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D- 3376/2019



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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AA 676678

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

21 MAY 2019

:: DEED OF CONVEYANCE ::

THIS DEED OF CONVEYANCE made on this 20th day of May - 2019

BETWEEN



Additional District
 Sub-Registrar, Howrah

20 MAY 2019

তারিখ: ২০, ৫, ২০১৯

জমিদার: শ্রীমতী শ্রীমতী

ঠিকানা: হাওড়া

মুদ্রা: হাওড়া টাকা মাল

শ্রীমতী শ্রীমতী

স্বাক্ষর
(শ্রীমতী দাশ)
কনাম্প ভেন্ডর, হাওড়া কোর্ট

Abdul Salam Khan



2989

Abdul Salam Khan



2997

Pushpa Das.
For Self and as constitutes
Attorney of Amlan Das



2998

Amlan Das



2999

Ranjit Mondal.
S/o - Bijoy Mondal -
5B, Ban Behari Bose
Road, Howrah - 71101



NR

Additional District
Sub-Registrar, Howrah

20 MAY 2019

- (1) **SMT. PUSHPA DAS** (PAN : AFZPD0046B), widow of Late Arun Kumar Das for Nationality : India, by faith : Hindu, by occupation : housewife/landlady, self and Constituted Attorney of his eldest son
- (2) **SHRI AMLAN DAS** (PAN : CPYPD1013H) son of late Arun Kumar Das, by religion - Hindu, by Nationality - Indian, by occupation – unemployed/landholder, both residing at 10A, Santosh Mitra Square, Post Office - Bowbazar, Police Station - Muchipara, Kolkata -700012
- (3) **SHRI ANIRBAN DAS** (PAN AFQPD3419R), son of Late Arun Kumar Das and Smt. Puspa Das (mother), by religion - Hindu, by Nationality - Indian, by occupation - Service/ Landholder, residing at 10A, Santosh Mitra Square, Post Office - Bowbazar, Police Station - Muchipara, Kolkata - 700012 hereinafter jointly called and referred to as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**;

Sub-Registrar, Kolkata
Municipal District

5 MAY 2018



[Handwritten Signature]
Additional District
Sub-Registrar, Howrah

20 MAY 2019

AND

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, Pincode: 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 Chattacks 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 was seized and possessed the same the

said Krishnadhan Bandopadhyay prior to 1956 died intestat 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 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 Biseswar 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. I, Volume No. 20, at Pages 192 to 198, Being Deed

N: 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 Cottahs 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 easements rights over the sarpe 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 Chattacks 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 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 intestate heirs of Late Harendra Krishna Das jointly owned and possessed the said property in equal 1/6th Share;

AND WHEREAS while said Sm. Nikunjo Bala Dasi, Prosonna Kumar Das, Arun Kumar Das, Prosanta Kumar Das and Provat Kumar Das and Sm. 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 in the year 1971 and her undivided 1/6th share in the said property devolved upon her said 4 (four) son and 1 (one) daughter.

AND WHEREAS Prosonna Kumar Das died as Bachelor intestate in the same year 1971, after his mother and as such the undivided 1 /6th share of Prosonna 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 Sm. Namita Das and thus each one of them became entitled to an undivided 1/4th 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 and Smt. Sharmistha Biswas as his only 3 (three) heirs and legal representatives under the Hindu Succession Act, 1956, who jointly inherited the undivided 1/4th 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 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 Sm. Rama Das predeceased him on 06.01.2006 as such his said 2 (two) heirs and legal representatives jointly inherited the undivided 1/4th share of the said Provat Kumar Das since deceased in equal share (i.e. Amit Das = 1/8th (12.5%), Smt. Rita Roy = 1/8th (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 1/4th share of the said property to Sri Amit Das son of Late Provat Kumar Das 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 became the owner of the said 1/4th 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 became the owner of undivided 3/8th (37.5%) share in the said property (his personal 1/8th share + Gifted 1/4th share = 3/8 i.e. 37.5%) as described in the schedule given below.

