flat No. B-G/5, Parshva Shubh Co-operative Housing Society, 100, Feet Road, Diwanman, Post Office - Vasai West, Police Station - Manikpur, District - Thane, State - Maharashtra, Pin Code - 401202, hereinafter jointly and collectively called and referred to as the **OWNERS/VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heir/heirs, executor/executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **FIRST PART**.

AND

"MESSRS HOMEMAKERS", (PAN - AADFH2525G), a registered Partnership Firm having its office at K-40, Bose Para, Kamdahari, Post office - Garia, Police Station - Banskroni, Kolkata - 700 084, represented by its Partners (1) **SRI RAJIB NARAYAN RAY**, (PAN - AGCPR6765R), (Mob. 9804717471), son of Sri Priyotosh Narayan Ray, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at K-40, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084 and (2) **SRI PRANAB KUMAR GUHA**, (PAN - ADYPG2226P), (Mob. 9804215876), son of Late Ram Dayal Guha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at K-17, Bose Para, Kamdahari, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors-in-office/successors-in-interest

executor/executors, administrator/ administrators, representative/ representatives, assign/ assigns) of the **SECOND PART**.

WHEREAS the present **OWNERS/VENDORS** herein are the absolute joint recorded owners of **ALL THAT** piece and parcel of 'Bastu' land measuring an area of 3 (Three) Cottahs more or less together with a two storied old building total measuring built up area of 1980 (One Thousand Nine Hundred and Eighty) Sq.ft. more or less standing thereon, lying and situated in Mouza - Kamdahari, J.L. No.49, Touzi No. 14, comprising in C.S. Dag No.439, under C.S. Khatian No. 326, corresponding to R.S. Dag No.439, under R.S. Khatian No.773, known as K.M.C. Premises No. 131, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0131-6 and the property is also known as Postal Address B-22/1, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700 084, District : South 24-Parganas, which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and more specifically shown and delineated in the sketch map or plan depicted in **RED** border line attached hereto, being the subject matter of the present Deed of Conveyance.

AND WHEREAS one Sri Jyotish Chandra Mitra, Sri Phani Bhushan Mitra and Sri Manindra Nath Mitra, all sons of Late Kailash-Chandra Mitra, inhabitants of Kamdahari, P.S. Sadar Tollygunge, District - 24-Parganas were the joint recorded owners of a big plot of land and property situated in Mouza - Kamdahari, J.L. No. 49, Touzi No. 14, comprising in C.S. Dag No. 439, under C.S. Khatian No. 326, within the then District - 24-Parganas, the then Police Station - Tollygunge Sadar and also other land and property.

AND WHEREAS thereafter said three brothers namely Sri Jyotish Chandra Mitra, Sri Phani Bhushan Mitra and Sri Manindra Nath Mitra sold,



conveyed, transferred and granted a plot of land measuring an area of 5 (Five) Cottahs of said Dag and Khatian under said Mouza - Kamdahari in favour of Smt. Usha Rani Devi, wife of Kumud Chandra Bhattacharya of 86, Raja Nabakishore Street, P.S. Shyampukur, Kolkata for a valuable consideration as mentioned therein by virtue of a registered Deed of Conveyance dated 06.05.1949, registered in the office of Sadar Joint Sub-Registrar of Alipore and entered into Book No. 1, Volume No. 49, at Pages 32 to 36, Deed No.2334 for the year 1949.

AND WHEREAS by virtue of another Deed of Sale dated 06.05.1949, registered in the office of Sadar Joint Sub-Registrar of Alipore and entered into Book No. 1, Volume No. 45, at Pages 73 to 77, Deed No.2340 for the year 1949, said three brothers namely Sri Jyotish Chandra Mitra, Sri Phani Bhushan Mitra and Sri Manindra Nath Mitra again sold, conveyed, transferred, assigned and granted another adjacent plot of land measuring an area of 5 (Five) Cottahs of same Dag and Khatian under said Mouza - Kamdahari in favour of one Sri Mahima Ranjan Goswami, son of Late Mathura Nath Goswami and Sri Mohit Ranjan Goswami, son of Sri Mohini Mohan Goswami of 40, Beniapur Lane, P.S. Beniapur, Kolkata for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of a registered Deed of Sale dated 26.05.1950, registered in the office of Sadar Joint Sub-Registrar of Alipore and entered into Book No. 1, Volume No. 45, at Pages 89 to 93, Deed No.2104 for the year 1950, said Sri Mahima Ranjan Goswami and Sri Mohit Ranjan Goswami sold, conveyed, transferred, assigned and granted their aforesaid purchased plot of land and property measuring an area of 5 (Five) Cottahs in favour of one Sri Kshetra Nath Bagchhi, son of Late Dwaraka Nath Bagchhi of 36/4/3, Benetola Lane, Kolkata - 700009 for a valuable consideration as mentioned therein.

