

3741/19

I-3418/2019.



*Ms*  
*27/5*  
*113698/19*

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 674875

**:: DEED OF CONVEYANCE ::**

THIS DEED OF CONVEYANCE made on this 27<sup>th</sup> day of May - Two Thousand Nineteen (2019)

Between

SHRI AMIT DAS (PAN-AFCPD4259B) son of Late Probhat Kumar das, by religion - Hindu by Nationality: Indian, by occupation: Landholder, residing at 10A, Santosh Mitra Square, P.O.-Bowbazar, Police Station:- Muchipara, Kolkata:-700012, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, executors, administrators, representatives and assigns) of the FIRST PART;

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheet which are attached in this document are the part of this document

A.D.S.R., Howrah

27 MAY 2019

ক্রমিক নং ১৭০৫ তারিখ ২২.৪.২০১৭

ক্রয়কর্তা শ্রী/শ্রীমতী আব্দুল সলাম খান

বিতরণ স্বয়ং

মূল্য ২০২/০ টাকা মাত্র

ক্রয়কর্তা স্বয়ং

স্বাক্ষর  
(শীলা দাশ)  
কোম্পানি ডেপুটি, হাওড়া কোর্ট

Abdul Salam Khan



3197

Abdul Salam Khan



3198

Amit Des.



3199



[Signature]

Additional District  
Sub-Registrar, Howrah

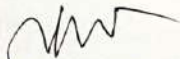
27 MAY 2019

Ranjit Mondal.  
S/o- Bijoy Mondal.  
59, Bon Behari Bose Road  
Howrah- 71101  
Service

**ABDUL SALAM KHAN, (PAN : AFTPK2124B)** son of Late Abdul Sattar Khan, by Religion: Islam, by Nationality- Indian, residing at 59, Bon Behari Bose Road, P.O.-Ramkrishnapur, Police Station : Howrah, and District : Howrah, Pin code: 711101, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, legal representatives and assigns) of the **SECOND PART**;

**WHEREAS** one Amritlal Mukhopadhyay was the original owner and occupier of the then Howrah Municipality Holding No: 222 and 222/1, G.T.Road (South), Police Station: Shibpur, District: Howrah, PIN CODE: 711102, consisting of Mokarari Mourashi Bastu land measuring about 12 Cottahs 07 Chittacks 33 Sq.ft. be the same a little more or less with structure standing thereon including all easement rights over the same and other properties and by virtue of a Deed of Sale registered on 13.10.1923 said Amritlal Mukhopadhyay sold the said property to Krishnadhan Bandopadhyay and while he seized and possessed the



  
Additional District  
Sub-Registrar, Howrah

27 MAY 2019

same the said Krishnadhan Bandopadhyay prior to 1956 died intestate leaving behind him his five sons namely Sri Baruneshwar Bandopadhyay, Sri Bhubaneshwar Bandopadhyay, Sri Biseswar Bandopadhyay, Sri Kashiswar Bandopadhyay and Sri Tarakeshwar Bandopadhyay as his only 5 (five) heirs upon intestacy as per the then Hindu Law and while the said 5 (five) brothers were jointly seized and possessed of the same Sri Tarakeshwar Bandopadhyay died intestate leaving behind him his wife Sm. Anila Devi (having then had a widow's life interest) and 3 (three) minor sons namely Sri Paban Kumar Bandopadhyay, Sri Tapan Kumar Bandopadhyay and Sri Khoka Bandopadhyay and thereafter Sri Bisseswar Bandopadhyay, filed a Partition Suit being Title No. 55 of 1946 in the court of District Judge Howrah and by a compromise final Partition Decree passed in the said suit in the court of the Learned District Judge, Howrah and the said property was allotted in favour of Sri Baruneshwar Bandopadhyay absolutely and forever and being seized and possessed of the same as exclusive owner and occupier, for need of money the said Sri Baruneshwar Bandopadhyay, as Vendor by virtue of a Deed of Sale executed and registered on 30.01.1948 before the office of the Additional District Sub-Registrar at Calcutta vide Book No. 1, Volume No. 20, at