30 MAY 2019

AND WHEREAS aforesaid Arun Kumar Das, son of Late Harendra Krishna Das who was owner in respect of undivided 1/4th (one fourth) share of premises No. 222, G.T. Road, Police Station -Shibpur, Howrah died intestate in the year 2013 leaving behind him his wife Sm. Pushpa Das and two sons Sri. Amlan Das and Sri Anirban Das as his heirs under the provisions of The Hindu Succession Act, 1956 who all jointly inherited the said undivided 1/4th (one fourth) share of Late Arun Kumar Das in equal share i.e. each one having undivided 8.3% share in the said house property at premises No.222, G.T. Road, Police Station - Shibpur, Howrah.

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. 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 Vendors herein are enjoying the same alongwith other co-owners 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 Vendors are absolutely seized and possessed of or otherwise entitled to undivided 1/4th (25%) share in the said property alongwith other co-sharers 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 said Shri Amlan Das son of Late Arun Kumar Das and Smt. Puspa Das (Vendor herein) is a very busy person and is unable to look after and manage his joint family ancestral properties including the property to be sold by these presents/

AND WHEREAS said Shri Amlan Das has duly appointed his mother Smt. Puspa Das his Constituted Attorney to look after and manage his joint family ancestral properties including the property to be sold by these presents and further said Shri Amlan Das has duly authorised his mother Smt. Puspa Das to sell as vendor his undivided 8.3% share of ownership

right in premises No. 222, G.T. Road (South), Shibpur, Howrah, to any purchaser of her choice at a reasonable market price and on receipt of the sale price to execute and register proper sale deed as "Vendor" and to appear, admit and acknowledge the Sale Deed as Vendor before the Registrar/ Sub Registrar/ Registrar of Assurance in respect of undivided 8.3% share of Sri Amlan Das.

AND WHEREAS the Vendors have expressed their intention to sell their 1/4th (25%) in the said property and the purchaser on coming to know of such intention of the Vendor has agreed to purchase the said property at and for the settled consolidated consideration money of **Rs.60,00,000/-** (Rupees Sixty Lakhs) only, which the parties have agreed to be the market price of the vendor's undivided share i.e. 25% of the total property.

AND WHEREAS the vendors due to urgent need of money have now decided to sell undivided 1/4th (25%) share in the said property as described in the schedule below at or for a consideration of **Rs. 60,00,000/-** (Rupees Sixty Lakhs) only and have approached the purchaser to purchase the said property.

AND WHEREAS the purchaser herein has accepted the said proposal of the vendors and has agreed to purchase undivided 1/4th (25%) share of the said property from the vendors which is situated 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 hereunder written at or for a total settled consideration money of **Rs. 60,00,000/-** (Rupees Sixty Lakhs) only, free from all encumbrances, charges and liens.

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

1. That the Vendors herein are the lawful joint owners in equal share in respect of undivided 1/4th (25%) share of the said property each one having 8.3% share and absolutely lawfully jointly seized and possessed of and/or otherwise well and sufficiently entitled to the said premises alongwith other co-owners (more particularly mentioned in the schedule below) and the rights and properties appurtenant thereto as the owner thereof in respect of undivided 1/4th 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.

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.

That the Vendors herein have a clear and marketable title in respect of undivided 1/4th (one fourth) share of the said property as described in the schedule given below.

That the Vendors 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 1/4th share of the vendors 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.

The said property to be sold 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 Vendors 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.

That the Vendors have not received nor they have any knowledge nor know 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

Additional Director
Department of Revenue

10 MAY 2018

semi government authority or authorities, or under any Statute, for the time being in force.

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.

That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or body of persons against the Vendors claiming any right over and in respect of the said property or any part or portion thereof.

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 Vendors 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. That the Vendors have no difficulty in complying with all his obligations hereunder.

