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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 274234

Guaranteed that the document is admitted to registration. The signature sheet/s and the instrument about attached with this instrument are the part of this document.

Adm. Dist. Sub-Registrar
Alipore, South 24 Parganas

2 - DEC 2019

DEED OF CONVEYANCE

THIS INDENTURE OF SALE is made this the 2nd day of December Two Thousand and Nineteen (2019)

BETWEEN

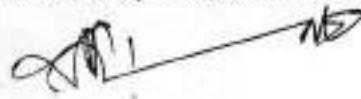

Advocaam

1605/19
13.15.19
13.12.19
13.11.19

(1) **SRI DEVAVRATA GOSWAMI**, (OCI - A3470427), (Mob. +1(610) 996-2265), son of Late Pares Chandra Goswami and Smt. Manasi Goswami, by faith - Hindu, by Occupation - Service, by Nationality - Indian, presently residing at 89, Lenape Road, Richboro, PA - 18954, Northampton Police Station, USA, (2) **SMT. REENA MUKHERJEE**, (PAN - BCIPM2992Q), (Aadhaar No. 4559 2040 0700), (Mob. 9265491004), wife of Sri Pradip Mukherjee, daughter of Late Pares Chandra Goswami and Smt. Manasi Goswami, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, presently residing at 901, Navpad - A, City Light, SVNIT PO 397007, Police Station - Athwa Lines Surat, District - Surat, State - Gujarat, Pin Code - 395007 and (3) **SMT. JOYA ROY CHOUDHURY**, (PAN - ALYPC7154J), (Aadhaar No. 8105 7789 8067), (Mob. 9839608223), wife of Sri Shantanu Roy Choudhury, daughter of Late Pares Chandra Goswami and Smt. Manasi Goswami, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, presently residing at 25/301, Malhar Sahara States, Jankipuram, Post Office - Jankipuram, Sector B, Police Station - Jankipuram, District - Lucknow, State - Uttar Pradesh, Pin Code - 226021, all are permanently residing at B-22, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Banskroni, Kolkata - 700 084, District - South 24-Parganas, 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), (Aadhaar No. 6115 2491 2393), (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 - Bansdrani, Kolkata - 700 084, District - South 24-Parganas and (2) **SRI PRANAB KUMAR GUHA**, (PAN - ADYPG2226P), (Aadhaar No. 7116 1887 7520), (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 - Bansdrani, Kolkata - 700 084, District - South 24-Parganas, 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 2 (Two) Cottahs 8 (Eight) Chittacks more or less together with a two storied old building total measuring built up area of 1300 (One Thousand and Three Hundred) 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, measuring land area 2 (Two) Cottahs and in R.S. Dag No.^{439/1452}, under R.S. Khatian No.773, measuring land area 8 (Eight) Chittacks, totaling land area 2 (Two) Cottahs 8 (Eight) Chittacks, known as K.M.C. Premises No. 50, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0050-6 and the property is also known as Postal Address B-22, 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

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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

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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.

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 C.S. Dag No. 439, under C.S. Khatian No. 326, corresponding to R.S. Dag Nos. 439 & ⁴³⁹/₁₄₅₂, under R.S. Khatian No. 773 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 Late 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 Smt. Manasi Goswami, deceased mother of the present **OWNERS/VENDORS** herein as the Party of the Third Part of the said Deed of Partition obtained the land measuring an area of 2 (Two) Cottahs 8 (Eight) Chittacks togetherwith building as mentioned in the **SCHEDULE** below.

