

03967/21

Shikha Roy

I - 3913/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 348815

3/4/21
 4/1/21
 Q- 19627/21

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
 District Sub-Registrar-V
 Alipore, South 24 Parganas

04 OCT 2021

DEED OF CONVEYANCE

THIS INDENTURE OF SALE made this the 4th day of *October*,
 Two Thousand and Twenty one (2021)

BETWEEN

[Signature]
 Advocate

62072 DL 27/09/2021

NAME..... Debes Kr Misra (Adv.)

ADDRESS..... High Court, Calcutta

RS. 100/-

[Handwritten signature]

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA

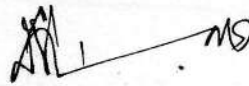


[Handwritten signature]

DISTRICT SUB REGISTRAR - V
SOUTH 24 PGS., ALIPORE
- 4 Oct 2021

[Handwritten signature]
Somenk Misra
Advocate
[Handwritten signature]
High Court

M/S. D.S. ENTERPRISE (PAN-AAFFD6933Q), a Partnership Firm having its office at 433, Rani Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, represented by its Partners namely **(1) SRI CHINMOY DATTA (PAN – ANMPD3472A)**, Aadhar No.5124 0906 8377, son of Keshab Lal Datta, by faith-Hindu, by Occupation- Business, by Nationality – Indian, residing at 433, Rani Rashmoni Bagan, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075 and **(2) SRI GOUTAM SARKAR (PAN – BTMPS9929N)**, Aadhar No.6999 8576 2936, son of Late Basudev Sarkar, by faith- Hindu, by Occupation- Business, by Nationality – Indian, residing at 4/4, Kabi Sukanta lane, P.O. Santoshpur, P.S. Survey park, Kolkata – 700075, hereinafter called and referred to as the **“VENDORS”** (which expression unless repugnant to the context shall mean and include its heir/ heirs, executor/ executors, administrator/ administrators, assign/ assigns, representative/ representatives, successors-in-office and successors-in-interest) of the **ONE PART** represented by its **Attorney** namely **(1) SRI BIMAL ROY, (PAN : AFWPR5965E)**, Aadhar No.4872 9252 6697, son of Late Gopal Chandra Roy, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 22, Green Avenue, Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075 and **(2) SRI SUSANTA SARKAR, PAN-ASWPS1348D)**, (Aadhaar No.6203 1313 9644), son of Late Basudeb Sarkar, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 4/4, Kabi Sukanta Lane, P.O. Santoshpur, presently P.S. Survey Park, (formerly P.S. Purba Jadavpur), Kolkata – 700 075, by virtue of a registered General Power of Attorney dated 23.08.2016, registered at District Sub-Registrar-V, Alipore and recorded into Book No.IV, Volume No.1630-2016, at Pages 3634 to 3646, Deed No.0189 for the year 2016.



AND

(1) **MRS. SHIKHA ROY**, (PAN-BHAPR2321B), Aadhar No.722881582035, wife of Mr. Bimal Roy, by Faith – Hindu, by Nationality – Indian, residing at 22, Green Avenue, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075 and (2) **MRS. JULIE SARKAR**, (PAN-BWJPS3059K), Aadhar No.877448733869, wife of Sri Susanta Sarkar, by Faith – Hindu, by Nationality – Indian, residing at 17C, New Santoshpur Main Road, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075, hereinafter called and referred to as the “**PURCHASERS**” (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS the present **OWNERS/VENDORS** herein are the absolute joint Owners of a Plot of land measuring net land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455**, under present **R.S. Khatian No.187**, corresponding to **L.R. Dag No.455**, under **L.R. Khatian No.775**, being **Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS one Jnanendra Nath Dey was the lawful Owner of the land measuring an area of 49.32 acres comprising in C.S. Dag No. 448, of C.S.

[Handwritten signature]

Khatian No. 133, under Mouza Madurdaha, J.L. No.12 and he sold, conveyed transferred, granted assigned and assured the said land unto and in favour of one Fakir Chand Pramanik and Kali Charan Pramanik of Kalikapur on 06.07.1949, by way of a registered Sale Deed duly registered in the Office of the S.R. Alipore and recorded in Book No.1, Volume No. 65, Pages 71 to 74, Deed No. 3487 for the year 1949.

AND WHEREAS said Fakir Chand Pramanik and Kali Charan Pramanik, by virtue of aforesaid purchase became the sole and absolute joint owners of the said property and being the lawful owners of the aforesaid property they executed a Patta Deed in favour of one Sri Guiram Pramanik and Smt. Ekadasi Pramanik in respect of the land measuring an area of 39 Bighas out of 49.32 acres of land on 11.8.1950. The said Deed was duly registered in the Office of S.R. Alipore and recorded in Book No. 1, Volume No. 63, Pages 171 to 175, as being No. 3733 for the year 1950 and during the Revisional Settlement Operation the name of the said Guiram Pramanik and Ekadasi Pramanik were recorded in R.S. Dag No. 455, under R.S. Khatian No. 187, in respect of the said 39 Bighas of land i.e. 12.87 acres, and the same was published finally.

