

DEED OF CONVEYANCE

BETWEEN

VENDOR – SRI DEBASISH BHATTACHARJEE

AND

PURCHASER – SRI DEBRAJ DE

AND

CONFIRMING PARTY – SMT. JYOTI BHATTACHARJEE

DRAFTED BY :

**Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata-700030.**

1403/16

D-1297/16



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 924009

18/38
 1586
 216361
 4252

Certified that the document is presented to registration. The Signature Sheet and indorsement there attached to the instrument are the act of registration.

Additional Deputy Sub-Registrar
 Coimbatore, Dist. Coimbatore, 24-Pg. (North)

16 FEB 2016

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 15th day of February, Two Thousand and Sixteen (2016).

BETWEEN

क्रमांक नं० 2124 तारीख 9/2/16
नाम 1m

Kalipada Charan
Advocate
Sealdah Court Complex
Bar Association, 2nd Floor
Room No.-201 Kolkata-700 014

पता
व्यक्ति
Ranjita Paul
श्री. सु. म. म. प्रामु. विद्यालय, कोलकाता
संकेत नं. १०००, वि. एन. नगर, बर्लिन
कोलकाता-७०० ०००

08 FEB 2016
300000

✓ Jyoti Bhattacharya



758 15-2/2016

✓ Jyoti Bhattacharya



759 DO

✓ Debraj De



760 DO

✓ Debajish Bhattacharya

Identified By -
Bishwajit Sarkar
S/O, Smt. Balaram Sarkar
143, Surya Sen Nagar
P.S - DUM DUM,
KOL-74
Occupation - Law clerk



ADD. District Sub Registrar
Kolkata

15 FEB 2016

SRI DEBASISH BHATTACHARJEE (having Pan AMGPB2187H), son of Sri Sudhir Bhattacharjee, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No.P-40, Bangur Avenue, Block-A, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas, hereinafter called and referred to as the "**VENDOR**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **his** heirs, executors, administrators, representatives and assigns) of the **FIRST PART**

A N D

SRI DEBRAJ DE (having Pan BZFPD9721C), son of Sri Dipak De, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No.3, Shyamnagar Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700 055, District - North 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **his** heirs, executors, administrators, representatives and assigns) of the **SECOND PART**

A N D

SMT. JYOTI BHATTACHARJEE (having Pan ADRPB6816B), wife of Sri Sudhir Bhattacharjee, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No.P-40, Bangur Avenue, Block-A, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas, hereinafter called and referred to as the "**CONFIRMING PARTY**" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include **her** heirs, executors, administrators, representatives and assigns) of the **THIRD PART**.

WHEREAS one Smt. Matangini Debi was the absolute owner of **ALL THAT** piece or parcel of a plot of land hereditaments and premises containing by estimation an area of **02.6362 Acres** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata appertaining to **C. S. Khatian No.184** under the Police Station of Dum

Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Sale dated **08th December, 1897** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.I, Volume No.12, Pages 200 to 203, Being No.1743 for the year 1897**, the said Matangini Debi indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of land hereditaments and premises containing by estimation an area of **02.6362 Acres** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata appertaining to **C. S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of **Sri Tulsi Das Dey** free from all encumbrances whatsoever.

AND WHEREAS the said **Tulsi Das Dey** died intestate leaving behind his surviving wife **Smt. Haridasi Dasi** and only son **Sri Lalit Mohan Dey** as his only heirs and successors and the said **Haridasi Dasi** died intestate in **the year 1933** leaving behind her said surviving son **Sri Lalit Mohan Dey** as her only heir and successor and the said **Lalit Mohan Dey** also died intestate in **the year 1951** leaving behind his surviving three sons namely **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey and Sri Srikanta Dey** as his only heirs and successors and accordingly upon the demise of said **Lalit Mohan Dey** the said land left by him devolved upon his said three sons to the extent of undivided **1/3rd share each** in accordance with the Hindu Law of Succession.

AND WHEREAS thus being the absolute owners by virtue of said inheritance the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey and Sri Srikanta Dey** jointly mutated their names in respect of the said land measuring an area of **02.6362 Acres** be the same a little more or less in the record of rights of the concerned authority under **C.S. Khatian No.184** and as well as in the records of the South Dum Dum Municipality upon payment of relevant khajanas and taxes thereof to the said concerned authorities.