Pages 192 to 198, Being Deed No : 338, for the year 1948, sold the entire premises No. 222, G.T.Road (S), Shibpur, Howrah, (as mentioned in Schedule "Ka") and a partition of premises No. 222/1, G.T.Road (S), Shibpur, Howrah, (as mentioned in Schedule "Kha" therein) measuring about 10 Cottahs 12 Chittacks 27 Sq.ft. and 1 Cottah 7 chittacks 33 Sq.ft. of land respectively together with structures standing thereon alongwith all fittings and fixtures thereon of the then Howrah Municipality Holding No: 222 and 222/1, G.T.Road (South), Police Station: Shibpur, District: Howrah, including all easement rights over the same in favour of Sri Harendra Krishna Das as Purchaser by taking valuable consideration money as such the said Harendra Krishna Das became the sole and absolute owner of the property totally measuring about 12 Cottahs 07 Chittacks 33 Sq.ft. be the same a little more or less together with structures standing thereon including all easements rights over the same (thereinafter referred to as the said Property and mentioned in the Schedule given below) and thereafter upon the application of said new owner Harendra Krishna Das before the Howrah Municipality for amalgamation and mutation Holding No. 222/1, G.T.Road, was amalgamated with Holding No. 222, G.T.Road (S), Police Station:

Shibpur, District: Howrah and the name of Harendra Krishna Das as Owner of the said property was mutated in the record of Howrah Municipality, as such the entire property has been seized and possessed of by said Sri Harendra Krishna Das and said Harendra Krishna Das died intestate in the year 1960 leaving behind his wife Smt. Nikunjo Bala Dasi and four sons Prosonna Kumar Das, Arun Kumar Das, Prasanta Kumar Das and Provat Kumar Das one daughter namely Smt. Namita Das (as two of his daughters had predeceased him while minors and unmarried) and these six heirs of Late Harendra Krishna Das jointly owned and possessed the said property in equal 1/6<sup>th</sup> Share;

**AND WHEREAS** while said Sm. Nikunjo Bala Dasi, Prosonna Kumar Das, Arun Kumar Das, Prosanta Kumar Das and Provat Kumar Das and Smt. Namita Das were jointly seized and possessed the said property of the then Howrah Municipality now Howrah Municipal Corporation Holding No. 222, G.T.Road (South), Police Station: Shibpur, District: Howrah, Ward No: 34, the said Nikunja Bala Dasi died intestate in the year 1971 and her undivided 1/6<sup>th</sup> share in the said property devolved upon her said 4 (four) sons and 1 (one) daughter.

**AND WHEREAS** Prasanna Kumar Das died as Bachelor and intestate in the same year 1971, after his mother and as such the undivided 1/6<sup>th</sup> share of Prasanna Kumar Das devolved upon his 3 (three) surviving siblings brothers being Arun Kuamr Das, Prosanta Kuamr Das, Provat Kumar Das and 1 (one) sister namely Smt. Namita Das and thus each one of them became entitled to an undivided 1/4<sup>th</sup> share of the said property.

**AND WHEREAS** the said Prosanta Kumar Das died on 21.12.2010 intestate leaving behind him his widow Smt. Gayatri Das, and 2 (two) married daughters namely Smt. Madhu Chanda Ghosh wife of Sri Malay Kumar Ghosh and Smt. Sharmistha Biswas wife of Sri Debasish Biswas, as his only 3 (three) heirs and legal representatives under the Hindu Succession Act, 1956, who jointly inherited the undivided 1/4<sup>th</sup> share of the said Prosanta Kumar Das, since deceased in equal share;

**AND WHEREAS** on 19.04.2006 the said Provat Kumar Das died intestate leaving behind his only son Sri Amit Das (the Vendor herein) and one



married daughter namely Smt. Rita Roy and as his heirs under the Hindu Succession Act, 1956 and legal representatives and be it mentioned herein that wife of Provat Kumar Das namely Smt. Rama Das predeceased him on 06.01.2006 as such his said 2 (two) heirs and legal representatives jointly inherited the undivided  $1/4^{\text{th}}$  share of the said Provat Kumar Das since deceased in equal share (i.e. Amit Das =  $1/8^{\text{th}}$  (12.5%), and Smt. Rita Roy =  $1/8^{\text{th}}$  (12.5%).

**AND WHEREAS** on 01.08.2014 by a Deed of Gift executed by the said Smt. Gayatri Das, Smt. Madhu Chanda Ghosh and Smt. Sharmistha Biswas jointly gifted their  $1/4^{\text{th}}$  share of the said property jointly to Sri Amit Das (the Vendor herein) which was registered in the Office of Additional Registrar of Assurance-I, Kolkata (Book No. I, Volume No. 1901 – 2019, Pages from 115415 to 115441, Being No. 190102362, for the year 2019 and after such Gift the said Sri Amit Das (the Vendor herein) became the owner of the said  $1/4^{\text{th}}$  share of the said property from the heirs of Prasanta Kumar Das, since deceased, as aforesaid and after such Gift the said Sri Amit Das, the Vendor herein thus became the owner of

undivided  $3/8^{\text{th}}$  (37.5%) share in the said property (his personal  $1/8^{\text{th}}$  share + Gifted  $1/4^{\text{th}}$  share =  $3/8$  i.e. 37.5%) as described in the schedule given below.