AND WHEREAS after obtaining the aforesaid plot of land said Manasi Goswami since deceased mutated her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No. 50, Narkelbagan, within Ward No.111; being Assessee No.31-111-15-0050-6 and the property is also known as Postal Address B-22, Kamdahari, Narkel Bagan, Post Office - Garia, Police Station - Bansdroni (formerly Police Station - Regent Park), Kolkata - 700 084 and during life time said Manasi Goswami had also mutated her name in the record of concerned B.L. & L. R.O. in respect of her property being Mutation Reference Case No. 808/2003, vide Memo No. 18/1410/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 Manasi Goswami died intestate on 12.03.2015 leaving behind her only son namely **SRI DEVAVRATA GOSWAMI** and two married daughters namely **SMT. REENA MUKHERJEE** and **SMT. JOYA ROY CHOUDHURY**, the present **OWNER/VENDORS** No. 1 to 3 herein respectively who jointly and/or collectively inherited the entire land and building known as K.M.C. Premises No. 50, 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. It is noted that husband of Manasi Goswami, namely Paresh Chandra Goswami died intestate on 27.11.2005.

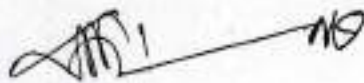
AND WHEREAS subsequently the present **OWNERS/VENDORS** herein have jointly recorded their said inherited land with building as the absolute

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Owners thereof in the record of K.M.C. in respect of Premises No. 50, 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 $\frac{1}{3}$ rd share in the said land measuring an area of 2 (Two) Cottahs 8 (Eight) Chittacks more or less together with a two storied old building measuring an area of 1300 (One Thousand and Three Hundred) 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, measuring land area 2 (Two) Cottahs and in R.S. Dag No.⁴³⁹/₁₄₅₂, under R.S. Khatian No.773, measuring land area 8 (Eight) Chittacks, totaling land area 2 (Two) Cottahs 8 (Eight) Chittacks, known as K.M.C. Premises No. 50, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0050-6 and the property is also known as Postal Address B-22, 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 2 (Two) Cottahs 8 (Eight) Chittacks more or less together with a two storied old building measuring total built up area of 1300 (One Thousand and Three Hundred) Sq.ft. more or less standing thereon, known as K.M.C. Premises No. 50, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0050-6 and the property is also known as Postal Address B-22, Kamdahari, Narkelbagan, Post Office - Garia, 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

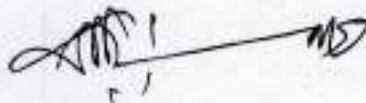


total consideration price of Rs.42,50,000/- (Rupees Forty Two Lac and Fifty Thousand) only and the **PURCHASER** has paid the **VENDORS** the total consideration sum of Rs.42,50,000/- (Rupees Forty Two Lac and Fifty Thousand) only as full and final consideration money as described in Memo herein below against **ALL THAT** piece and parcel of land measuring an area of 2 (Two) Cottahs 8 (Eight) Chittacks more or less together with a two storied old building measuring total built up area of 1300 (One Thousand and Three Hundred) 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 Nos. 439 & ⁴³⁹/1452, under R.S. Khatian No.773, known as K.M.C. Premises No. 50, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0050-6 and the property is also known as Postal Address B-22, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Banskroni, 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.42,50,000/- (Rupees Forty Two Lac and Fifty Thousand) 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 2 (Two) Cottahs 8 (Eight) Chittacks more or less

together with a two storied old building measuring total built up area of 1300 (One Thousand and Three Hundred) 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 Nos. 439 & ⁴³⁹/1452, under R.S. Khatian No. 773, known as K.M.C. Premises No. 50, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0050-6 and the property is also known as Postal Address B-22, 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, pattaahs, 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, lispendence, 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 2 (Two) Cottahs 8 (Eight) Chittacks more or less together with a two storied old building measuring total built up area of 1300 (One Thousand and Three Hundred) Sq.ft. more or less standing thereon, known as K.M.C. Premises No. 50, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0050-6 and the property is also known as Postal Address B-22, Kamdahari, Narkelbagan, Post Office - Garia, under Police Station - Bansdrani, 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 2 (Two) Cottahs 8 (Eight) Chittacks more or less together with a two storied old building measuring total built up area of 1300 (One Thousand and Three Hundred) Sq.ft. more or less standing thereon, hereby granted and conveyed the said K.M.C. Premises No. 50, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0050-6, 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, B.L. & L.R.O. and K.M.C. Mutation Certificates, 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.