AND WHEREAS said Sri Guiram Pramanik and Smt. Ekadasi Pramanik sold, conveyed and transferred 9 Bighas that is 2.97 acres of land out of their 39 Bighas or 12.87 acres of land Scheme Plot No. P.C. -4 unto and in favour of one Champa Kumari Singhi in the year 1962 by way of a Sale Deed duly registered in the Office of S.R. Alipore and recorded in Book No. 1, Volume No. 89, Pages 170 to 177, as Being No. 4917 for the year 1962.

A handwritten signature and initials, possibly 'MS', are written in black ink at the bottom center of the page.

AND WHEREAS by virtue of a registered Deed of Sale dated 21.02.1981, registered at District Sub-Registrar 24-Parganas, Alipore and recorded in Book No. I, Volume No.84 as Being No.1897 for the year 1981, said Champa Kumari Singhi sold, conveyed and transferred 30 (Thirty) Cottahs of land being the demarcated Southern portion of Scheme Plot P.C.-4 together with all sorts of right of easement over in favour of one Ganga Prasad Ghosh, son of Late Bibhuti Bhusan Ghosh, residing at 32, Chandra Nath Chatterjee Street, Kolkata – 700025.

AND WHEREAS by a registered Deed of Sale dated 16.11.1981 registered at D.S.R. Alipore and recorded in Book No. I, Volume No. 384, at pages 1 to 7, Being No. 12359 for the year 1981 said Ganga Prasad Ghosh, sold, transferred and conveyed one plot of land being Scheme Plot No.PC4/2 measuring net land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less and road area measuring 01 (One) Cottah 08 (Eight) Chittacks 20 (Twenty) Sq.ft. i.e. totaling gross land area of 4 (Four) cottahs 15 (Fifteen) chittaks 9 (Nine) Sq.ft. situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, presently P.S. Anandapur, formerly P.S. Tiljala, Kolkata – 700 107, in favour of Sri Bibhuti Bhusan Das Bhowmick, son of Sri Bidhubhusan Dasbhowmick, residing at 206, Station Road, P.O. New Barrackpore, District- 24 Parganas.


AND WHEREAS after purchase said Sri Bibhuti Bhusan Das Bhowmick, mutated his name in the record of the Kolkata Municipal Corporation known as **KMC Premises No.1528, Madurdah**, within the KMC Ward No.108, Assessee No.31-108-05-1896-5, within the P.S. Anandapur, Kolkata 700 107.

[Handwritten signature]

AND WHEREAS by virtue of a registered Deed of Conveyance dated 23.05.2008, registered in the Office of District Sub-Registrar-III, Alipore and entered into Book No. 1, CD Volume No.12, at Pages 3883 to 3903, Deed No.04099 for the year 2008 said Sri Bibhuti Bhusan Das Bhowmick, due to his valid legal reason and also being need of money sold, transferred, conveyed, assigned and granted the said Plot of land measuring net land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107** in favour of the **VENDOR** herein for a valuable consideration and rest land area ie. road area of the property measuring land area of **01 (One) Cottah 08 (Eight) Chittacks 20 (Twenty) Sq.ft.** has been exhausted due to extension of the adjacent road of the property which is being used by the public and also the vendor herein.

AND WHEREAS after purchase the said plot of land the **VENDOR** herein mutated and recorded its name in the record of the K.M.C. in respect of its purchased land measuring land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less known as **K.M.C. Premises No.1528, Madurdah, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107.**

AND WHEREAS after purchasing the said demarcated plot of land the present **OWNER/VENDOR** herein mutated and recorded its name in the record



of B.L. & L.R.O. vide Reference No. M/C No.847/2019 dated 26.11.2019.

AND WHEREAS in the mean time L.R. Operation has been done in Madurdaha area and the plot of land has been recorded and published in L.R. Record of Right in the name of the **VENDOR** herein as Rayat and the said L.R. Khatian No. of the **OWNER/VENDOR** is 775 comprising in L.R. Dag No.455 of Mouza - Madurdaha, J.L. No.12.

AND WHEREAS the present **OWNER/VENDOR** herein is the absolute Owner of a Plot of land measuring net land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12**, Touzi No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107.

AND WHEREAS threafter the **LAND OWNER** herein being need of money entered into one Agreement for Sale dated 19.05.2010, with **(1) SRI BIMAL ROY** and **(2) SRI SUSANTA SARKAR**, for the sale of the said property as described in the **SCHEDULE** below at for the total consideration price of Rs.13,00,000/- (Rupees Thirteen lac) only and the said purchaser i.e. the Attorney herein paid the entire amount to the **VENDOR** herein and the **VENDOR** herein has also given one registered General Power of Attorney dated 23.08.2016, registered at District Sub-Registrar-V, Alipore and recorded into



Book No.IV, Volume No.1630-2016, at Pages 3634 to 3646, Deed No.0189 for the year 2016, in favor of (1) SRI BIMAL ROY and (2) SRI SUSANTA SARKAR, as mentioned above and now the said Attorney herein are purchasing the said land as mentioned in the Schedule below in their wives names.