AND WHEREAS the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey** and **Sri Srikanta Dey** duly executed a **Deed of Agreement** dated **09th December, 1967** for the Amicable Partition of the above mentioned property alongwith their other immovable joint properties.

AND WHEREAS by virtue of a Deed of Settlement dated **04th July, 1975** duly registered in the Office of the Registrar of Assurances at Calcutta in **Book No.1, Volume No.169, Pages 236 to 247, Being No.3907 for the year 1975**, the said **Sri Lakshmi Kanta Dey** transferred his allotted property in favour of his wife **Smt. Dipta Dey** with separate arrangement and on the terms and conditions as stated therein.

AND WHEREAS by virtue of Deed of Kobala dated **22nd June, 1976** corresponding to **8th Ashar, 1383 B.S.** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.58, Pages 252 to 256, Being No.4209 for the 1976**, the said **Smt. Dipta Dey** with the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey** and **Sri Srikanta Dey** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of land hereditaments and premises containing by estimation an area of **04 (four) Cottahs 12 (twelve) Chittacks 04 (four) Sq. ft.** be the same a little more or less including all easement rights and appurtenances thereto lying situate at **Municipal Holding No.223/A, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.639** appertaining to **C.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.2** unto and in favour of **Sri Santosh Kumar Karmakar** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Kobala dated **22nd June, 1976** corresponding to **8th Ashar, 1383 B.S.** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.82, Pages 17 to 21, Being No.4207 for the year 1976**, the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey, Sri Srikanta Dey** and **Smt. Dipta Dey**

indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of land hereditaments and premises containing by estimation an area of **04(four) Cottahs 11(eleven) Chittacks 19(nineteen) Sq.ft.** be the same a little more or less out of **33.12 Decimals** including all easement rights and appurtenances thereto lying situate at Municipal Holding **No.223/A, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R.S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.639** appertaining to **C.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.1** unto and in favour of **Sri Sudhir Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance dated **14th March, 1978** duly registered in the Office of the District Registrar at Alipore in **Book No.1, Volume No.70, Pages 1 to 9, Being No.1351 for the year 1978**, the said **Sri Santosh Kumar Karmakar** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of bastu land containing by estimation an area of **04 (four) Cottahs 12(twelve) Chittacks 04(four) Sq.ft.** be the same a little more or less including all easement rights and appurtenances thereto lying situate at **Municipal Holding No.223/A, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.639** appertaining to **C.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.2** unto and in favour of **S.B. Engineering Company**, a Proprietorship Firm represented by its sole Proprietor **Sri Sudhir Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance dated **12th November, 1970** corresponding to **26th Kartick, 1377 B.S.** duly registered in the

Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.110, Pages 27 to 30, Being No.6963 for the year 1970**, the said **Sri Lakshmi Kanta Dey, Sri Durga Kanta Dey and Sri Srikanta Dey** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of a plot of bastu land containing by estimation an area of **01(one) Cottah 13 (thirteen) Chittacks** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Bagjola, J.L. No.21, R.S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.638** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.10** unto and in favour of **Smt. Ava Rani Das** free from all encumbrances whatsoever.

AND WHEREAS thereafter by virtue of a Deed of Kobala dated **18th June, 1971** corresponding to **3rd Ashar, 1378 B.S.** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.54, Pages 41 to 45, Being No.3470 for the year 1971**, the said **Smt. Ava Rani Das** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of bastu land containing by estimation an area of **01(one) Cottah 13 (thirteen) Chittacks** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.638** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.10** unto and in favour of the said **Sri Sudhir Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Kobala dated **09th March, 1976** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.27, Pages 119 to 124, Being No.1307 for the year 1976**, the said **Sri Sudhir Bhattacharjee** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of bastu land containing by estimation an area of **01(one) Cottah 13(thirteen) Chittacks** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.638** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto and marked thereon as **Plot No.10** unto and in favour of **Sri Anil Chitrakar** free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Deed of Conveyance dated **1st day of December, 1978** duly registered in the Office of the Sub Registrar at Cossipore Dum Dum in **Book No.1, Volume No.165, Pages 32 to 39, Being No.6957 for the year 1978**, the said **Sri Anil Chitrakar** indefeasibly sold, transferred, conveyed, assigned and assured for the consideration therein mentioned **ALL THAT** piece or parcel of the said plot of bastu land containing by estimation an area of **01(one) Cottah 13(thirteen) Chittacks** be the same a little more or less including all easement rights and appurtenances thereto lying situate at **Municipal Holding No.225, Dum Dum Cossipore Road (old Holding No.209/1, Dum Dum Cossipore Road, formerly 191, Dum Dum Cossipore Road), Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R.S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag No.638** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan

annexed thereto and marked thereon as **Plot No.10** unto and in favour of the said **S.B. Engineering Company**, a Proprietorship Firm represented by its sole Proprietor **Sri Sudhir Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS after purchase of the said plots of land the said Sri Sudhir Bhattacharjee mutated his name in respect thereof in the records of the South Dum Dum Municipality and upon mutation the said municipal authority assessed the said plots of land as **Municipal Holding No.311, Dum Dum Cossipore Road, Kolkata - 700 074** under the Police Station of Dum Dum in the District of North 24 Parganas.

AND WHEREAS by virtue of the said Deeds mentioned hereinabove thus the said **Sri Sudhir Bhattacharjee**, sole Proprietor of **S.B. Engineering Company** became the absolute Owner of **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation a total area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** be the same a little more or less together with **asbestos shed** including all easement rights and appurtenances thereto lying situate at and being **Municipal Holding No.311, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R.S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas free from all encumbrances, liens, dispendens, attachments, claims and demands in any manner whatsoever.

AND WHEREAS subsequently by virtue of a Deed of Gift dated **25th March, 1999** duly registered in the Office of the District Registrar at Barasat, North 24 Parganas in **Book No.1, Volume No.43, Pages 200 to 213, Being No.2119 for the year 1999**, the said **Sri Sudhir Bhattacharjee** in consideration of natural love and affection indefeasibly granted, transferred, assigned and assured **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** be the same a little more or less together with **an old structure** thereon

including all easement rights and appurtenances thereto lying situate at and being **Municipal Holding No.311, Dum Dum Cossipore Road, Kolkata - 700 074** also known as **Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written and more clearly delineated with Red border line in the sketch Map or Plan annexed thereto unto and in favour of **his** wife and only son namely **Smt. Jyoti Bhattacharjee** and **Sri Debasish Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS after obtaining the said bastu land hereditaments and premises the said **Smt. Jyoti Bhattacharjee** and **Sri Debasish Bhattacharjee** jointly mutated their names in respect thereof in the records of the South Dum Dum Municipality and upon mutation the said municipal authority assessed the said plot of land as **Municipal Holding No.242, Dum Dum Cossipore Road, Kolkata-700074** under the Police Station of Dum Dum in the District of North 24 Parganas.

AND WHEREAS by virtue of a Deed of Gift dated **12th August, 2010** duly registered in the Office of the Additional Registrar of Assurances- II at Kolkata in **Book No.I, C. D. Volume No.31, Pages 4453 to 4466, Being No.09980 for the year 2010**, the said **Smt. Jyoti Bhattacharjee** in consideration of natural love and affection indefeasibly granted, transferred, assigned and assured **ALL THAT** piece or parcel of the plot of bastu land hereditaments and premises containing by estimation an area of **05(five) Cottahs 10(ten) Chittacks 11.5(eleven point five) Sq.ft.** be the same a little more or less together with **500 Sq.ft. old structure** thereon including all easement rights and appurtenances thereto being the undivided **50% share** of the said land measuring an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** together with **1000 Sq.ft. old structure** thereon lying situate at and being **Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata - 700 074** also known as **Premises No.225,**

Dum Dum Cossipore Road, Kolkata - 700 074 at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in the District of North 24-Parganas particularly mentioned and described in the Schedule thereunder written unto and in favour of **her** said only son **Sri Debasish Bhattacharjee** free from all encumbrances whatsoever.

AND WHEREAS thereafter the said **Sri Debasish Bhattacharjee** mutated his name in respect thereof in the records of the South Dum Dum Municipality and upon mutation the said municipal authority assessed the said plot of land as **Municipal Holding No.242, Dum Dum Cossipore Road, Kolkata - 700 074** under the Police Station of Dum Dum in the District of North 24 Parganas under **Holding ID No.10795**.

AND WHEREAS in the manner aforesaid thus the Vendor herein the said **Sri Debasish Bhattacharjee** became the sole and absolute Owner and seized and possessed of and / or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** be the same a little more or less together with **1500 Sq.ft. old tin shed structures** thereon including all easement rights and appurtenances thereto lying situate at and being **Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata - 700 074** also known as **Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in Ward No.10 in the District of North 24-Parganas particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**" free from all encumbrances whatsoever.