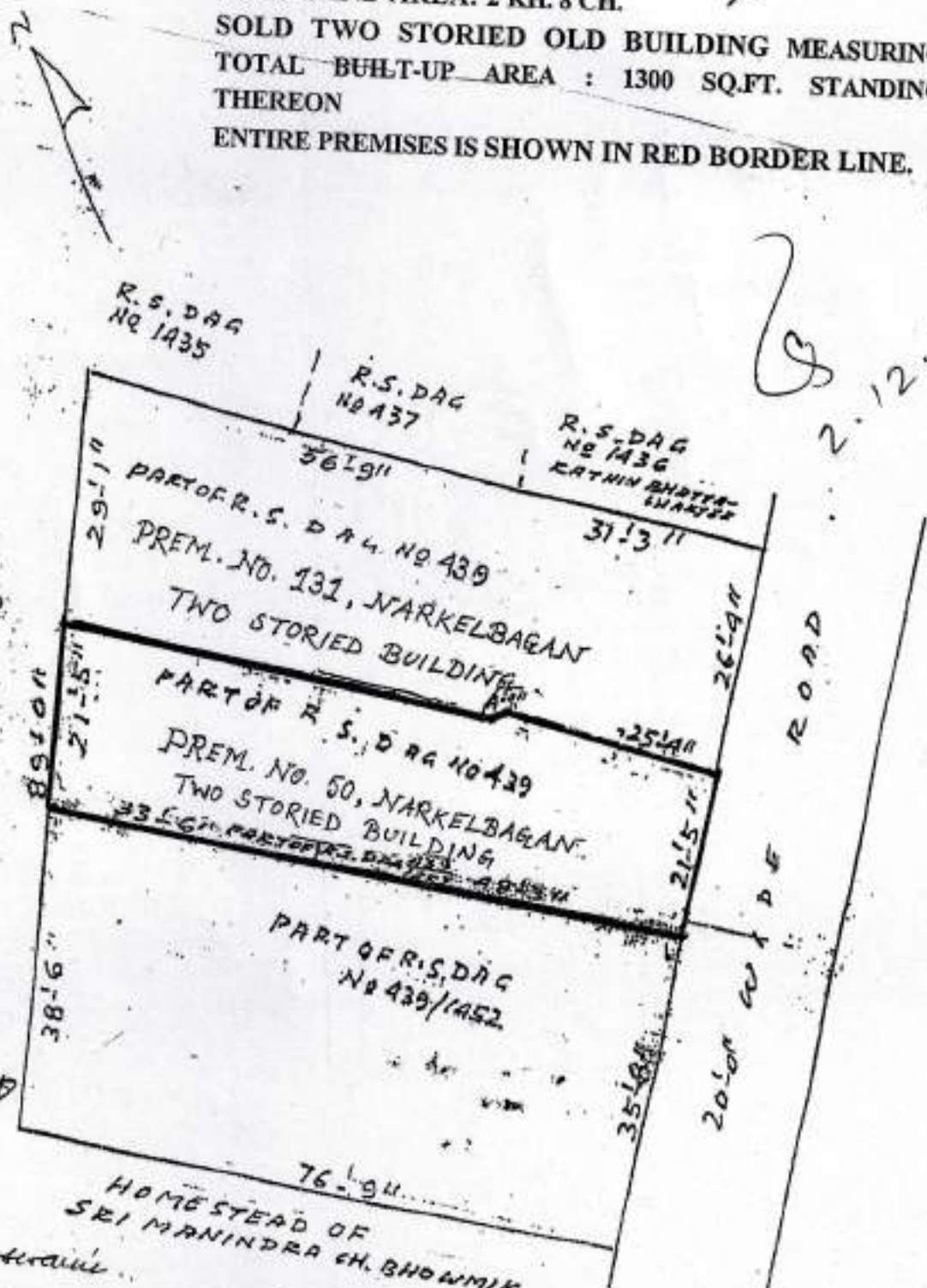
SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of 'Bastu' land measuring an area of area of 2 (Two) Cottahs 8 (Eight) Chittacks more or less together with a more than 38 years old two storied building standing thereon each floor measuring built up area of 650 (Six Hundred and Fifty) Sq.ft. totaling built up area of 1300 (One Thousand and Three Hundred) 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, measuring land area 2 (Two) Cottahs and in R.S. Dag No. 439/1452, under R.S. Khatian No.773, measuring land area 8 (Eight) Chittacks, totaling land area 2 (Two) Cottahs 8 (Eight) Chittacks, known as K.M.C. Premises No. 50, Narkelbagan, within Ward No.111, being Assessee No.31-111-15-0050-6 and the property is also known as Postal Address B-22, Kamdahari, Narkelbagan, Post Office - Garia, Police Station - Bansdroni, 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 part of R.S. Dag No. 439/ Premises No. 131, Narkelbagan;
<u>ON THE SOUTH</u>	:	Property of R.S. Dag No. 439/1452;
<u>ON THE EAST</u>	:	20'-0" wide K.M.C. Road;
<u>ON THE WEST</u>	:	Property of R.S. Dag No. 438.