AND WHEREAS THE VENDOR made representation, warranty and declares that :

- i) Since acquiring the right title interest in the said land and hereditament the **VENDOR** is in physical possession of the said land and hereditament.
- ii) The **VENDOR** has not received any notice from any authority for acquisition or requisition and declares that the said land and hereditament is not affected by any scheme or notice of acquisition or requisition of Government or any other statutory body.
- iii) Save as mentioned hereinabove and since acquiring the right title interest of the said land and hereditament the **VENDOR** has not at any time done or executed or knowingly suffered or been made parties or done any act, deed, matter or thing whereby the said land and hereditament can or may be impeached encumbered or affected or defected in title.
- iv) The **VENDOR** has now good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure all and singular the said land and hereditament.
- v) The said land and hereditament is now free from all claims, demands, encumbrances mortgages, charges, liens, attachments, lispensens, usages

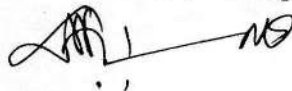


debutters, trusts, prohibitions, Income Tax attachments financial institution charges and liabilities whatsoever or howsoever made or suffered by the **VENDOR** or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the **VENDOR** or the **VENDOR'S** predecessor in title and further the said land and hereditament is not affected by or subject to any personal for securing any financial accommodation.

AND WHEREAS being in need of money the present **VENDOR** has decided for absolute sale of its said land measuring land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998,** comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2,** also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah, P.S. Anandapur, Kolkata – 700 107,** as morefully mentioned in the **SCHEDULE** below and the **PURCHASERS** herein have also agreed to purchase the same at or for the consideration price as declared by the **VENDOR** and accordingly the **PURCHASERS** have paid the **VENDOR** the total consideration sum of **Rs.13,00,000/- (Rupees Thirteen lac)** only as full and final consideration money as described as per Memo herein below against **ALL THAT** piece and parcel of net land measuring an area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi**

No.2998, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah, P.S. Anandapur, Kolkata – 700 107** 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 that in pursuance of the Agreement for Sale dated 19.05.2010, and in declared consideration of the said sum of **Rs.13,00,000/- (Rupees Thirteen lac) only** by the **VENDOR** and truly paid by the **PURCHASERS** to the **VENDOR** on or before the execution of these presents and that being the full consideration money for the said land and one tile shed (the receipt whereof the **VENDOR** do hereby admit and acknowledge as per Memo of Consideration here under written and of and from the same and every part thereof the **VENDOR** do hereby acquit, release and forever discharge the said **PURCHASERS** as well as the said land and building hereby conveyed) and the **VENDOR** do hereby grant, transfer, convey, sell assure and assigns unto the said **PURCHASERS ALL THAT** piece and parcel of net land measuring an area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No. 108

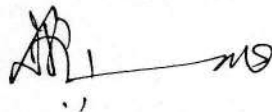


Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah,** Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107 and also lying within the jurisdiction of The Kolkata Municipal Corporation more fully and specifically described in the **SCHEDULE** hereunder written and more specifically described in the **SCHEDULE** hereunder written and delineated in the Map or Plan annexed hereto and depicted by **RED** border lines or **HOWSOEVER** otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted bounded called, known, numbered, described or distinguished together with all paths, passages, ways, sewers, drains, ditches, yards, hedges, water, water courses, and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land and building belonging or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder or remainders and the rents, issues and profits thereof and all the estate, right, title, interest claim and demand whatsoever both at law and in equity of the **VENDOR** into or upon the said land and every part thereof and all the deeds, pattahs, muniments writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control or possession of the **VENDOR** or any person or persons from whom the said **VENDOR** may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land known as **K.M.C. Premises No.1528, Madurdah,** P.S. Anandapur, Kolkata – 700 107 hereditaments so to be unto the said **PURCHASERS** absolutely forever free from all encumbrances and the **VENDOR** do hereby covenant with the **PURCHASERS** that **NOTWITHSTANDING** any act thing deed matters whatsoever made done or executed or knowingly suffered to the contrary the **VENDOR** now have good right, full power, absolute authority and

Handwritten signature and initials, possibly 'MS' or 'MS' with a flourish, located at the bottom center of the page.

indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the **PURCHASERS** in manner aforesaid and delivered vacant and peaceful possession of the said land unto the **PURCHASERS** simultaneously with the execution of these presents **AND** the **PURCHASERS** shall and may **AT ALL** times hereafter peaceably and quietly hold, possess, and enjoy the said land or every part thereof and pay the rents and taxes to the appropriate authorities upon getting their names duly mutated in the Kolkata Municipal Corporation in place of the **VENDOR** or its predecessor in title and receive the rents, issues and profits thereof without any lawful eviction, interruption claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the **VENDOR** or any of their predecessor in title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the **PURCHASERS** indemnified from or against all charges, estates, encumbrances, created by the **VENDOR** or any of their predecessor in title and that free from all encumbrances whatsoever made or suffered by the **VENDOR** or any person or persons lawfully or equitably claiming as aforesaid **FURTHER** that the **VENDOR** and all persons having or lawfully or equitably claiming any estate or interest upon the said land or part thereof from under or in trust for the **VENDOR** shall and will from time to time or at all times hereafter at the costs and requests of the **PURCHASERS** do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said purchaser as shall or may reasonably be required.