Additional Details
Sub-Regional, Hordak

5 MAY 2015

AND WHEREAS relying on the aforesaid representations of the Vendors believing the same to be true and correct and acting on good the faith thereof, the purchaser herein has agreed to purchase the vendor's undivided 1/4th share in the said property (as described in the Schedule given below) free from all encumbrances, charges, liens, lispends, 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. 60,00,000/-** (Rupees Sixty Lakhs) 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 1/4th (one fourth) share of the Vendors 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 1/4th (one fourth) 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 1/4th (one fourth) share or interest in the ownership right of the Vendors 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 jointly by the Vendors alongwith other co-owners 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 VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows :-

THAT the Vendors have good right, title and interest full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said right and to own use and possess the Vendor's undivided 1/ 4th (one fourth) share in the "said property" along with other co-owners as mentioned in the Schedule hereunder written, together with the vendors' 1/ 4th (one fourth) share or 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.

Subscribed and sworn to before me this 10th day of May 2018

5 MAY 2018

THAT notwithstanding any act deed or things done by the Vendors or their predecessor-in-interest or knowingly suffered to the contrary they the Vendors have in them good right, full power and absolute authority to convey undivided 1/4th (one fourth) share of the said property to the purchaser and that there is no latent or patent defect of title of the Vendors 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 undivided 1/ 4th (one fourth) share of the said property by to the Vendors to the purchaser and nothing shall alter or destroy or make void the title of ownership which is being obtained by the purchaser in the said property through this instrument and the Vendors do hereby covenant with the purchaser that their undivided 1/ 4th (one fourth) share of the said property and every part thereof is totally free from all encumbrances whatsoever and the Vendors do keep the purchaser fully harmless and indemnified in this behalf and the Vendors do further covenants with the purchaser that the said property and no part thereof is subject to any charge, lien, lispence, 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 Vendors or any one claiming through by under authority from him or trust or in equity and the Vendors do further covenants with the purchaser that simultaneously with the execution of this deed full vacant joint possession of the said property has been handed over by them 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 undivided 1/4th share of the "said property", morefully described in the SCHEDULE hereunder written together with vendor's undivided 1/ 4th (one fourth) 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 Vendors 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 Vendor's undivided 1/ 4th share of the "said property" **TOGETHER WITH** undivided 1/ 4th (one fourth) share or interest of the Vendors in the land beneath the said property and to own use, occupy and possess Vendor's undivided 1/ 4th share of 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 Vendors 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 vendors 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 vendors undivided 1/ 4th (one fourth) 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 Venders 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 arid 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.

THE SCHEDULE REFERRED TO ABOVE

(Description of The Property to be sold)

ALL THAT piece and/or parcel and undivided 1/4th (one fourth) share (each one of the vendor's having undivided 8.3% share) 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 undivided 1/4th (one fourth) share of old dilapidated structure of C.I. shed measuring sq.mtr and measuring 1600 square feet standing thereon and used as bastu 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 on plan annexed here to being butted and bounded as follow :

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

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

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

ON THE WEST : Lokenath Chatterjee Lane.



Sub-Division, Howrah
Municipal District

5 0 MAY 2019

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) Rangit Mondal
55, Ben Behari Bose
Road, Howrah - 711001

Pushpa Das.

For self and as constituted
Attorney of Anjan Das

Anjan Das

Sujoy Das.

- 2) SUJOY DAS.

19/B, PANCHANANTA
LANE - WOL - 12.

(Signature of the **VENDORS**)

Abdul Salam Khan

(Signature of the **PURCHASER**)

Drafted and prepared in my sheristha

SK. Mujibar Rahman
Licence NO - 28
A-D-S-R. Bargachia

2005 MAY 05

MEMO OF CONSIDERATION

Received the within mentioned consideration of **Rs. 60,00,000/-** (Rupees sixty lakh only), from the within named Purchaser as the total consolidated consideration as per memo below :

Date	Banker's Ch. No.	Name of the Bank	Issued To	Amount (Rs.)
15.05.2019	946124	State Bank of India, Ganges Garden Shibpur.	PUSHPA DAS	20,00,000/-
15.05.2019	946125	State Bank of India, Ganges Garden Shibpur.	ANIRBAN DAS	20,00,000/-
15.05.2019	946126	State Bank of India, Ganges Garden Shibpur.	PUSHPA DAS	20,00,000/-
		TOTAL		60,00,000/-

(Rupees sixty lakh only),

Pushpa Das

Anirban Das

(Signature of the **VENDORS**)

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".