PLAN OF A PLOT OF LAND SITUATED IN MOUZA - KAMDAHARI, J.L. NO. 49,
 COMPRISING IN R.S. DAG NOS. 439 & 439/1452 UNDER R.S. KHATIAN NO.773, WITHIN
 M.C. WARD NO. 111, KNOWN AS K.M.C. PREMISES NO. 50, NARKELBAGAN,
 CORRESPONDING TO POSTAL ADDRESS B-22/1, KAMDAHARI, NARKELBAGAN, POST
 OFFICE - GARIA, POLICE STATION - BANSDRONI, KOLKATA - 700 084, DISTRICT -
 SOUTH 24 PARGANAS.

SOLD LAND AREA: 2 KH. 8 CH.
 SOLD TWO STORIED OLD BUILDING MEASURING
 TOTAL BUILT-UP AREA : 1300 SQ.FT. STANDING
 THEREON
 ENTIRE PREMISES IS SHOWN IN RED BORDER LINE.



2.12.19

[Signature]
 16/10/2000

Devanatalgaurani
 Keenakunje
 Jyoti Ray Chaudhary

For HOMEMAKERS
 Rajib Narayan Ray
 Partner

For HOMEMAKERS
 Anand Kumar Das
 Partner

HOMESTEAD OF
 SRI MANINDRA CH. BHOWMIK.

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

WITNESSES :

1. Tapesh Mishra
Advocate
High Court, Calcutta

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

1. Anandaprasanna

2. Anandaprasanna

3. Joy Ray Choudhury

SIGNATURE OF THE VENDORS

For HOMEMAKERS

1. Rajiv Narayan Roy
Partner

For HOMEMAKERS

2. Anand Kumar Paul
Partner

SIGNATURE OF THE PURCHASER

DRAFTED & PREPARED BY:

Debes Kumar Misra (MS)

(DEBES KUMAR MISRA)

ADVOCATE [Enrollment No. F/364/329/1989]

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.42,50,000/- (Rupees Forty Two Lac and Fifty Thousand) 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. 50, Narkelbagan, within Ward No.111, under Police Station - Bansdroni, Kolkata - 700 084, District : South 24-Parganas, in the manner followings :

Sl. No.	Cheque/NEFT /RTGS No.	Date	Name of the Bank & Branch	Amount (Rs.)
1.	386082	15.11.2018	Indian Overseas Bank, Garia Branch	Rs. 2,00,000.00
2.	NEFT	24.01.2019	-Do-	Rs. 2,00,000.00
3.	UTR No. IOBAR52019 112900379269	29.11.2019	-Do-	Rs.19,25,000.00
4.	UTR No. IOBAR52019 112900380021	29.11.2019	-Do-	Rs.19,25,000.00

TOTAL : Rs.42,50,000.00

(Total Rupees Forty Two Lac and Fifty Thousand only)

WITNESSES :