THE VENDOR do hereby declares that the land hereby sold and fully described in the **SCHEDULE** hereunder written has not been previously leased, mortgaged sold nor in any way transferred. There is no charge, lien, lispensens or



any attachments whatsoever. The said land has not been acquired by the State of West Bengal or any Public body nor the **VENDOR** received any notice for such acquisition in respect of the land hereby sold. There is no case suit or proceeding pending before any court of law. The **VENDOR** sold the said land while having good, clear and marketable title and free from all encumbrances and delivered vacant and peaceful possession of the said land unto the **PURCHASERS**.

If any of the statements or covenants made hereinbefore by the **VENDOR** is found to be false or any fraud is detected hereafter the **VENDOR** shall be liable to compensate the **PURCHASERS** for the same.

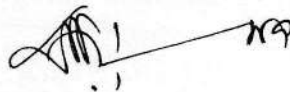
If any error or omission is transpired in future in the recitals of this Deed, the **VENDOR** shall at the costs and request of the **PURCHASERS** do and execute any supplementary deed or deed of rectification in favour of the Purchasers, their heirs, successors representatives and assigns.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS :

1. That all right, title and interest of the sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed herein to the **PURCHASERS** herein, the **VENDOR** have good right as lawful owners with full and absolute power and authority to convey transfer assure and assign the said land and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASERS** in the manner as aforesaid and the **VENDOR** further declare that they have not dealt with the said land and hereditament in any manner whatsoever with



- any person whatsoever till date with any one else in respect of his said land and hereditament save and except with the **PURCHASERS** herein.
2. That the **PURCHASERS** shall have the right to mutate their names in the record of B.L. & L.R.O. and also in the record of The Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owners of the said land and hereditament hereby conveyed and transferred to them by necessary proceedings or otherwise without any objection from the **VENDOR**.
 3. That it shall be lawful for the **PURCHASERS** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASERS** and every part thereof and receive the rents issues and profits there from as to be fetched without any interruption claim or demand whatsoever by the **VENDOR** or any person claiming through under or in trust arising through or for them.
 4. That the said land and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispences, debts liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDOR** or any of their predecessors in title or any person claiming or entitled to claim in any

A handwritten signature and the initials 'K9' are present at the bottom of the page. The signature is written in dark ink and appears to be a stylized name.

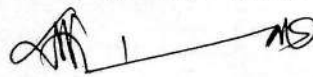
manner through under or in trust for the **VENDOR** or any of his predecessor in title.

5. That the **VENDOR** and every person or persons claiming any estate right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASERS** make do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land hereditament in favour of the **PURCHASERS** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring their full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASERS**.
6. That the **PURCHASERS** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said homestead land measuring land area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less known as **K.M.C. Premises No.1528, Madurdah, P.S. Anandapur, Kolkata – 700 107** and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.
7. That the **VENDOR** shall keep the **PURCHASERS** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASERS** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts,



hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.

8. That the **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASERS** 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 **PURCHASERS** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.
9. That the said **VENDOR** has prepared a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.
10. That the **VENDOR** also declares that if require it shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the **PURCHASERS**.
11. That the **VENDOR** also declares herein that the **PURCHASERS** shall have every right of transfer the "said property" as described in the **SCHEDULE** hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making

Handwritten signature and initials, possibly 'MS' and 'MS', connected by a horizontal line.

construction or erecting the building thereon and enjoy the same without any interruption and hindrances.

BE IT NOTED THAT the **VENDOR** has delivered the Original Title Deed, all other link Deeds K.M.C. Mutation Certificate, paid up K.M.C. tax bills relating to the said land and Property as mentioned in the **SCHEDULE** hereunder written to the **PURCHASERS** herein at the time of execution of these presents.