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AND WHEREAS by virtue of another registered Deed of Sale dated 18.07.1955, registered in the office of Sub-Registrar, at Alipore and entered into Book No. 1, Volume No. 93, at Pages 44 to 47, Deed No. 5321 for the year 1953, said Sri Kshetra Nath Bagchhi sold, conveyed, transferred, assigned and granted his aforesaid purchased land and property measuring an area of 5 (Five) Cottahs in favour of said Smt. Usha Rani Devi for a valuable consideration as mentioned therein.

AND WHEREAS thus said Usha Rani Devi since deceased became the absolute owner of total purchased land measuring an area of 10 (Ten) Cottahs but as per physical measurement 9 (Nine) Cottahs 8 (Eight) Chittacks more or less situated in said Mouza - Kamdahari, J.L. No. 49, comprising in R.S. Dag No. 773, under R.S. Khatian No. 439 corresponding to C.S. Dag No. 439, under C.S. Khatian No. 326 and had been enjoying the same without any interruption and hindrances by erecting building thereon.

AND WHEREAS said Usha Rani Devi died intestate on 13.04.1983 leaving behind his two sons namely Dr. Biswanath Bhattacharya, Sachi Nath Bhattacharya since deceased and one married daughter Smt. Manasi Goswami, wife of Paresh Chandra Goswami who collectively inherited the said land and property of their mother, Usha Rani Devi as per Hindu Succession Act, 1956. It is noted that husband of Usha Rani Devi, namely Kumud Kanta Bhattacharya died long before.

AND WHEREAS while enjoying the aforesaid property jointly by virtue of a registered Deed of Partition dated 05.06.1985, registered in the Office of Sub-Registrar Alipore and entered into Book No.1, Deed No. 4686 for the year 1985 aforesaid two brothers and sister namely Dr. Biswanath Bhattacharya, Sachi Nath

Bhattacharya since deceased and Smt. Manasi Goswami amicably partitioned their aforesaid ~~inherited~~ land and building and accordingly said Sachi Nath Bhattacharya since deceased as the Party of the Second Part of the said Deed of Partition obtained the land measuring an area of 3 (Three) Cottahs togetherwith building as mentioned in the **SCHEDULE** below.

AND WHEREAS after obtaining the said plot of land said Sachi Nath Bhattacharya since deceased mutated his name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No. 131, Narkel Bagan, Assessee No.31-11-15-0131-6, corresponding to postal address B-22/1, Kamdahari, Narkel Bagan, Post Office - Garia, Police Station - Bansdroni (formerly Police Station - Regent Park), Kolkata - 700 084 and during life time said Sachi Nath Bhattacharya had also mutated his name in the record of concerned B.L. & L. R.O. in respect of his property being Case No.807/2003 dated 30.07.2003, Memo No. 18/1396/Mut/Addl. B.L. & L.R.O. T.M./03 dated 30.07.2003 and paid the necessary land taxes to the concerned authority.

AND WHEREAS said Sachi Nath Bhattacharya died intestate on 26.06.2006 leaving behind his wife ~~namely Smt. Ha~~ Bhattacharya and one married daughter namely Smt. Sutapa Lahiri, ~~wife of Sri Arjun Lahiri~~, the present **OWNER/VENDORS** herein ~~who jointly inherited~~ the entire land and building known as K.M.C. Premises No. 131, Narkel Bagan, within K.M.C. Ward No. 111 as per Hindu Succession Act, 1956 and have been enjoying the land and building as mentioned in the **SCHEDULE** below without any interruption and hindrances from anybody else.

AND WHEREAS subsequently both the **OWNERS/VENDORS** herein have jointly recorded their said inherited land and building in the record of

K.M.C. Premises No. 131, Narkel Bagan, within K.M.C. Ward No. 111 as mentioned in the **SCHEDULE** below.

AND WHEREAS thus the present **OWNERS** herein are now the absolute joint Owners each having undivided half ($\frac{1}{2}$) share in the said land measuring an area of 3 (Three) Cottahs more or less together with a two storied old building measuring an area of 1980 (One Thousand Nine Hundred and Eighty) Sq.ft. more or less standing thereon, lying and situated in Mouza - Kamdahari, J.L. No.49, Touzi No. 14, comprising in C.S. Dag No.439, under C.S. Khatian No. 326, corresponding to R.S. Dag No. 439, under R.S. Khatian No. 773, known as K.M.C. Premises No. 131, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0131-6 and the property is also known as Postal Address B-22/1, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084, District : South 24-Parganas and the present **OWNERS/VENDORS** have been enjoying their said land and property without any interruption and hindrances by any body else by paying the taxes thereof to the **K.M.C.**