1. Jyoti Mishra
Address
High Court
Calcutta

1. Devaratalaswami

2. Renua Mukherjee

2. Akhejal Kumar Mishra
69/1, Baghrajati Place
Kolkata - 700086

SIGNATURE OF THE VENDORS


Akhejal

Thumb 1st finger Middle finger Ring finger Small finger

left hand					
right hand					

Name DEYAVRATA GOSWAMI
 Signature Devyavrata Goswami

Thumb 1st finger Middle finger Ring finger Small finger

left hand					
right hand					

Name REENA MUKHERJEE
 Signature Reena Mukherjee

Thumb 1st finger Middle finger Ring finger Small finger

left hand					
right hand					

Name JOYA ROY CHOUDHURY
 Signature Joya Roy Choudhury

Thumb 1st 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
PHOTO	left hand					
	right hand					

Name

Signature

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

Name..... PRANAB KUMAR GUHA

Signature *Pranab Kumar Guha*

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

Name

Signature

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

Name

Signature

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

GRN: 19-201920-009798613-2

GRN Date: 24/11/2019 19:54:31

BRN : 1911251426028293

Payment Mode Counter Payment

Bank : Indian Overseas Bank

BRN Date: 25/11/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16050001800339/3/2019
(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	16050001800339/3/2019	Property Registration- Stamp duty	0030-02-103-009-02	290520
2	16050001800339/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	48514

In Words : Rupees Three Lakh Thirty Nine Thousand Thirty Four only

Total

339034

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

REENA MUKHERJEE

PARESH CHANDRA GOSWAMI

10/11/1956

Permanent Account Number
BCIPM2992Q

Reena Mukherjee
Signature



20090910



भारत सरकार
GOVERNMENT OF INDIA



श्रीमती प्रदीप मुखर्जी
Reena Pradeep Mukherjee
जनम तारीख / DOB : 10/11/1956
स्त्री / FEMALE

4559 2040 0700



आधार - सामान्य माहसुली अधिसार

Reena Mukherjee

आयकर विभाग

INCOME TAX DEPARTMENT

JOYA ROY CHAUDHURY

PARESH CHANDRA GOSWAMI

17/05/1966

Permanent Account Number

ALYPC7154J

Joya Roy Chaudhury

Signature



भारत सरकार

GOVT OF INDIA



17/05/2006



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रमांक/Enrolment No.: 1171/10818/59404

To: Jaya Roy Choudhury
 (जया रॉय चौधुरी)
 W/O Shantanao Roy Choudhury
 25/301 MALHAR
 SAHARA STATE

Date: 10/08/2011

JANKIPURAM
 Lucknow
 Lucknow
 Uttar Pradesh - 226021

Ref. No: 00008326-00073851-00072136-



UB 04468412 2 IN

आपका आधार क्रमांक / Your Aadhaar No. :

8105 7789 8067

आधार – आम आदमी का अधिकार



भारत सरकार



जया रॉय चौधुरी
 Jaya Roy Choudhury
 जन्म वर्ष / Year of Birth : 1966
 महिला / Female

8105 7789 8067



आधार – आम आदमी का अधिकार

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रमांक/Enrolment No.: 1171/10818/59404

To: Joya Roy Choudhury
(जया रॉय चौधरी)
W/O Shantanu Roy Choudhary
25301 MALHAR
SAHARA STATE

Date: 10/08/2011

JANUPURAM
Lucknow
Uttar Pradesh - 226021

Ref. No : 00008326-00073852-00072136



UB 04468412 2 IN

आपका आधार क्रमांक / Your Aadhaar No. :
8105 7789 8067

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA

जया रॉय चौधरी
Joya Roy Choudhury
जन्म वर्ष / Year of Birth : 1966
महिला / Female

8105 7789 8067



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रमांक/Enrolment No.: 1171/10818/59404

To: Jaya Roy Choudhury
(जया रॉय चौधुरी)
W/O Shantansu Roy Choudhury
25/301 MALHAR
SAHARA STATE

Date: 10/08/2011

JANKIPURAM
Lucknow
Lucknow
Uttar Pradesh - 226021

Ref. No : 00008326-00073852-00072136-



UB 04468412 2 IN

आपका आधार क्रमांक / Your Aadhaar No. :