**AND WHEREAS** on 10.05.2019 by a Deed of Gift executed by SMT. NAMITA DAS wife of Mihir Das, daughter of Late Harendra Krishna Das, gifted her  $1/4^{\text{th}}$  share of the said property to SHRI AMIT DAS son of Late Provat Kumar Das (the Vendor herein), which was Registered in the office of Additional District Sub-Registrar Howrah and recorded in Book No. I, Volume No. 0502-2019, Pages from 110482 to 110511, Being No. 050203306, for the year 2019 and after such gift, the said AMIT DAS became the owner of 62.5% share in the property [his personal  $1/8^{\text{th}}$  share (12.5%) +  $1/4^{\text{th}}$  gifted share of Smt. Gayatri Das and others (25%) +  $1/4^{\text{th}}$  share of Smt. Namita Das (25%)].

**AND WHEREAS** on 10.05.2019 by a Deed of Gift executed by SMT. RITA ROY wife of Asish Kumar Roy, daughter of Late Provat Das alias Provat Kumar Das, gifted her  $1/8^{\text{th}}$  share of the said property to SHRI AMIT DAS son of Late Provat Kumar Das (the Vendor herein), which was

Registered in the office of Additional District Sub-Registrar Howrah and recorded in Book No. I , Volume No. 0502-2019, Pages from 110451 to 110481, Being No. 050203307, for the year 2019 and after such gift, the said AMIT DAS became the owner of 75% share in the property [his personal  $1/8^{\text{th}}$  share (12.5%) +  $1/4^{\text{th}}$  gifted share of Smt. Gayatri Das and others (25%) +  $1/4^{\text{th}}$  share of Smt. Namita Das (25%) and  $1/8^{\text{th}}$  share of Smt. Rita Roy (12.5%)].

**AND WHEREAS** the property to be sold is a Mokarari Mourashi Bastu land as per original Sale Deed dated 13.10.1923 as mentioned above which has **NO LIFT** and **IS NOT FITTED WITH MARBLE** and having C.I. Shed structure with Cement floors together with Land area of 12 Cottahs 7 Chittacks 43 Sq.ft. more or less as per actual physical measurement and recorded in the assessment register of Howrah Municipal corporation is more fully and particularly described in the schedule herein below and the Vendor herein are enjoying the same without any interruption from any corner whatsoever and paid proportionate share of rates and taxes thereof to the Howrah Municipal corporation and the said entire property is hereby described as "the said Property" for the sake of brevity.

**AND WHEREAS** Vendor (Sri Amit das) is absolutely seized and possessed of or otherwise entitled to undivided 75% share in the said property hereby intended to be sold and conveyed hereinafter referred to as the said property and as described in the Schedule given below as an absolute and in defensible estate in fee simple free from all encumbrances

**AND WHEREAS** the vendor has expressed his intention to sell his share fully in the said property and the purchaser on coming to know of such intention of the vendor have agreed to purchase the said property at and for the settled consolidated consideration of money **Rs. 3,71,00,000/-** (Rupees three crore seventy one lakh only), which the parties have agreed to be the market price of the Vendor's share i.e. 75% of the total property.

**AND WHEREAS** the vendor due to urgent need of money have now decided to sell undivided 75% share in the said property as described in the schedule below at or for a total consideration of **Rs. 3,71,00,000/-**

(Rupees three crore seventy one lakh only), and have approached the purchaser to purchase the said property.

**AND WHEREAS** the purchaser herein has accepted the said proposal of the Vendor and agreed to purchase undivided 75% share of the said property from the Vendor which is the said property situated at premises No. 222, G.T. Road (South), Police Station – Shibpur, P.O.- Shibpur, District - Howrah, PIN - 711102, within the Ward No. 34 under the Howrah Municipal Corporation, morefully described in the Schedule hereunder written at or for a total consideration of **Rs. 3,71,00,000/-** (Rupees three crore seventy one lakh only), free from all encumbrances, charges and liens.