AND WHEREAS being in need of money the present **OWNERS/VENDORS** have decided for absolute sale of their said 'Bastu' land measuring an area of 3 (Three) Cottahs more or less together with a two storied old building measuring total built up area of 1980 (One Thousand Nine Hundred and Eighty) Sq.ft. more or less standing thereon, known as K.M.C. Premises No. 131, Narkelbagan within Ward No.111, being Assessee No.31-111-15-0131-6, under Police Station - Banskroni, Kolkata - 700 084, District : South 24-Parganas, hereinafter referred to as the "said property" as morefully mentioned in the **SCHEDULE** below and the **PURCHASER** herein has also agreed to purchase

the same which is free from all encumbrances at or for the total consideration price of Rs.51,00,000/- (Rupees Fifty one Lac) only and the **PURCHASER** has paid the **VENDORS** the total consideration sum of Rs.51,00,000/- (Rupees Fifty one Lac) only as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of land measuring an area of 3 (Three) Cottahs more or less together with a two storied old building measuring total built up area of 1980 (One Thousand Nine Hundred and Eighty) Sq.ft. more or less standing thereon, lying and situated in Mouza - Kamdahari, J.L. No.49, Touzi No. 14, comprising in C.S. Dag No.439, under C.S. Khatian No. 326, corresponding to R.S. Dag No. 439, under R.S. Khatian No. 773, known as K.M.C. Premises No. 131, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0131-6 and the property is also known as Postal Address B-22/1, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700 084, District : South 24-Parganas, as morefully mentioned and described in the **SCHEDULE** hereunder written and delineated and shown in the annexed Plan/ Map by **Red** borderline which is the part and parcel of this deed.

NOW THIS INDENTURE WITNESSETH :

1. In pursuance of the offer and acceptance the **OWNERS/VENDORS** entered into a verbal Agreement for Sale with the **PURCHASER** herein and in consideration of the said total sum of Rs.51,00,000/- (Rupees Fifty one Lac) only in full and finally paid by the **PURCHASER** to the **VENDORS** (the receipt whereof the **VENDORS** doth hereby acknowledge as per Memo of Consideration hereinunder written and of and from the same and every part thereof release the **PURCHASER** and the

said plot of land togetherwith a two storied old building as mentioned in the Schedule below) and the **VENDORS** doth hereby indefeasibly grant, transfer, convey, assign and assure unto the **PURCHASER ALL THAT** the piece and parcel of the said land measuring an area of 3 (Three) Cottahs more or less together with a two storied old building measuring total built up area of 1980 (One Thousand Nine Hundred and Eighty) Sq.ft. more or less standing thereon, together with all easement rights upon the land and adjacent road/passage, lying and situated in Mouza - Kamdahari, J.L. No.49, Touzi No. 14, comprising in C.S. Dag No.439, under C.S. Khatian No. 326, corresponding to R.S. Dag No. 439, under R.S. Khatian No. 773, known as K.M.C. Premises No. 131, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0131-6 and the property is also known as Postal Address B-22/1, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Banskroni, Kolkata - 700.084, District : South 24 Parganas, more fully described in the **SCHEDULE** hereunder written and more specifically shown and delineated in the annexed Site Plan or Map by **RED** border line as part and parcel of this Indenture **TOGETHERWITH** all sorts of easement rights over the adjacent common passage/road and all the estates, right, interest, use, possession inheritance, trust, claim and demand whatsoever both at law and in equity of the **VENDORS** into and upon the said land and building hereditaments and Premises and reversion or reversions remainder or remainders and all the rents issues and profits according to the true nature and tenure thereof together with all ways, path and common passage thereto belonging or held or occupied therewith or whatsoever and every manner of former and

present rights little interest and right liberties privileges easements advantages and appurtenance thereto or usually held used, occupied accepted, enjoyed or reputed to belong or to be appurtenant thereto and all the deeds, pattahs, muniments, writings and evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereditaments and premises and **TO HAVE AND TO HOLD** the same hereby granted conveyed and transferred, assigned, assured or expressed or intended so to be unto and to the use of the **PURCHASER** and its heirs, executors, administrators, legal representatives and assigns, absolutely and forever as and an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances, attachments, charges, liens, lispence, claim, demands, liabilities and trust whatsoever but nevertheless subject to payment of rents and taxes as applicable.

2. The **VENDORS** doth hereby covenant with the **PURCHASER** as follows :
- a) Notwithstanding any act, deed, matter or thing whatsoever by the **VENDORS** or their predecessors-in-title or interest done or executed or knowingly to the contrary the **VENDORS** are lawfully and absolutely entitled to the said land measuring an area of 3 (Three) Cottahs more or less together with a two storied old building measuring total built up area of 1980 (One Thousand Nine Hundred and Eighty) Sq.ft. more or less standing thereon, known as K.M.C. Premises No. 131, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0131-6, under Police Station -

Bansdroni, Kolkata - 700 084, District : South 24-Parganas and the hereditaments and premises and that has and had acquired indefeasible title to grant sell, convey, assure, transfer and assign the said land together with said building standing thereon hereby granted sold, conveyed, transferred or expressed or intended so to be unto and to the use of the **PURCHASER** for a perfect title without any manner of dispute or hindrance or condition or use trust or other something to alter defect encumber or make void the same.