SCHEDULE REFERRED TO ABOVE

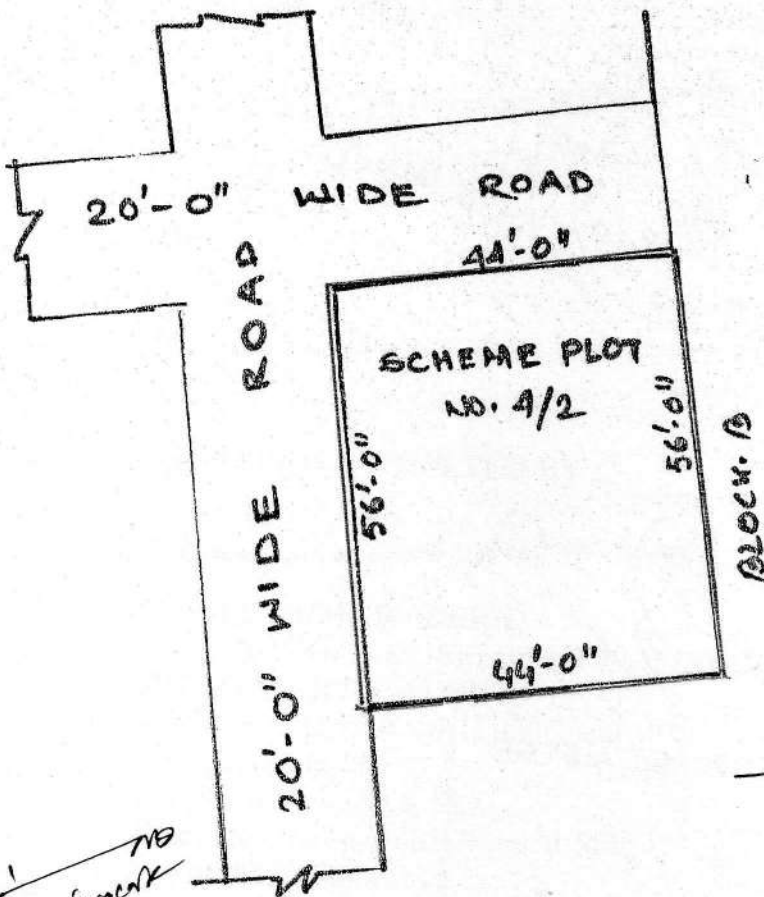
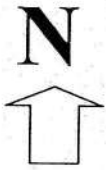
ALL THAT piece and parcel of presently 'homestead' land measuring an area of **3 (Three) Cottahs 6 (Six) Chittacks 34 (Thirty four) Sq.ft.** more or less togetherwith one tile shed structure measuring an area of **100 (One Hundred) Sq.ft. more or less** standing thereon lying and situate in **Mouza – Madurdaha, J.L. No.12, Touzi No.2998**, comprising in C.S. Dag No.448, under C.S. Khatian No.133, corresponding to **R.S. Dag No.455, under present R.S. Khatian No.187, corresponding to L.R. Dag No.455, under L.R. Khatian No.775, being Scheme Plot No.PC-4/2**, also lying within the jurisdiction of The Kolkata Municipal Corporation Ward No.108, known as **K.M.C. Premises No.1528, Madurdah**, Assessee No.31-108-05-1896-5, P.S. Anandapur, Kolkata – 700 107, together with the right to take electric, tap water, Gas, Telephone etc. connections through the adjacent road and also togetherwith all easement rights through the adjacent passage and the entire sold plot of land as delineated in the Site Plan annexed hereto and shown by **RED BORDER** lines and the property **ZONE** is Mundapara to Nazirabad and entire sold property is butted and bounded in the manner following :-

<u>ON THE NORTH</u>	:	20'-0" wide Road;
<u>ON THE SOUTH</u>	:	Land of others;
<u>ON THE EAST</u>	:	land of others;
<u>ON THE WEST</u>	:	20'-0" wide Road.



SITE PLAN OF A PLOT OF LAND SITUATE IN MOUZA - MADURDAH, J.L. NO.12, IN R.S. DAG NO.455, UNDER R.S. KHATIAN NO.187, CORRESPONDING TO L.R. DAG NO.455, UNDER L.R. KHATIAN NO.775, KNOWN AS K.M.C. PREMISES NO.1528, MADURDAH, WARD NO.108, P.S. ANANDAPUR, KOLKATA - 700 107.

SOLD LAND AREA : 3 KH. 6 CH. 34 SQ.FT. MORE OR LESS TOGETHERWITH ONE TILE SHED SHOWN BY RED BORDER LINE



Poind Roy.
Susanta Saman

As attorney of the
vendor herein.

Advocate

Shikha Roy
Julie Sankar

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

WITNESSES :

~~Somesh Mishra~~
 Anil
 High Court
 Kolkata

1. Binu Roy
2. Susanta Sarker

As constituted lawful Attorney of the Vendor herein

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

 SIGNATURE OF THE VENDOR

1. Shikha Roy

2. Julie Sarker

 SIGNATURE OF THE PURCHASERS

PREPARED & DRAFTED BY :

Debes Kumar Misra (Signature)

(DEBES KUMAR MISRA)

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

HIGH COURT, CALCUTTA

Resi-cum-Chamber : 69/1, Baghajatin

Place, Kolkata-86

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 PURCHASERS for the within mentioned sum of Rs.13,00,000/- (Rupees Thirteen lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land and property known as K.M.C. Premises No.1528, Madurdah, P.S. Anandapur, Kolkata – 700 107 in the manner followings :

Paid in full the entire total consideration sum of Rs.13,00,000/- (Rupees Thirteen lac) only

WITNESSES :


 Omesh Mishra
 Advocate

 Hiran
 Advocate


 Binoy Roy

 Susanta Sanyal

As constituted lawful Attorney of the Vendor herein

2. Alchijit Kumar Mishra
 69/1, Baghejati Place
 Kolkata - 700 86

 SIGNATURE OF THE VENDOR

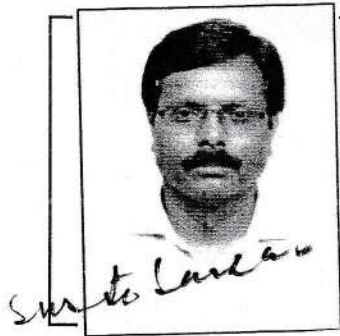

 Advocate



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

Name BIMAL ROY

Signature Bimal Roy



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

Name SUSANTA SARKAR

Signature Susanta Sarkar



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

Name SHIKHA ROY

Signature Shikha Roy



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

Name JULIE SARKAR

Signature Julie Sarkar



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

GRN Details

GRN: 192021220091373191 Payment Mode: Online Payment
GRN Date: 03/10/2021 12:47:17 Bank/Gateway: HDFC Bank
BRN : 1579155638 BRN Date: 03/10/2021 12:10:16
Payment Status: Successful Payment Ref. No: 2001962717/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: SOMESH MISHRA
Address: HIGH COURT CALCUTTA
Mobile: 9051446430
Depositor Status: Advocate
Query No: 2001962717
Applicant's Name: Mr Somesh Mishra
Identification No: 2001962717/1/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001962717/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	370720
2	2001962717/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	92714
			Total	463434