**AND WHEREAS** at or before the execution of these presents, the Vendor herein have, assured, represented and warranted unto and to the purchaser herein as follows :-

1. That the Vendor herein is the lawful joint owner in respect of undivided 75% share of the said property and absolutely lawfully seized and possessed of and/or otherwise well and sufficiently entitled to the said premises (more particularly mentioned in the Schedule below) and/or the rights and properties appurtenant thereto as the owner thereof in respect of undivided 75% share. The said premises consists of a single storied C.I. Shed and/or structure, which was erected in the year 1923 as per original Sale Deed dated 13.10.1923.
  
2. That the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts, claim, demand, mortgage debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions and acquisitions, etc., whatsoever or howsoever.
  
3. That the Vendor, herein have a clear and marketable title in respect of the said property as described in the schedule given below.

4. That the Vendor have not entered into any Agreement for Sale or signed and/or registered a Memorandum of Understanding and/or executed and/or registered a document by which any right of any third party is created in respect of undivided 75% share of the vendor of the said property and/or any part or portion thereof with anybody and that there is no valid or subsisting agreement in respect of the said property and/or any part or portion thereof.
  
5. The said property or any part or portion thereof is not affected by and/or subject to any encumbrance, demand, charge, court order, or attachment, any pending legal proceeding initiated by any person, body of persons, corporate body against the Vendor under the Public Demand Recovery Act, 1913, Income Tax Act, 1961, Securitization and Reconstruction of Financial Assets and enforcement of Security Interest Act, 2002, Recovery of Debts due to Banks and Financial Institution Act, 1993, Insolvency and Bankruptcy Code, 2016, Employees Provident Fund Act, Companies Act, 2013 or any other laws of the land.

6. That the Vendor herein have paid all the outgoing and dues, including the maintenance charges, electricity charges and the municipal rates and taxes payable in respect of the said property to be sold or any part or portion thereof, up to date, to any statutory authority or authorities appointed in this regard and the Vendor, hereby undertakes to pay any charges, electricity charges and the municipal rates and taxes in respect of the said property, if any, which have not been paid till the date of these presents.
7. That the Vendor have not received nor he has any knowledge nor knows of the existence of any notice of any acquisition or requisition of the said property to be sold, from the Govt. of India, or the Government of West Bengal, any other government body, local body, or semi government authority or authorities, or under any statute, for the time being in force, nor is expected to receive any such notice.



8. That no statutory or legal proceeding or prohibitory orders are pending or subsisting in respect of the said property or any part or portion thereof and the rights and properties appurtenant thereto.
9. That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or body of persons claiming any right over and in respect of the said property or any part or portion thereof.
10. That the said property and the rights and properties appurtenant thereto has not been mortgaged, encumbered, charged or agreed to be mortgaged or charged by the Vendor herein by way of security or additional security and collateral security and / or any person or persons or company or government undertaking or anybody else whatsoever.
11. That the Vendor have no difficulty in complying with all his obligations hereunder.

BIGS YAM T S

**AND WHEREAS** relying on the aforesaid representations of the Vendor believing the same to be true and correct and acting on good faith thereof, the purchaser herein has agreed to purchase the said property (as described in the Schedule given below) free from all encumbrances, charges, liens, lispendens, attachments, trusts, claim, demand, mortgage, debts, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions and acquisitions, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights, obligations, stipulations and restrictions of the parties hereto as mentioned hereinafter.

**NOW THIS INDENTURE WITNESSETH** that in consideration of the sum of **Rs. 3,71,00,000/-** (Rupees three crores seventy one lakh only), well and truly paid to the Vendor by the Purchaser before execution of these presents the receipt thereof, the Vendor do hereby and by the memo of consideration hereunder written admit and acknowledge the same and acquit, release and discharge undivided 75% share of the Vendor in the said property situated at premises No.222, G.T. Road (South), Post Office - Shibpur, District - Howrah, Pin - 711102 within the ward No.34 under the