- b) The **PURCHASER** shall and may at all times hereafter peaceable and quietly even possess and enjoy the said land measuring an area of 3 (Three) Cottahs more or less together with a two storied old building measuring total built up area of 1980 (One Thousand Nine Hundred and Eighty) Sq.ft. more or less standing thereon, hereby granted and conveyed the said K.M.C. Premises No. 131, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0131-6, under Police Station - Bansdroni, Kolkata - 700 084, District : South 24-Parganas and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDORS**.
- c) The **VENDORS** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDORS** or

any person lawfully or equitably claiming from under or in trust for the **VENDORS**.

- d) The **VENDORS** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land alongwith the building as mentioned in the **SCHEDULE** below hereditaments and premises and holding hereby conveyed, granted or any part thereof from under or in trust for the **VENDORS** shall and will from time to time at all times hereafter at the request and at cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning or these presents as shall or may reasonably required.
- e) The **VENDORS** declare that the land alongwith the building standing thereon hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDORS** sold the said land alongwith the building which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDORS** sold the said land togetherwith building while having good and marketable title and free from all encumbrances and delivered khas and vacant possession of the said land to the **PURCHASER**. The **VENDORS** declare that if any of the statement of this



Deed is found false, the **VENDORS** shall refund the entire consideration togetherwith other compensation and other damages to the **PURCHASER** on demand.

- f) **AND WHEREAS** the said **VENDORS** have made a Plan or Map of the entire land with building which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as part and parcel of this Deed.
- g) The **VENDORS** also declare that they shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASER**.
- h) The **VENDORS** also declare herein that the **PURCHASER** shall have every right of transfer the "said property" as described in the Schedule hereunder written such as by way of gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the new building thereon and enjoy the same without any interruption.
- i) The **PURCHASER** shall use the adjacent passage of the property which is being sold within these presents and also enjoy its full easement rights and the **PURCHASER** shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the **VENDORS** have delivered the Original Title Deed, Link Deeds and all necessary Original papers such as K.M.C. Tax Receipts, paid up land-tax bill, Record of Right (Parcha) and all paid up K.M.C. tax bills relating to the said land and Property as mentioned in the



Schedule hereunder written to the PURCHASER herein at the time of execution of these presents.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