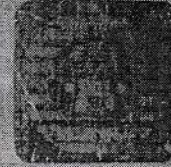
IN WORDS: FOUR LAKH SIXTY THREE THOUSAND FOUR HUNDRED THIRTY FOUR ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

D S ENTERPRISE



24/10/2005

Permanent Account Number

AAFFD6933Q

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOUTAM SARKAR

BASUDEB SARKAR

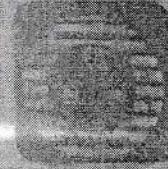
01/01/1970

Permanent Account Number

BTMPS9929N

Goutam Sarkar

Signature



If your PAN card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UHSE

Plot No. 3, Sector 11, CBD Belapur,

New Mumbai - 400 614.

यदि आपका PAN कार्ड खोया हुआ है / पाया हुआ है, कृपया सूचित करें / लौटाएं :

आयकर PAN सेवाएँ इकाई, UHSE

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,

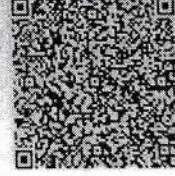
नया मुंबई - 400 614.



भारत सरकार
GOVERNMENT OF INDIA



গৌতম সরকার
Goutam Sarkar
পিতা : বাসুদেব সরকার
Father : BASUDEB SARKAR
জন্ম সাল / Year of Birth : 1970
পুরুষ / Male



6999 8576 2936

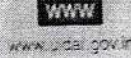
আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
৪/৪, কবি সুকান্ত লেন, সন্তোষপুর,
কোলকাতা, পশ্চিমবঙ্গ, 700075

Address:
4/4, KABI SUKANTA LANE,
Santoshpur S.O,
Santoshpur, Kolkata, West
Bengal, 700075



1947
1900 1907 1947

http://uidai.gov.in

www.uidai.gov.in

P.O. Box No: 1947
Bengaluru 560 001

आयकर विभाग

INCOME TAX DEPARTMENT

CHINMOY DATTA

KESHAB LAL DATTA

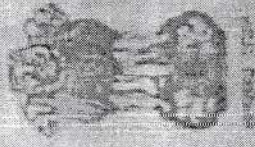
29/12/1973

Permanent Account Number

ANMPD3472A

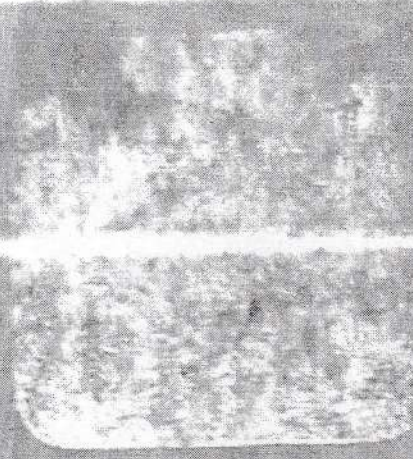
Chinmoy Datta

Signature



भारत सरकार

GOVT. OF INDIA





ভারত সরকার

ভারত সরকার
Unique Identification Authority of India
Government of India

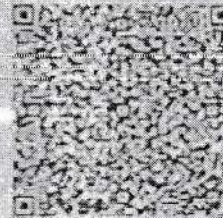
ভুক্তিকারের আইডি / Enrollment No. : 1040/20673/36546

30/01/2014

To
Chinmoy Datta
চিন্ময় দত্ত
433
RANI RASHMANI BAGAN
Santoshpur
Santoshpur, Kolkata
West Bengal - 700075



KL781293252FT
78129325



আপনার আধার সংখ্যা / Your Aadhaar No. :

5124 0906 8377

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

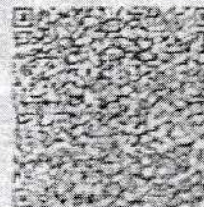
Government of India



চিন্ময় দত্ত
Chinmoy Datta
পিতা : কেশব লাল দত্ত
Father : Keshab Lal Datta

জন্মতারিখ/DOB: 29/12/1973
পুল / Male

5124 0906 8377



আধার - সাধারণ মানুষের অধিকার

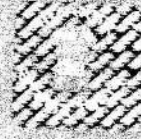
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AFWPR5965E