Howrah Municipal Corporation in favour of the purchaser and the Vendor by these presents do hereby grant, sale, transfer/convey, assign and assure herein his undivided 75% share in the said property (as described in the schedule given below) to the purchaser together with all rights and benefits, easements and appurtenances thereto delineated in the maps or plans annexed hereto TOGETHER WITH undivided 75% share or interest in the ownership right of the Vendor in respect of the land beneath under the said property erected at premises No.222, G.T. Road (South), Police Station - Shibpur, Post Office -Shibpur, District - Howrah, Pin - 711102, within the Ward No. 34 under the Howrah Municipal corporation, (morefully described in the Schedule) together with the right to own use sell, mortgage along with the right of all other kinds of transfer and enjoy the said property morefully described in the schedule hereunder written, owned, seized and possessed by the Vendor herein-before stated and all manner of former and other rights, properties, privileges easements and benefits whatsoever belonging to or in any way appertaining thereto or usually held or enjoyed therewith and reputed and belong to or be appurtenant thereto and the reversion or reversions, remainder or remainders **TOGETHERWITH** all easements or quasi easement other

stipulations or provisions for the beneficial use and enjoyment of said property **TO HAVE AND TO HOLD** the "said property" as mentioned in the schedule given below and every part thereof unto and to use of the purchaser for an indefeasible title in fee simple free from all encumbrances absolutely and forever.

**AND THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER** as follows:-

THAT the Vendor have good right, title and interest full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said exclusive right and to own use and possess the "said property" as mentioned in the Schedule hereunder written, together with the vendor's interest in the land beneath the said property hereby grant, sale, transfer, assign and assure or expressed or intended so to be unto and in favour of the purchaser in the manner aforesaid and according to the true intent of the meaning of these present.

THAT notwithstanding any act deed or things done by the Vendor or their predecessor-in-interest or knowingly suffered to the contrary they the Vendor have in them good right, full power and absolute authority to convey the said property to the purchaser and that there is no latent or patent defect of title of the Vendor herein or the title which is being obtained by the purchaser through this instrument and that there is no impediment or bar under any law statute or contract preventing the sale of the said property by the Vendor to the purchaser and nothing shall alter or destroy or make void the absolute title of ownership which is being obtained by the purchaser in the said property through this instrument and the Vendor ( do hereby covenant with the purchaser that the said property and every part thereof is totally free from all encumbrances whatsoever and the Vendor do keep the purchaser fully harmless and indemnified in this behalf and the Vendor do further covenant with the purchaser that the said property and no part thereof is subject to any charge, lien, lis pendens, debuttar, trust, wakf, life interest, attachment requisition, acquisition, scheme or alignment whatsoever and the purchaser shall be free to use enjoy occupy exploit and absolutely own the said property and every part thereof without any let, hindrance, claim, question or demand

being raised by the Vendor or any one claiming through by under authority from him or trust or in equity and the Vendor do further covenant with the purchaser that simultaneously with the execution of this deed full vacant possession of the said property has been handed over by him to the purchaser and the purchaser shall be fully entitled to continue in possession both actual and constructive.

**AND THAT** the purchaser will own, hold, possess and enjoy the "said property", morefully described in the SCHEDULE hereunder written together with vendor's undivided 75% share or interest in the said land beneath of the said premises, hereby granted sold and conveyed, and to receive the rents, issues and profits in respect of the "said property" and every part thereof, without any suit, hindrance or interference from the Vendor or, any other person or persons lawfully or equitably claiming from under or in trust for the Vendor.

**AND THAT** freely and clearly and absolutely acquitted, exonerated, discharged or otherwise released, the said right to have constructed and to own use , occupy and possess the "said property" **TOGETHER WITH** undivided 75% share or interest of the Vendor in the land beneath the said property and to own use, occupy and possess the "said property" sufficiently saved, defended, kept harmless and indemnified of and from and against all and all manner of encumbrances whatsoever.

**AND THAT** the Vendor will at all times hereinafter at the requests and costs of the purchaser produce or produce or cause to be produced to the purchaser or as the purchaser shall direct all the original title deeds and documents in respect of the "**SAID PROPERTY**", for evidencing the title and also to furnish to the purchaser copies of or extract from the said deeds and documents and shall in the meanwhile keep the same safe, unobliterated and un-cancelled.