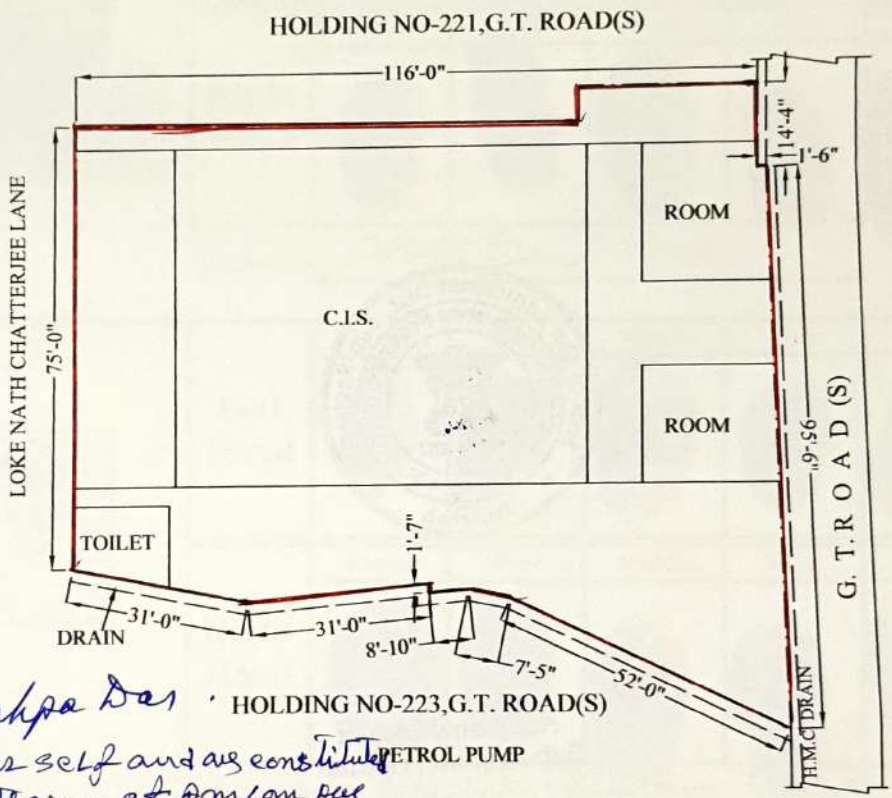
AREA OF LAND- UNDEVIDED 1/4 SHARE THAT IS
3K-1CH-42 SFT.OUT OF 12K-7CH-33SFT.

SHOWN IN RED BORDER 



NAME OF PURCHASER:-ABDUL SALAM KHAN.

NAME OF VENDOR'S:- 1.PUSHPA DAS.
2.AMLAN DAS.
3.ANIRBAN DAS.



Pushpa Das · HOLDING NO-223, G.T. ROAD(S)

For self and as constituent
Army - of Amalan Das

Abir Anirban Das


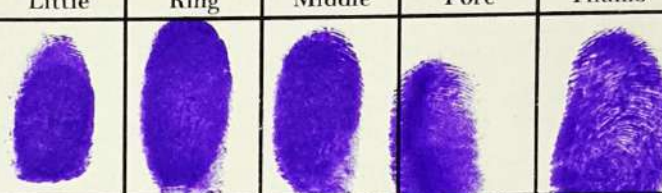
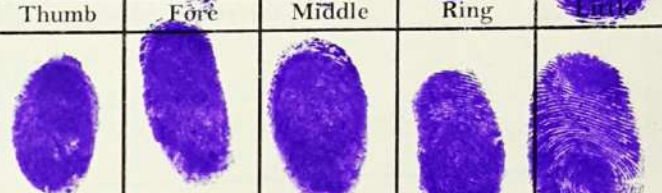
Abdul Salam Khan

DRAWN BY.