नाम/ Name
BIMAL ROY

पिता का नाम/ Father's Name
GOPAL CHANDRA ROY

जन्म की तारीख/ Date of Birth
06/08/1961

Bimal Roy

हस्ताक्षर/ Signature



23062017



ভারত সরকার

Government of India



বিমল রায়

Bimal Roy

পিতা : গোপাল চন্দ্র রায়

Father : Gopal Chandra Roy

জন্মতারিখ/DOB: 06/08/1961

পুরুষ / Male



4872 9252 6697

আধার - সাধারণ মানুষের অধিকার



আধার

ঠিকানা: , মিডল রোড, সন্তোষপুর
সন্তোষপুর, কোলকাতা, পশ্চিম বঙ্গ

জাতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

Address: 36, MIDDLE
ROAD, Santoshpur,
Santoshpur, Kolkata, West
Bengal, 700075

4872 9252 6697

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ASWPS1348D



नाम /NAME

SUSANTA SARKAR

पिता का नाम /FATHER'S NAME

BASUDEV SARKAR

जन्म तिथि /DATE OF BIRTH

01-12-1968

हस्ताक्षर /SIGNATURE

Susanta Sarker

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरिंग्ही स्क्वायर,
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.



सत्यमेव जयते
माते शकते



भारतीय विशिष्ट परिचय प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19898/11405

To
সুশান্ত সরকার
Susanta Sarkar
30/10/2012
4/4 KABI SUKANTA LANE
Santoshpur S.O
Santoshpur Kolkata
West Bengal 700075

16145626



MN161456264DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6203 1313 9644

আধার - সাধারণ মানুষের অধিকার



भारत सरकार
GOVERNMENT OF INDIA



সুশান্ত সরকার
Susanta Sarkar
পিতা : বাসুদেব সরকার
Father : BASUDEV SARKAR
জন্ম সাল / Year of Birth : 1968
পুরুষ / Male

6203 1313 9644



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHIKHA ROY

GOUR GOBINDA SAHA

27/11/1968

Permanent Account Number

BHAPR2321B

Shikha Roy

Signature



05042012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080 Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারত সরকার

Government of India

শিখা রায়

Shikha Roy

পিতা : গৌর গোবিন্দ সাহা

Father : Gour Gobinda Saha



জন্মতারিখ/DOB: 27/11/1968

মহিলা / Female



7228 8158 2035

আধার - সাধারণ মানুষের অধিকার

Shikha Roy



ভারতীয় একমুঠ পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: , মিডল রোড, সন্তোষপুর
সন্তোষপুর, কোলকাতা, পশ্চিম বঙ্গ

Address: 36, MIDDLE
ROAD, Santoshpur, Kolkata,
Santoshpur, West Bengal,
700075

7228 8158 2035

1547
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JULIE SARKAR

DINESH MAJUMDER

02/07/1975
Permanent Account Number
BWJPS3059K

Julie Sarkar
Signature



28052008

इस कार्ड के पीछे का पता पर आयकर विभाग, सरकार,
आयकर सेवा केंद्र, एन एस टी
वर्ल्ड टिम्स टॉवर, कान्ता मिल्स कंपाउंड
एन बी मार्ग, लोअर पारेल, मुंबई - 400 013

If this card is lost / someone's name is on it,
please inform / report to
Income Tax PAN Services Unit, NSU
1st Floor, Times Tower,
Kantala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013
Tel: 91 22 24954650 Fax: 91 22 24950664
e-mail: paninfo@india.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19898/11409

To
জুলী সরকার
Julie Sarkar
24/10/2012
4/4 KABI SUKANTA LANE
Santoshpur S.O
Santoshpur Kolkata
West Bengal 700075

15703795



MN157037955DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8774 4873 3869

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



জুলী সরকার
Julie Sarkar
পিতা : দিনেশ মজুমদার
Father : DINESH MAJUMDER
জন্ম সাল / Year of Birth : 1975
মহিলা / Female

8774 4873 3869



আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1630-03913/2021	Date of Registration	04/10/2021
Query No / Year	1630-2001962717/2021	Office where deed is registered	
Query Date	29/09/2021 9:56:09 AM	1630-2001962717/2021	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 13,00,000/-	Rs. 92,70,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,70,820/- (Article:23)	Rs. 92,746/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha, Road Zone : (Mundapara -- Nazirabad) , , Premises No: 1528, , Ward No: 108 JI No: 0, Pin Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 6 Chatak 34 Sq Ft	12,70,000/-	92,40,001/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.6467Dec	12,70,000 /-	92,40,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :






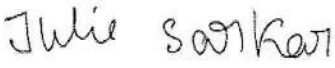
SI No	Name,Address,Photo,Finger print and Signature
1	Mr CHINMOY DATTA, (Alias: Partner Of DS Enterprise) Son of Keshab Lal Datta 433, Rani Rashmoni Bagan, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx2A, Aadhaar No: 51xxxxxxxx8377, Status :Individual, Executed by: Attorney, Executed by: Attorney

2



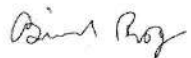
Mr Goutam Sarkar, (Alias: Partner Of D S Enterprise)

Son of Basudev Sarkar 4/4 Kabi Sukanta Lane, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24 Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BTxxxxxx9N, Aadhaar No: 69xxxxxxxx2936, Status :Individual, Executed by: Attorney, Executed by: Attorney