8105 7789 8067

आधार - आम आदमी का अधिकार



भारत सरकार

भारतीय विशिष्ट पहचान प्राधिकरण



जया रॉय चौधुरी
Jaya Roy Choudhury
जन्म वर्ष / Year of Birth : 1966
महिला / Female

8105 7789 8067



आधार - आम आदमी का अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HOMEMAKERS

01/01/2001
Permanent Account Number
AADFH2525G

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB NARAYAN RAY
 PRIYOTOSH KARAYAN RAY

01/05/1967
 Resident Account Address
AGCPR6765R

Signature: 



In case of any change in PAN Service Unit, please inform immediately to
Income Tax PAN Service Unit, TISSC
Plot No. 1, Sector 11, CBD Belapur,
New Mumbai - 400 614.

आपका PAN सेवा इकाई में परिवर्तन होने पर कृपया तुरंत
आयकर PAN सेवा इकाई, टीएससी
प्लॉट नं. 1, सेक्टर 11, सीडीबी बेलपुर,
नई मुंबई-400 614


ভারত সরকার
GOVERNMENT OF INDIA

রাইসি নারায়ণ রায়
 Rajee Narayan Ray
 পিতা: বিশ্বনাথ নারায়ণ রায়
 Father: DEWYATOSH NARAYAN RAY
 জন্ম তারিখ: ১৯৫৭ - ০৯ - ১৯৫৭
 Birth Date: 1957 - 09 - 1957



6115 2491 2393

অধিকার - সাধারণ মানুষের অধিকার


ভারতীয় বিশেষ পরিচয় প্রাধিকারন
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p>ঠিকানা: ১৫-১৫, বোসপারা কামদাহারী, কোকাস, পশ্চিম বঙ্গ ১২০০২৪, কলকাতা, ৭০০০২৪</p>	<p>Address: K-15, BOSEPARA KANDAHARI, Kokas, Gana, South Twenty Four Parganas, West Bengal, 700024</p>
---	---

 ১৯১
 ১৯১
 www.uidai.gov.in
 P.O. Box No. 1947

১৫/১০/১০

स्थायी लेखा 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

EBH

असल संख्या, प ३ . XI

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

इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / वापस कर दें (संगत जाचकर आनुगत/पत्रलि एवं तकनीकी),

पी-7,

चीरंगी बस्पाघर,

कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,

Chowringhee Square,

Calcutta-700 069.



ভারতীয় বিশিষ্ট প্রতিষ্ঠান প্রাধিকারণ
ভারত সরকার
Unique Identification Authority of India
Government of India

ইনস্টলমেন্ট আই ডি/Enrollment No.: 1040/19770/05337

To
 প্রদীপ কুমার গুহা
 Pranab Kumar Guha
 K-17 KANDAHARI, BOSEPARA
 Kolkata
 Geris South Twenty Four Parganas
 West Bengal 700094

16127365



MN164873682DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7116 1887 7520

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



প্রদীপ কুমার গুহা
 Pranab Kumar Guha
 পিতা : রাম দয়াল গুহা
 Father : RAM DAYAL GUHA
 জন্ম তারিখ / Year of Birth : 1967
 পুরুষ / Male



7116 1887 7520

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1605-06813/2019	Date of Registration	02/12/2019
Query No / Year	1605-0001800339/2019	Office where deed is registered	A.D.S.R. ALIPORE, District: South 24-Parganas
Query Date	24/11/2019 7:39:46 PM		
Applicant Name, Address & Other Details	Tapesh Mishra H C Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	[0101] Sale, Sale Document	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Rs. 42,50,000/-	Market Value Rs. 48,50,000/-	
Stampduty Paid(SD)	Rs. 2,91,020/- (Article:23)	Registration Fee Paid Rs. 48,514/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(U area)		

Land Details :