FORM FOR TEN FINGER IMPRESSION

 Pushpa Das.	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Pushpa Das

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

Signature Asha San Das

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

Signature Abshul Qalam Khan



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0502000866/2019	Date of Application	20/05/2019
Query No / Year	05021000113752/2019		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Abdul Salam Khan		
Stampduty Payable	Rs.9,91,483/-		
Registration Fees Payable	Rs.1,41,652/-		
Applicant Name of the Visit Commission	Mr A S Khan		
Applicant Address	howrah		
Place of Commission	59 , Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:- Howrah, West Bengal, India, PIN - 711101		
Expected Date and Time of Commission	20/05/2019 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 05021000113752/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Smt Puspa Das 10A , Santosh Mitra Squire, P.O:- Bowbazar, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN - 700012	Seller			<i>Puspa Das</i> 20/5/19
2	Mr Anirban Das 10A , Santosh Mitra Square, P.O:- Bowbazar, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN - 700012	Seller			<i>Anirban Das</i> 20/5/19
3	Mr Abdul Salam Khan 59 , Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Buyer			<i>Abdul Salam Khan</i> 20/5/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Puspa Das 10A , Santosh Mitra Square, P.O:- Bowbazar, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN - 700012	Attorney of Seller [Mr Amlan Das]	DO		<i>Puspa Das</i> 29/5/19
Sl 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	Smt Puspa Das, Mr Anirban Das, Mr Abdul Salam Khan, S Puspa Das			<i>Ranjit Mondal</i> 29/5/19

(Kavstava Dey)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
HOWRAH
Howrah, West Bengal



आयकर विभाग

INCOME TAX DEPARTMENT

PUSHPA DAS

RAM KRISHNA PANICKAR

19/04/1944

Permanent Account Number

AFZPD0046B

Pushpa Das
Signature



भारत सरकार

GOVT. OF INDIA



Pushpa Das



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

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/पान पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई टी एस एल,
प्लॉट नं: ३, सेक्टर ११, सी डी डी, बेलापूर,
नवी मुंबई-४०० ६१४.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIRBAN DAS
ARUN KUMAR DAS
02/08/1972
Permanent Account Number
AFQPD3419R

Anirban Das
Signature




Anirban Das



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTHSI,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

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
Abdul Salam Khan

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



Abdul Salam Khan



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

GRN: 19-201920-001512662-2

Payment Mode Counter Payment

GRN Date: 16/05/2019 14:10:15

Bank : State Bank of India

BRN : 90050974

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

DEPOSITOR'S DETAILS

Id No. : 05021000113752/5/2019
[Query No./Query Year]

Name : Abdul Salam Khan

Contact No. :

Mobile No. : +91 9432205463

E-mail :

Address : 59 Bon Behari Bose Road Howrah

Applicant Name : Mr Abdul Salam Khan

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	05021000113752/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	991483
2	05021000113752/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	141652

Total

1133135

In Words : Rupees Eleven Lakh Thirty Three Thousand One Hundred Thirty Five only



Major Information of the Deed

Deed No :	I-0502-03376/2019	Date of Registration	21/05/2019
Query No / Year	0502-1000113752/2019	Office where deed is registered	
Query Date	13/05/2019 2:22:55 PM	A.D.S.R. HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Abdul Salam Khan 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. 60,00,000/-	Rs. 1,41,63,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,91,583/- (Article:23)	Rs. 1,41,652/- (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			Bhiti	3 Katha 1 Chatak 42 Sq Ft	58,80,000/-	1,40,43,752/-	Property is on Road
Grand Total :				5.1494Dec	58,80,000 /-	140,43,752 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1,20,000/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1,20,000 /-	1,20,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Amlan Das Son of Mr Arun 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.:: CPYDPD1013H, Status :Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed :- I-0502-03376/2019-21/05/2019