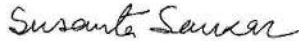
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SHIKHA ROY Daughter of Late G.G. Saha Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office	Photo  <small>04/10/2021</small>	Finger Print  <small>LTI 04/10/2021</small>	Signature  <small>04/10/2021</small>
Daughter of Late G.G. Saha 22, Green Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx1B, Aadhaar No: 72xxxxxxxx2035, Status :Individual, Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office				
2	Name Mrs JULIE SARKAR Daughter of Late Dinesh Majumder Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office	Photo  <small>04/10/2021</small>	Finger Print  <small>LTI 04/10/2021</small>	Signature  <small>04/10/2021</small>
Daughter of Late Dinesh Majumder 17C, New Santoshpur Main Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx9K, Aadhaar No: 87xxxxxxxx3869, Status :Individual, Executed by: Self, Date of Execution: 04/10/2021 , Admitted by: Self, Date of Admission: 04/10/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Bimal Roy (Presentant) Son of Late Gopal Chandra Roy Date of Execution - 04/10/2021, , Admitted by: Self, Date of Admission: 04/10/2021, Place of Admission of Execution: Office	Photo  <small>Oct 4 2021 1:17PM</small>	Finger Print  <small>LTI 04/10/2021</small>	Signature  <small>04/10/2021</small>

22, Green Avenue, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5E, Aadhaar No: 48xxxxxxxx6697 Status : Attorney, Attorney of : Mr CHINMOY DATTA, Mr Goutam Sarkar

2	Name	Photo	Finger Print	Signature
	Mr Susanta Sarkar Son of Late Basudeb Sarkar Date of Execution - 04/10/2021, , Admitted by: Self, Date of Admission: 04/10/2021, Place of Admission of Execution: Office	 <small>Oct 4 2021 1:16PM</small>	 <small>LTI 04/10/2021</small>	 <small>04/10/2021</small>
4/4, KABI SUKANTA LANE, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx8D, Aadhaar No: 62xxxxxxxx9644 Status : Attorney, Attorney of : Mr CHINMOY DATTA, Mr Goutam Sarkar				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somesh Mishra Son of Mr D K Misra High Court, Calcutta, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>04/10/2021</small>	 <small>04/10/2021</small>	 <small>04/10/2021</small>

Identifier Of Mrs SHIKHA ROY, Mrs JULIE SARKAR, Mr Bimal Roy, Mr Susanta Sarkar

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr CHINMOY DATTA	Mrs SHIKHA ROY-1.41167 Dec,Mrs JULIE SARKAR-1.41167 Dec
2	Mr Goutam Sarkar	Mrs SHIKHA ROY-1.41167 Dec,Mrs JULIE SARKAR-1.41167 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr CHINMOY DATTA	Mrs SHIKHA ROY-25.00000000 Sq Ft,Mrs JULIE SARKAR-25.00000000 Sq Ft
2	Mr Goutam Sarkar	Mrs SHIKHA ROY-25.00000000 Sq Ft,Mrs JULIE SARKAR-25.00000000 Sq Ft

Endorsement For Deed Number : I - 163003913 / 2021

On 04-10-2021

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 12:54 hrs on 04-10-2021, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Bimal Roy .

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 92,70,001/-

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

Execution is admitted on 04/10/2021 by 1. Mrs SHIKHA ROY, Daughter of Late G.G. Saha, 22, Green Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Mrs JULIE SARKAR, Daughter of Late Dinesh Majumder, 17C, New Santoshpur Main Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr Somesh Mishra, , Son of Mr D K 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

Executed by Attorney

1. Execution by Mr Bimal Roy, , Son of Late Gopal Chandra Roy, 22, Green Avenue, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business as the constituted attorney of 1. Mr CHINMOY DATTA , Partner Of DS Enterprise 433, Rani Rashmoni Bagan, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 2. Mr Goutam Sarkar , Partner Of D S Enterprise 4/4 Kabi Sukanta Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Indetified by Mr Somesh Mishra, , Son of Mr D K 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

2. Execution by Mr Susanta Sarkar, , Son of Late Basudeb Sarkar, 4/4, KABI SUKANTA LANE, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business as the constituted attorney of 1. Mr CHINMOY DATTA , Partner Of DS Enterprise 433, Rani Rashmoni Bagan, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, 2. Mr Goutam Sarkar , Partner Of D S Enterprise 4/4 Kabi Sukanta Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075 is admitted by him

Indetified by Mr Somesh Mishra, , Son of Mr D K 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 92,746/- (A(1) = Rs 92,700/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 92,714/-

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

Online on 03/10/2021 12:48PM with Govt. Ref. No: 192021220091373191 on 03-10-2021, Amount Rs: 92,714/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1579155638 on 03-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,70,820/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 3,70,720/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 62072, Amount: Rs.100/-, Date of Purchase: 27/09/2021, Vendor name: Tanmoy Kar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/10/2021 12:48PM with Govt. Ref. No: 192021220091373191 on 03-10-2021, Amount Rs: 3,70,720/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1579155638 on 03-10-2021, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 147055 to 147097
being No 163003913 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.11.16 17:35:07 -08:00
Reason: Digital Signing of Deed.

[Handwritten signature]

(Rita Lepcha) 2021/11/16 05:35:07 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)