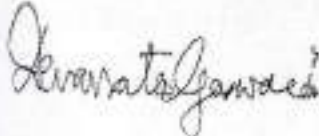


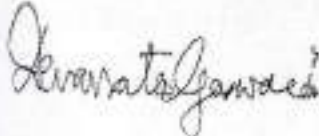


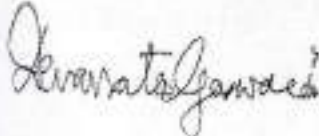


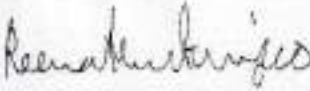


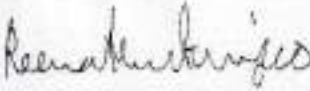


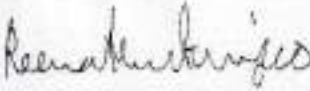









District: South 24-Parganas, P.S.- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narket Bagan, Premises No: 50, Ward No: 111 Pin Code : 700084

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	2 Katha 8 Chatak	34,00,000/-	40,00,000/-	Width of Appro Road: 20 Ft.,
Grand Total :				4.125Dec	34,00,000 /-	40,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1300 Sq Ft.	8,50,000/-	8,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 34 Years, Roof Ty Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 34 Years, Roof Ty Pucca, Extent of Completion: Complete					
Total :		1300 sq ft	8,50,000 /-	8,50,000 /-	



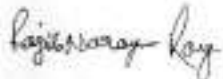


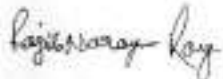


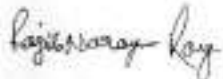


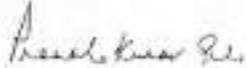


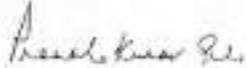


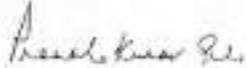
eller Details :

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 Devavrata Goswami Son of Late Paresh Chandra Goswami Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>02/12/2019</td> <td></td> <td>LTI 02/12/2019</td> <td>02/12/2019</td> </tr> </tbody> </table> <p>B-22, Kamdahari, Narkelbagan, P.O:- Garia, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Devavrata Goswami Son of Late Paresh Chandra Goswami Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office				02/12/2019		LTI 02/12/2019	02/12/2019
Name	Photo	Finger Print	Signature										
Mr Devavrata Goswami Son of Late Paresh Chandra Goswami Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office													
02/12/2019		LTI 02/12/2019	02/12/2019										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Reena Mukherjee Wife of Mr Pradip Mukherjee Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>02/12/2019</td> <td></td> <td>LTI 02/12/2019</td> <td>02/12/2019</td> </tr> </tbody> </table> <p>B-22, Kamdahari, Narkelbagan, P.O:- Garia, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BCIPM2992Q, Aadhaar No: 45xxxxxxxx0700, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mrs Reena Mukherjee Wife of Mr Pradip Mukherjee Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office				02/12/2019		LTI 02/12/2019	02/12/2019
Name	Photo	Finger Print	Signature										
Mrs Reena Mukherjee Wife of Mr Pradip Mukherjee Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office													
02/12/2019		LTI 02/12/2019	02/12/2019										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Joya Roy Choudhury Wife of Mr Shantanu Roy Choudhury Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>02/12/2019</td> <td></td> <td>LTI 02/12/2019</td> <td>02/12/2019</td> </tr> </tbody> </table> <p>B-22, Kamdahari, Narkelbagan, P.O:- Garia, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALYPC7154J, Aadhaar No: 81xxxxxxxx8067, Status :Individual, Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mrs Joya Roy Choudhury Wife of Mr Shantanu Roy Choudhury Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office				02/12/2019		LTI 02/12/2019	02/12/2019
Name	Photo	Finger Print	Signature										
Mrs Joya Roy Choudhury Wife of Mr Shantanu Roy Choudhury Executed by: Self, Date of Execution: 02/12/2019 , Admitted by: Self, Date of Admission: 02/12/2019 ,Place : Office													
02/12/2019		LTI 02/12/2019	02/12/2019										