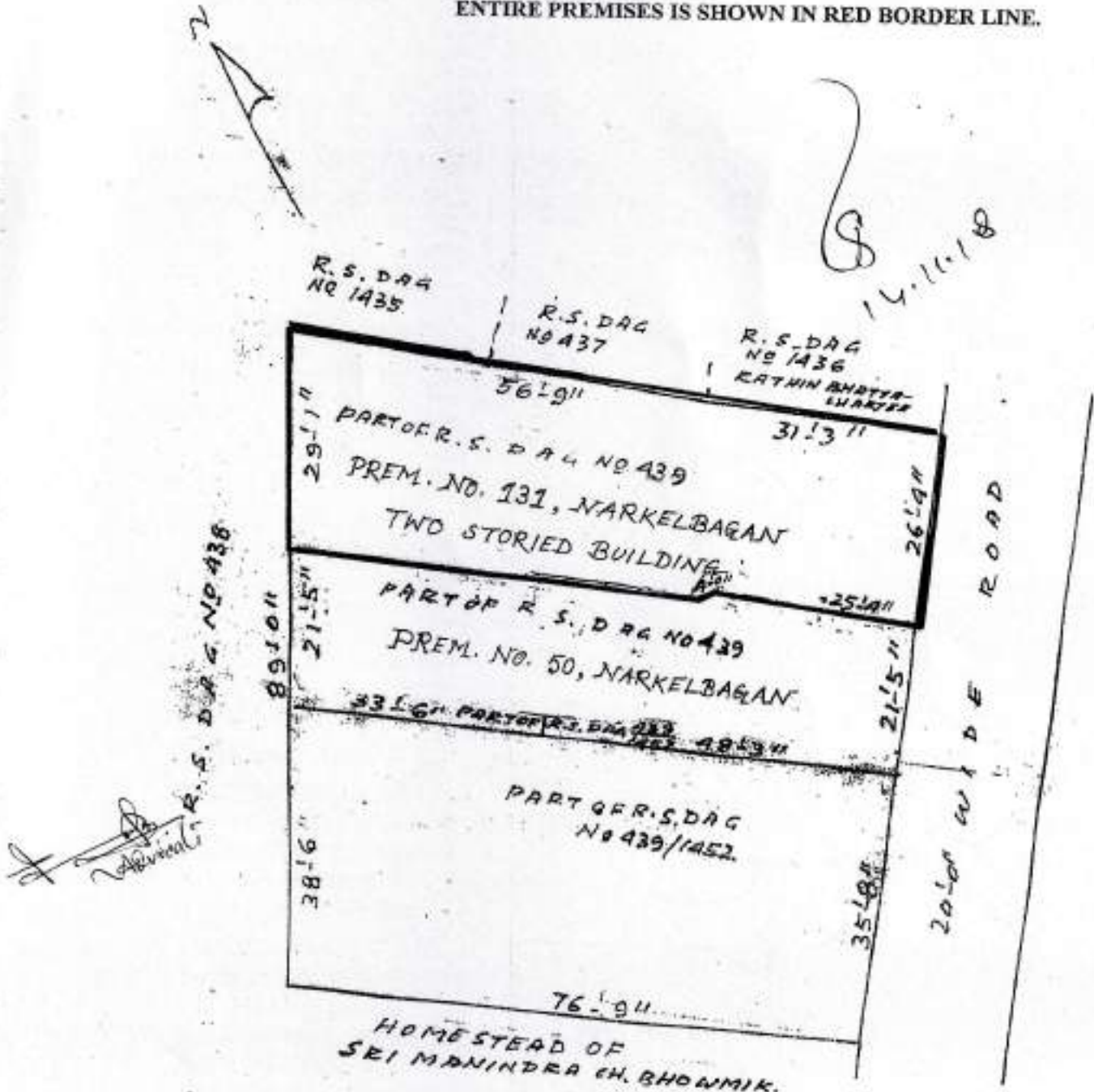
ALL THAT piece and parcel of a plot of 'Bastu' land measuring an area of area of 3 (Three) Cottahs more or less together with a more than 38 years old two storied building standing thereon each floor measuring built up area of 990 (Nine Hundred and Ninety) Sq.ft. totaling built up area of 1980 (One Thousand Nine Hundred and Eighty) Sq.ft. more or less having cemented flooring, lying and situated in Mouza - Kamdahari, J.L. No.49, Touzi No. 14, comprising in C.S. Dag No.439, under C.S. Khatian No. 326, corresponding to R.S. Dag No. 439, under R.S. Khatian No. 773, known as K.M.C. Premises No. 131, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0131-6 and the property is also known as Postal Address B-22/1, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Basndroni, Kolkata - 700 084, District : South 24 Parganas, Additional District Sub-Registration Office Alipore, District Sub-Registration Office at Alipore and the said property has been shown in the annexed plan as the part of this indenture and demarcated by **RED** border line and the entire property is butted and bounded by :

<u>ON THE NORTH</u>	:	Property of R.S. Dag No. 1435, 437 and 1436;
<u>ON THE SOUTH</u>	:	Property of R.S. Dag No. 439/Premises No. 50, Narkelbagan;
<u>ON THE EAST</u>	:	20'-0" wide K.M.C. Road;
<u>ON THE WEST</u>	:	Property of R.S. Dag No. 438.

THE PLAN OF A PLOT OF LAND SITUATED IN MOUZA - KAMDAHARI, J.L. NO. 49, COMPRISING IN R.S. DAG NO. 439, UNDER R.S. KHATIAN NO. 773, WITHIN K.M.C. WARD NO. 111, KNOWN AS PREMISES NO. 131, NARKELBAGAN, CORRESPONDING TO POSTAL ADDRESS B-22/1, KAMDAHARI, NARKELBAGAN, UNDER POLICE STATION - BANSDRONI, KOLKATA - 700 084.

SOLD LAND AREA : 3 KH. MORE OR LESS
 SOLD TWO STORIED BUILDING MEASURING TOTAL COVERED AREA : 1990 SQ.FT. STANDING THERE ON

ENTIRE PREMISES IS SHOWN IN RED BORDER LINE.



S. Bhattacharya
 Subapradhan

For HOMEMAKERS
 Rajib Narayan Roy
 Partner

For HOMEMAKERS
 Anand Kumar G.
 Partner

IN WITNESS WHEREOF the Parties have put their signature hereto on this day, month and year first above written.