**AND FURTHER** that the vendor, and all other persons having or lawfully or equitably claiming any estate, right, title, interest in the property or claim or demand whatsoever into or upon the said

right to construct own use and occupy the "said property" together with vendor's undivided 75% share or interest in the land beneath the said building hereby grant, sale, convey, transfer assign and assure or expressed or intended so to be or any part thereof, from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things for further better and more perfectly effectively and satisfactorily granting, transferring and assuring the same and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

ON THE EAST BY G.T. ROAD (S) HOWRAH  
ON THE WEST BY

**THE SCHEDULE REFERRED TO ABOVE**

**(Description of The Property to be sold**

**ALL THAT** piece and/or parcel and undivided 75% share 9 cottahs –5 chatacks – 36 sq.ft. in the piece and parcel of Mokorari Mourashi Bastu Land measuring about 12 cottahs 07 chittacks 33 sq.ft. be the same little more or less together with 75% share of old dilapidated structure of C.I. shed measuring 1200 sq.ft. and/or



and together with boundary walls situated under Howrah Municipal Corporation holding No. 222, G.T. Road (South), Post Office – Shibpur, Police Station - Shibpur, District - Howrah, PIN - 711102 under Ward No. 34, within the limits of the Howrah Municipal Corporation including all easement rights over the same and appurtenances and the structure thereon was constructed in or about 1923 and the same has **NO LIFT** and is **NOT FITTED WITH MARBLE** and has Tin shed roof and cement floors, which is delineated in RED border in the map or plan annexed here to, being butted and bounded as follow :

**ON THE NORTH BY** : 221, G.T.Road (S), Howrah,

**ON THE SOUTH BY** : 223, G.T.Road (S), Howrah (Petrol Pump).

**ON THE EAST BY** : G.T.Road (S), Howrah.

**ON THE WEST BY** : Lokenath Chatterjee Lane.

IN WITNESS WHEREOF the parties put their respective signatures on the day, month and year first above written.

Signed, Sealed and delivered by at Howrah  
by the **Parties** in the presence of :

1) Akpan Ghosh.  
20/1/8 Nivedita Lane  
Kolkata - 3.

2) Amit Das.  
10/A, Santosh Mitra Square  
Kolkata - 700012

Amit Das.  
(Signature of the **VENDOR**)

Abdul Salam Chowdhury  
(Signature of the **PURCHASER**)

Drafted and prepared in my sheristha  
SK. Mujibur Rahman  
Licence No - 28  
A.D.S.R. Bargaumi

### MEMO OF CONSIDERATION

Received the within mentioned consideration of **Rs. 3,71,00,000/-** (Rupees three crore seventy one lakh only), from the within named Purchaser as the total consolidated consideration as per memo below :

Date	Ch. No. / DD No. / Date	Name of the Bank	Amount (Rs.)
22.04.2019	419229 / 22.04.19	State Bank of India, Ganges Garden, Howrah	89,00,000/-
29.04.2019	979952 / 29.04.19	State Bank of India, Ganges Garden, Howrah	25,00,000/-
09.05.2019	979954 / 09.05.19	State Bank of India, Ganges Garden, Howrah	50,00,000/-
27.05.2019	979967 / 27.05.19	State Bank of India, Ganges Garden, Howrah	77,29,000/-
27.05.2019	979968 / 27.05.19	State Bank of India, Ganges Garden, Howrah	50,00,000/-
27.05.2019	979969 / 27.05.19	State Bank of India, Ganges Garden, Howrah	50,00,000/-
27.05.2019	979970 / 27.05.19	State Bank of India, Ganges Garden, Howrah	26,00,000/-
	<b>Add. :</b>	<b>TDS @ 1% (deducted by Purchaser)</b>	<b>3,71,000/-</b>
		<b>TOTAL</b>	<b>3,71,00,000/-</b>

(Rupees three crore seventy one lakh only),

*Anant Das.*

(Signature of the **VENDOR**)

SALE DEED PLAN OF HOLDING NO-222, G.T. ROAD(S),  
P.S.- SHIBPUR, DIST:-HOWRAH, H.M.C. WARD NO:-34 ,SCALE-1"=24'-0".