2 **Smt Puspa Das**

Wife of Late Arun Kumar Das 10A , Santosh Mitra Squire, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AFZPD0046B, Status :Individual, Executed by: Self, Date of Execution: 20/05/2019
 , Admitted by: Self, Date of Admission: 20/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/05/2019
 , Admitted by: Self, Date of Admission: 20/05/2019 ,Place : Pvt. Residence

3 **Mr Anirban Das**

Son of Late Arun 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: Service, Citizen of: India, PAN No.: AFQPD3419R, Status :Individual, Executed by: Self, Date of Execution: 20/05/2019
 , Admitted by: Self, Date of Admission: 20/05/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/05/2019
 , Admitted by: Self, Date of Admission: 20/05/2019 ,Place : Pvt. Residence

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Abdul Salam Khan (Presentant) Son of Late Abdul Sattar Khan 59 , Bon Behari Bose Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:- Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFTPK2124B, Status :Individual, Executed by: Self, Date of Execution: 20/05/2019 , Admitted by: Self, Date of Admission: 20/05/2019 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Puspa Das Wife of Late Arun Kumar Das 10A , Santosh Mitra Square, P.O:- Bowbazar, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN - 700012, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.: AFZPD0046B Status : Attorney, Attorney of : Mr Amlan Das

Identifier Details :

Name	Photo	Finger Print	Signature
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			
Identifier Of Smt Puspa Das, Mr Anirban Das, Mr Abdul Salam Khan, Smt Puspa Das			

Major Information of the Deed :- I-0502-03376/2019-21/05/2019

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amlan Das	Mr Abdul Salam Khan-1.71646 Dec
2	Smt Puspa Das	Mr Abdul Salam Khan-1.71646 Dec
3	Mr Anirban Das	Mr Abdul Salam Khan-1.71646 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Amlan Das	Mr Abdul Salam Khan-133.33333333 Sq Ft
2	Smt Puspa Das	Mr Abdul Salam Khan-133.33333333 Sq Ft
3	Mr Anirban Das	Mr Abdul Salam Khan-133.33333333 Sq Ft

Endorsement For Deed Number : I - 050203376 / 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 1,41,63,752/-

Kaustava Dey

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

On 20-05-2019

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

Presented for registration at 15:34 hrs on 20-05-2019, 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 20/05/2019 by 1. Smt Puspa Das, Wife of Late Arun Kumar Das, 10A , Santosh Mitra Square, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession House wife, 2. Mr Anirban Das, Son of Late Arun Kumar Das, 10A , Santosh Mitra Square, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Service, 3. Mr Abdul Salam Khan, Son of Late Abdul Sattar Khan, 59 , Bon Behari Bose Road, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Business

Indetified 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 Business

Executed by Attorney

Execution by Smt Puspa Das, , Wife of Late Arun Kumar Das, 10A , Santosh Mitra Square, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession House wife as the constituted attorney of Mr Amlan Das 10A , Santosh Mitra Square, P.O: Bowbazar, Thana: Muchipara, , Kolkata, WEST BENGAL, India, PIN - 700012 is admitted by him

Major Information of the Deed :- I-0502-03376/2019-21/05/2019

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 Business

Kaustava Dey

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

On 21-05-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,41,652/- (A(1) = Rs 1,41,638/- ,E = Rs 14/-
) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,41,652/-

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: 192019200015126622 on 16-05-2019, Amount Rs: 1,41,652/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90050974 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. 9,91,483/- and Stamp Duty paid by Stamp Rs 100/-,
by online = Rs 9,91,483/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 398, Amount: Rs.100/-, Date of Purchase: 13/05/2019, 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: 192019200015126622 on 16-05-2019, Amount Rs: 9,91,483/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90050974 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-0502-03376/2019-21/05/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2019, Page from 112553 to 112597

being No 050203376 for the year 2019.



Digitally signed by KAUSTAVA DEY
Date: 2019.05.21 14:12:20 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 21-05-2019 14:11:27
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)