WITNESSES :

1. Alokajit Kumar Mishra
69/1, Baghajatin Place
Kolkata - 700086

1. Dr. Bhattacharya .

2. Sutapa Ghosh

2. Deb Kumar Mishra
Assoc
High Court
Calcutta

SIGNATURE OF THE VENDORS

For HOMEMAKERS

1. Rajib Narayan Ray
Partner

For HOMEMAKERS

2. Anand Kumar Ghosh
Partner

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY:

Tapesh Mishra (Signature)

(TAPESH MISHRA)

ADVOCATE [Enrollment No.F/1224/2007]

HIGH COURT, CALCUTTA

Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata - 700086

PH-9830236148(D.K.M.),

Email:debeskumarmisra@gmail.com

9051446430(Somesh),

Email:mishrasomesh08@gmail.com

9836115120(Tapesh),

Email:tapesh.mishra85@gmail.com

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named **PURCHASER** the within mentioned sum of Rs.51,00,000/- (Rupees Fifty one Lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land together with building known as K.M.C. Premises No. 131, Narkelbagan, within Ward No.111, under Police Station – Bansdrani, Kolkata - 700 084, District : South 24-Parganas, in the manner followings :

Sl. No.	Date	Cheque No.	Name of the Bank & Branch	To whom the Cheque issued	Amount (Rs.)
1.	14.11.2018	386073	Indian Overseas Bank, Garia Branch, Kolkata - 700 084.	Vendor No.1	Rs. 5,00,000.00
2.	14.11.2018	386074	-Do-	Vendor No.2	Rs. 5,00,000.00
3.	14.11.2018	386075	-Do-	Vendor No.1	Rs.10,00,000.00
4.	14.11.2018	386076	-Do-	Vendor No.2	Rs.10,00,000.00
5.	14.11.2018	386077	-Do-	Vendor No.1	Rs.10,50,000.00
6.	14.11.2018	386078	-Do-	Vendor No.2	Rs.10,50,000.00
Total :					Rs.51,00,000.00

(Total Rupees Fifty one Lac) only

WITNESSES :

1. *Abhejit Kumar Mishra*
69/11, Baghejati Place
Kolkata - 700086

1. *Dr. Bhattacharya*

2. *Subparakshi*

2. *Debas Kumar Mishra*
Advocate
Kolkata

SIGNATURE OF THE VENDORS



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

Name JHA BHATTACHARYA
 Signature Jha Bhattacharya



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

Name SUTAPA LAHIRI
 Signature Sutapalahiri



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

Name RAJIB NARAYAN RAY
 Signature Rajib Narayan Ray



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

Name PRANAB KUMAR GUHA
 Signature Pranab Kumar Guha

GOVL. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

19-201819-030445288-2
RN Date: 12/11/2018 10:46:45
BRN : 1811121426023690
Payment Mode Counter Payment
Bank : Indian Overseas Bank
BRN Date: 12/11/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16050001703334/2/2018
(Query No./Query Year)

Name : HOMEMAKERS
Contact No. : Mobile No. : +91 9804215876
E-mail :
Address : K40 BOSE PARA KAMDAHARI KOLKATA 700084
Applicant Name : Mr Tapesh Mishra
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	16050001703334/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	305920
2	16050001703334/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	51014

In Words : Rupees Three Lakh Fifty Six Thousand Nine Hundred Thirty Four only
Total 356934

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

GRN: 19-201819-030544556-1
GRN Date: 14/11/2018 14:02:51
BRN : 644791896

Payment Mode : Online Payment
Bank : HDFC Bank
BRN Date: 14/11/2018 14:04:09

DEPOSITOR'S DETAILS

Id No. : 16050001703334/10/2018
(Query No./Query Year)

Name : TAPESH MISHRA
Contact No. :
E-mail :
Address : HIGH COURT CALCUTTA
Applicant Name : Mr Tapes Mishra
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 10

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	16050001703334/10/2018	Property Registration- Stamp duty	0030-02-103-003-02	35057
2	16050001703334/10/2018	Property Registration- Registration Fees	0030-03-104-001-16	5843
Total				40900

In Words : Rupees Forty Thousand Nine Hundred only

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

GRN: 19-201819-030544556-1
GRN Date: 14/11/2018 14:02:51
BRN : 644791896

Payment Mode : Online Payment
Bank : HDFC Bank
BRN Date: 14/11/2018 14:04:09

DEPOSITOR'S DETAILS

Id No. : 16050001703334/10/2018
(Query No./Query Year)

Name : TAPESH MISHRA
Contact No. :

Mobile No. : +91 9836115120

E-mail :

Address : HIGH COURT CALCUTTA

Applicant Name : Mr Tapes Mishra

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Sale Document Payment No 10

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16050001703334/10/2018	Property Registration- Stamp duty	0030-02-103-003-02	36057
2	16050001703334/10/2018	Property Registration- Registration Fees	0030-03-104-001-16	5843
Total				40900

In Words : Rupees Forty Thousand Nine Hundred only

आयकर विभाग **भारत सरकार**
TAX DEPARTMENT **GOVT. OF INDIA**

SUNARA CAHIRI
SACHINATH BHARTACHARYA

1965
 Account Number
 E0011E



Sunara Cahiri

For more information / कृपया अधिक जानकारी के लिए
 सहायक आयुक्त, आयकर विभाग, दिल्ली-110002
 या सी. पी. ऑफिस, दिल्ली-110002 पर संपर्क करें।
 Tel: 26111111 / 26111112