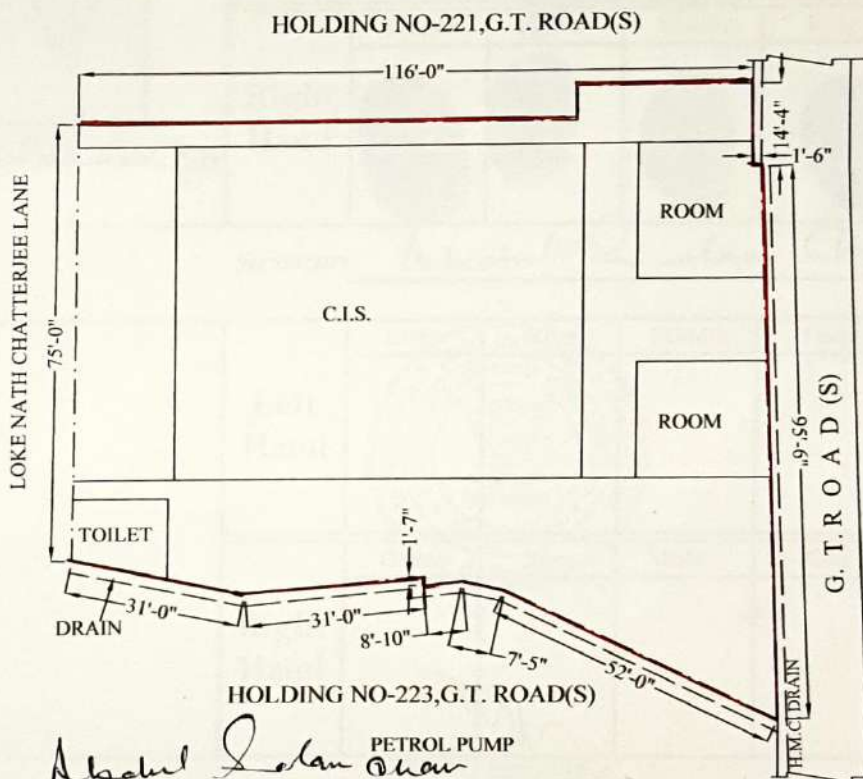
AREA OF LAND- UNDEVIDED 3/4 SHARE THAT IS  
9K-5CH-36 SFT. OUT OF 12K-7CH-33SFT.

SHOWN IN RED BORDER 



NAME OF PURCHASER:-ABDUL SALAM KHAN.












NAME OF VENDOR:- AMIT DAS.



*Abdul Salam Khan*  
*Amit Das.*












*A.C.B.*  
DRAWN BY.

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Amit Das.

Signature Amit Das.

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Abdul Salam Chowdhury

Signature Abdul Salam Chowdhury

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature \_\_\_\_\_

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFCPD4259B



नाम /NAME  
AMIT DAS

पिता का नाम /FATHER'S NAME  
PROVAT DAS

जन्म तिथि /DATE OF BIRTH  
30-07-1965

हस्ताक्षर /SIGNATURE

*Amit Das*


*Shahin*

आयकर आयुक्त, (कम्प्यू. अया.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

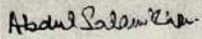
*Amit Das.*

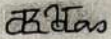
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
**AFTPK2124B**


 नाम /NAME  
**ABDUL SALAM KHAN**

पिता का नाम /FATHER'S NAME  
**ABDUL SATTAR KHAN**

जन्म तिथि /DATE OF BIRTH  
**02-07-1959**

हस्ताक्षर /SIGNATURE  


  
आयकर आयुक्त, प.सं.-XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI



*Abdul Salam Khan*



Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0502000917/2019	Date of Application	27/05/2019
Query No / Year	05021000113698/2019		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Abdul Salam Khna		
Stampduty Payable	Rs.26,75,065/-		
Registration Fees Payable	Rs.3,82,163/-		
Applicant Name of the Visit Commission	Mr A S Khan		
Applicant Address	howrah		
Place of Commission	59 , Bon Behari Bose Road, P.O:- Ramkrishnapur, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101		
Expected Date and Time of Commission	27/05/2019 2:40 PM		
Fee Details	J1: 250/-, J2: 350/-, PTA-J(2): 0/-, Total Fees Paid: 600/-		
Remarks			





Government of West Bengal







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

OFFICE OF THE A.D.S.R. HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05021000113698/2019

I. Signature of the Person(s)

1 at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Amit Das 10A , Santosh Mitra Square, P.O:- Bowbazar, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN - 700012	Seller			<i>Amit Das</i> 27/5/19
SI No.	Name of the Executant	Category		Finger Print	Signature with date
2	Mr Abdul Salam Khan 59 , Bon Behari Bose Road, P.O:- Ramkrishnapur, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Buyer			<i>Abdul Salam Khan</i> 27/5/19
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ranjit Mondal Son of Mr Bijay Mondal 59 , Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:- Howrah, West Bengal, India, PIN - 711101	Mr Amit Das, Mr Abdul Khan			<i>Ranjit Mondal</i> 27/5/19

(Kaustava Dey)  
ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
HOWRAH  
Howrah, West Bengal

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

GRN: 19-201920-001514232-2

Payment Mode Counter Payment

GRN Date: 16/05/2019 14:37:19

Bank : State Bank of India

BRN : 90051188

BRN Date: 16/05/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 05021000113698/8/2019