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Homemakers K-40, Bose Para, Kamdahari, P.O:- Garia, P.S:- Bansdroni, District-South 24-Parganas, West Bengal, India, PIN - 700084, PAN No.: AADFH2525G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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 - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 2 2019 3:25PM</td> <td>LTI</td> <td>02/12/2019</td> <td>02/12/2019</td> </tr> </tbody> </table> <p>K-40, Bose Para, Kamdahari, P.O:- Garia, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGCPR6765R, Aadhaar No: 61xxxxxxx2393 Status : Representative, Representative of : Homemaker (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Rajib Narayan Ray Son of Mr Priyotosh Narayan Ray Date of Execution - 02/12/2019, , Admitted by: Self, Date of Admission: 02/12/2019, Place of Admission of Execution: Office				Dec 2 2019 3:25PM	LTI	02/12/2019	02/12/2019
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Dec 2 2019 3:25PM	LTI	02/12/2019	02/12/2019										

Identifier Details :

Name	Photo	Finger Print	Signature
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			
	02/12/2019	02/12/2019	02/12/2019

Identifier Of Mr Devavrata Goswami, Mrs Reena Mukherjee, Mrs Joya Roy Choudhury, Mr Rajib Narayan Ray, Mr Pranab Kumar Guha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Devavrata Goswami	Homemakers-1.375 Dec
2	Mrs Reena Mukherjee	Homemakers-1.375 Dec
3	Mrs Joya Roy Choudhury	Homemakers-1.375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Devavrata Goswami	Homemakers-433.33333300 Sq Ft
2	Mrs Reena Mukherjee	Homemakers-433.33333300 Sq Ft
3	Mrs Joya Roy Choudhury	Homemakers-433.33333300 Sq Ft

Endorsement For Deed Number : I - 160506813 / 2019**On 02-12-2019****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 2 of Indian Stamp Act 1899.

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

Presented for registration at 13:15 hrs on 02-12-2019, 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 48,50,000/-

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

Execution is admitted on 02/12/2019 by 1. Mr Devavrata Goswami, Son of Late Paresh Chandra Goswami, B-22, Kamdahari, Narkelbagan, P.O: Garia, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mrs Reena Mukherjee, Wife of Mr Pradip Mukherjee, B-22, Kamdahari, Narkelbagan, P.O: Garia, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Mrs Joya Roy Choudhury, Wife of Mr Shantanu Roy Choudhury, B-22, Kamdahari, Narkelbagan, P.O: Garia, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified 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 02-12-2019 by Mr Rajib Narayan Ray, Partner, Homemakers (Partnership Firm), K-40, Bose Para, Kamdahari, P.O:- Garia, P.S.- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified 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 02-12-2019 by Mr Pranab Kumar Guha, Partner, Homemakers (Partnership Firm), K-40, Bose Para, Kamdahari, P.O:- Garia, P.S.- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084

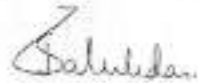
Identified by Mr Tapesh Mishra, . . Son of Mr Debes Kumar Misra, High Court Calcutta, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 48,514/- (A(1) = Rs 48,500/- , E = Rs 14/- and Registration Fees paid by Cash Rs 0/-, by online = Rs 48,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 25/11/2019 12:00AM with Govt. Ref. No: 192019200097986132 on 24-11-2019, Amount Rs: 48,514/-
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1911251426028293 on 25-11-2019, Head of Account 00104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,91,020/- and Stamp Duty paid by Stamp Duty paid by Stamp Duty
by online = Rs 2,90,520/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 23155, Amount: Rs.500/-, Date of Purchase: 29/11/2019, Vendor name: T. Kar Purkayastha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 25/11/2019 12:00AM with Govt. Ref. No: 192019200097986132 on 24-11-2019, Amount Rs: 2,90,520/-
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 1911251426028293 on 25-11-2019, Head of Account 00103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1605-2019, Page from 232050 to 232085
being No 160506813 for the year 2019.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2019.12.06 14:45:07 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2019/12/06 02:45:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)

06/12/2019 Query No:-16050001800339 / 2019 Deed No :- 160506813 / 2019, Document is digitally signed.