For more information / कृपया अधिक जानकारी के लिए
 सहायक आयुक्त, आयकर विभाग, दिल्ली-110002
 या सी. पी. ऑफिस, दिल्ली-110002 पर संपर्क करें।
 Tel: 26111111 / 26111112

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



HOMEMAKERS

01/01/2001

Permanent Account Number

AADFH2525G



Signature

For HOMEMAKERS
Rajib Dasgupta Ray
Treasurer

For HOMEMAKERS
Shanku Kumar
Treasurer



Rajib Narayan Ray





Rajib Narayan Ray



धार्मिक सेवा संख्या / PERMANENT ACCOUNT NUMBER

ADYPG2226P



नाम / NAME

PRANAB KUMAR GUHA

पिता का नाम / FATHER'S NAME

RAMDAYAL GUHA

जन्म तिथि / DATE OF BIRTH

26-10-1967

हस्ताक्षर / SIGNATURE

Pranab Kumar Guha

[Handwritten Signature]

अवकाश संख्या, १४.४१

COMMISSIONER OF INCOME-TAX, W.B. - XI

Pranab Kumar Guha

Major Information of the Deed

Deed No :	I-1605-07261/2018	Date of Registration	14/11/2018
Query No / Year	1605-0001703334/2018	Office where deed is registered	
Query Date	12/11/2018 10:45:52 AM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tapeshe Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 51,00,000/-	Rs. 56,84,288/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,41,077/- (Article:23)	Rs. 56,857/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narket Bagan, , Premises No. 131, Ward No: 111



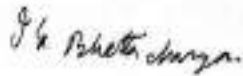


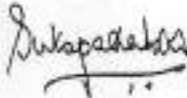
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha	40,00,000/-	45,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					4.95Dec	40,00,000 /-	45,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1980 Sq Ft.	11,00,000/-	11,84,288/-	Structure Type: Structure
Gr. Floor, Area of floor : 990 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 990 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1980 sq ft	11,00,000 /-	11,84,288 /-	

Major Information of the Deed :- I-1605-07261/2018-14/11/2018

Seller Details :



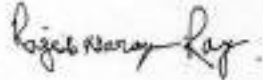


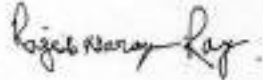


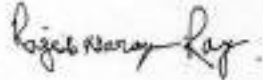


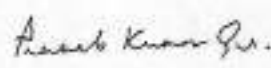


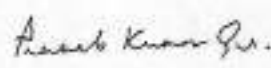


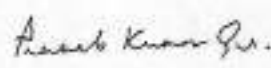
SI No	Name,Address,Photo,Finger print and Signature			
1	Smt Ila Bhattacharya Wife of Late Sachi Nath Bhattacharya Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office			
	14/11/2018	14/11/2018	14/11/2018	
B-22/1, Kamdahari, Narkelbagan, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APWPB33378K, Status :Individual, Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office				
2	Smt Sutapa Lahiri, (Alias: Smt Sutapa Arjun Lahiri) Wife of Mr Arjun Lahiri Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office			
	14/11/2018	14/11/2018	14/11/2018	
B-G/5, Parshva Shubh Coop Hsg Soc 100 Ft Rd, Diwan, P.O:- Vasal West, P.S:- MANIKPUR, District:-Thane, Maharashtra, India, PIN - 401202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACAPL0011E, Status :Individual, Executed by: Self, Date of Execution: 14/11/2018 , Admitted by: Self, Date of Admission: 14/11/2018 ,Place : Office				

Buyer Details :

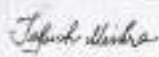
SI No	Name,Address,Photo,Finger print and Signature
1	Homemakers K-40, Bose Para, Kamdahari, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN 700084 , PAN No.:: AADFH2525G, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1605-07261/2018-14/11/2018