[Query No./Query Year]

Name : Abdul Salam Khan

Contact No. : Mobile No. : +91 9432205463

E-mail :

Address : Howrah

Applicant Name : Mr Abdul Salam Khna

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	05021000113698/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	2675065
2	05021000113698/8/2019	Property Registration- Registration Fees	0030-03-104-001-16	382163

Total

3057228

In Words : Rupees Thirty Lakh Fifty Seven Thousand Two Hundred Twenty Eight only

## Major Information of the Deed

Deed No :	I-0502-03418/2019	Date of Registration	27/05/2019
Query No / Year	0502-1000113698/2019	Office where deed is registered	
Query Date	13/05/2019 2:05:27 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Abdul Salam Khna 59 , Bon Behari Bose Road, Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9432205463, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,71,00,000/-	Rs. 3,82,14,933/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 26,75,165/- (Article:23)	Rs. 3,82,163/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Howrah, P.S:- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: G.T. Road, Road Zone : (Sandhyabazar(HMC-Ward No.30,31,34,36) -- Rajnarayan Roychoudhury Ghat Road) , Premises No: 222, , Ward No: 034 Pin Code : 711102

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	9 Katha 5 Chatak 36 Sq Ft	3,67,40,000/-	3,78,54,933/-	Property is on Road
<b>Grand Total :</b>				<b>15.4481Dec</b>	<b>367,40,000 /-</b>	<b>378,54,933 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	3,60,000/-	3,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>1200 sq ft</b>	<b>3,60,000 /-</b>	<b>3,60,000 /-</b>	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Mr Amit Das</b> Son of Late Probhat Kumar Das 10A , Santosh Mitra Square, P.O:- Bowbazar, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFCPD4259B, Status :Individual, Executed by: Self, Date of Execution: 27/05/2019 , Admitted by: Self, Date of Admission: 27/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/05/2019 , Admitted by: Self, Date of Admission: 27/05/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-0502-03418/2019-27/05/2019

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Abdul Salam Khan (Presentant )</b> Son of Late Abdul Sattar Khan 59 , Bon Behari Bose Road, P.O:- Ramkrishnapur, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AFTPK2124B, Status :Individual, Executed by: Self, Date of Execution: 27/05/2019 Admitted by: Self, Date of Admission: 27/05/2019 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ranjit Mondal</b> Son of Mr Bijay Mondal 59 , Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101			
Identifier Of Mr Amit Das, Mr Abdul Salam Khan			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Das	Mr Abdul Salam Khan-15.4481 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Amit Das	Mr Abdul Salam Khan-1200.00000000 Sq Ft

**Endorsement For Deed Number : I - 050203418 / 2019****On 13-05-2019****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 3,82,14,933/-



**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**

Major Information of the Deed :- I-0502-03418/2019-27/05/2019

On 27-05-2019

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 14:18 hrs on 27-05-2019, at the Private residence by Mr Abdul Salam Khan ,Claimant.

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

Execution is admitted on 27/05/2019 by 1. Mr Amit Das, Son of Late Probhat Kumar Das, 10A , Santosh Mitra Square, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Others, 2. Mr Abdul Salam Khan, Son of Late Abdul Sattar Khan, 59 , Bon Behari Bose Road, P.O: Ramkrishnapur, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Muslim, by Profession Business

Identified by Mr Ranjit Mondal, , Son of Mr Bijay Mondal, 59 , Bon Behari Bose Road, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,82,163/- ( A(1) = Rs 3,82,149/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,82,163/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2019 12:00AM with Govt. Ref. No: 192019200015142322 on 16-05-2019, Amount Rs: 3,82,163/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90051188 on 16-05-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 26,75,065/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 26,75,065/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1795, Amount: Rs.100/-, Date of Purchase: 22/04/2019, Vendor name: Shila Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/05/2019 12:00AM with Govt. Ref. No: 192019200015142322 on 16-05-2019, Amount Rs: 26,75,065/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90051188 on 16-05-2019, Head of Account 0030-02-103-003-02

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. HOWRAH**  
**Howrah, West Bengal**

Major Information of the Deed :- I-0502-03418/2019-27/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2019, Page from 113646 to 113685  
being No 050203418 for the year 2019.



Digitally signed by KAUSTAVA DEY  
Date: 2019.05.27 15:38:13 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 27-05-2019 15:34:25  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. HOWRAH  
West Bengal.

(This document is digitally signed.)