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Rajib Narayan Ray Son of Mr Priyotosh Narayan Ray Date of Execution - 14/11/2018, , Admitted by: Self, Date of Admission: 14/11/2018, Place of Admission of Execution: Office </td> <td>  <small>Nov 14 2018 2:33PM</small> </td> <td>  <small>LTI 14/11/2018</small> </td> <td>  <small>14/11/2018</small> </td> </tr> </tbody> </table> <p>K-40, Bose Para, Kamdahari, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No AGCPR6765R Status : Representative, Representative of : Homemakers (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Rajib Narayan Ray Son of Mr Priyotosh Narayan Ray Date of Execution - 14/11/2018, , Admitted by: Self, Date of Admission: 14/11/2018, Place of Admission of Execution: Office	 <small>Nov 14 2018 2:33PM</small>	 <small>LTI 14/11/2018</small>	 <small>14/11/2018</small>
Name	Photo	Finger Print	Signature						
Mr Rajib Narayan Ray Son of Mr Priyotosh Narayan Ray Date of Execution - 14/11/2018, , Admitted by: Self, Date of Admission: 14/11/2018, Place of Admission of Execution: Office	 <small>Nov 14 2018 2:33PM</small>	 <small>LTI 14/11/2018</small>	 <small>14/11/2018</small>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Pranab Kumar Guha (Presentant) Son of Late Ram Dayal Guha Date of Execution - 14/11/2018, , Admitted by: Self, Date of Admission: 14/11/2018, Place of Admission of Execution: Office </td> <td>  <small>Nov 14 2018 2:32PM</small> </td> <td>  <small>LTI 14/11/2018</small> </td> <td>  <small>14/11/2018</small> </td> </tr> </tbody> </table> <p>K-17, Bose Para, Kamdahari, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No ADYPG2226P Status : Representative, Representative of : Homemakers (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Pranab Kumar Guha (Presentant) Son of Late Ram Dayal Guha Date of Execution - 14/11/2018, , Admitted by: Self, Date of Admission: 14/11/2018, Place of Admission of Execution: Office	 <small>Nov 14 2018 2:32PM</small>	 <small>LTI 14/11/2018</small>	 <small>14/11/2018</small>
Name	Photo	Finger Print	Signature						
Mr Pranab Kumar Guha (Presentant) Son of Late Ram Dayal Guha Date of Execution - 14/11/2018, , Admitted by: Self, Date of Admission: 14/11/2018, Place of Admission of Execution: Office	 <small>Nov 14 2018 2:32PM</small>	 <small>LTI 14/11/2018</small>	 <small>14/11/2018</small>						

Identifier Details :

Name & address	
Mr Tapesh Mishra Son of Mr Debes Kumar Misra High Court Calcutta, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Ila Bhattacharya, Smt Sutapa Lahiri Mr Rajib Narayan Ray, Mr Pranab Kumar Guha	
	14/11/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ila Bhattacharya	Homemakers-2.475 Dec
2	Smt Sutapa Lahiri	Homemakers-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Ila Bhattacharya	Homemakers-990.00000000 Sq Ft
2	Smt Sutapa Lahiri	Homemakers-990.00000000 Sq Ft

Major Information of the Deed :- I-1605-07261/2018-14/11/2018

Endorsement For Deed Number : I- 160507261 / 2018

On 14-11-2018

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 13:52 hrs on 14-11-2018, at the Office of the A.D.S.R. ALIPORE by Mr Pranab Kumar Guha ..

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 56,84,288/-

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

Execution is admitted on 14/11/2018 by 1. Smt Ila Bhattacharya, Wife of Late Sachi Nath Bhattacharya, B-22/1, Kamdahari, Narkelbagan, P.O: Garia, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt Sutapa Lahiri, Alias Smt Sutapa Arjun Lahiri, Wife of Mr Arjun Lah B-G/5, Parshva Shubh Coop Hsg Soc 100 Ft Rd, Dwari, P.O: Vasai West, Thana: MANIKPUR, , Thane, MAHARASHTRA, India, PIN - 401202, by caste Hindu, by Profession House wife

Indetified by Mr Tapesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-11-2018 by Mr Rajib Narayan Ray, Partner, Homemakers (Partnership Firm), K-40, Bose Para, Kamdahari, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tapesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 14-11-2018 by Mr Pranab Kumar Guha, Partner, Homemakers (Partnership Firm), K-40, Bose Para, Kamdahari, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tapesh Mishra, , Son of Mr Debes Kumar Misra, High Court Calcutta, 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 56,857/- (A(1) = Rs 56,843/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 56,857/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/11/2018 12:00AM with Govt. Ref. No: 192018190304452882 on 12-11-2018, Amount Rs: 51,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1811121426023690 on 12-11-2018, Head of Account 0030-0104-001-16

Online on 14/11/2018 2:04PM with Govt. Ref. No: 192018190305445561 on 14-11-2018, Amount Rs: 5,843/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 644791896 on 14-11-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1605-07261/2018-14/11/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,41,077/- and Stamp Duty paid by Stamp Rs 1
by online = Rs 3,40,977/-

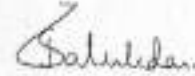
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2654, Amount: Rs.100/-, Date of Purchase: 02/11/2018, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W

Online on 12/11/2018 12:00AM with Govt. Ref. No: 192018190304452882 on 12-11-2018, Amount Rs: 3,05,920/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1811121426023690 on 12-11-2018, Head of Account 0030-
103-003-02

Online on 14/11/2018 2:04PM with Govt. Ref. No: 192018190305445561 on 14-11-2018, Amount Rs: 35,057/-, B
HDFC Bank (HDFC0000014), Ref. No. 644791896 on 14-11-2018, Head of Account 0030-02-103-003-02



Sukanya Talukdar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1605-07261/2018-14/11/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2018, Page from 234779 to 234811
being No 160507261 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.11.20 13:09:01 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 20/11/2018 13:08:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)