AND WHEREAS while remained in absolute possession and enjoyment of the said Property the Vendor herein **has** agreed to sell and the Purchaser herein **has** agreed to purchase **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04 (four) Chittacks 23 (twenty three) Sq.ft.** but on physical measurement it stands to an area of **11(eleven) Cottahs 12(twelve) Chittacks 39(thirty nine) Sq.ft.** be the same a little more or less together with **1500 Sq.ft. old tin shed structures** thereon including all easement rights and appurtenances thereto comprised of the said Property particularly mentioned and described in the Schedule hereunder written at or for the total consideration of **Rs. 4,41,50,000/- (Rupees Four Crore Forty One Lac Fifty Thousand)** only free from all encumbrances, liens, lispens, charges, attachments, claims and demands in any manner whatsoever.

AND WHEREAS at or before the execution of this Deed of Conveyance the Vendor herein doth hereby assure and represent to the Purchaser as follows:-

- a) **THAT** the Vendor **has** a good marketable title in respect of the said Property and every part thereof particularly mentioned and described in the Schedule hereunder written.
- b) **THAT** the said Property is free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) **THAT** excepting the Vendor and none else has/have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property or any part thereof.
- d) **THAT** the Vendor **is** legally competent to transfer the said Property and every part thereof.
- e) **THAT** there is no acquisition or requisition proceeding pending nor the Vendor **has** been served with any notice of acquisition or requisition in respect of the said Property or any part thereof.
- f) **THAT** no public demand of any kind whatsoever is outstanding against and/or payable by the Vendor in respect of the said Property or any part thereof.
- g) **THAT** the Vendor **has** not entered into any Agreement for Sale, Development, Lease, Tenancy or otherwise nor **has** created any interest or right of the Third Party into and upon the said Property or any part thereof.

- h) **THAT** the Vendor **has** not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said Property or any part thereof.
- i) **THAT** there is no other occupier on and upon the said Property or any part thereof in any manner whatsoever.
- j) **THAT** the said Property or any part thereof is not under any "Debuttor" or "Wakf" and it is free from road alignment.
- k) **THAT** relying upon the aforesaid representations, assurances and covenants made by the Vendor herein and believing the same to be true and acting on good faith the Purchaser herein **has** agreed to purchase the said Property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, attachments, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 4,41,50,000/- (Rupees Four Crore Forty One Lac Fifty Thousand)** only paid by the Purchaser to the Vendor at or immediately before the execution of these presents, the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration given hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, **his** heirs, executors, administrators, representatives and assigns and every one of them and also the said Property, **he** the Vendor as the absolute Owner of the said Property doth by these presents indefeasibly grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser, **his** heirs, executors, administrators, representatives and assigns free from all encumbrances, attachments and other defects in title **ALL THAT** piece or parcel of the said plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** but on physical measurement it stands to an area of **11(eleven) Cottahs 12(twelve) Chittacks 39(thirty nine) Sq.ft.** be the same a little more or less together with **1500 Sq.ft. old tin shed structures** thereon including all easement rights and appurtenances thereto comprised of the said Property particularly mentioned and described in the Schedule hereunder written or HOWSOEVER otherwise the said Property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHERWITH the land or ground whereupon or on part whereof the same is erected and built together further with the structures,

erections, fixtures, walls, yards, courtyards, all trees, fences, hedges, ditches, ways, water, watercourses and benefits and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever thereto the said Property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor, **his** heirs, executors, administrators, representatives and assigns or any person or persons from whom he or she or they can or may procure the same without action or suit at law or in equity TO ENTER INTO AND HAVE, HOLD, OWN, POSSESS AND ENJOY the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and in favour of the Purchaser, **his** heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor herein doth hereby for **himself, his** heirs, executors, administrators, representatives and assigns covenant with the Purchaser, **his** heirs, executors, administrators, representatives and assigns that notwithstanding any act, deed or thing whatsoever by the Vendor herein or by any of **his** predecessors and ancestors in title, done or executed or knowingly suffered to the contrary **he** the Vendor had at all material times heretofore and now **has** good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and in favour of the Purchaser, **his** heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the Purchaser, **his** heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said Property and every part thereof with the absolute right to sell, mortgage, let out,

lease out or transfer by way of gift or otherwise alienated the said Property or any part or every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for **him** or from or under any of his predecessors or ancestors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any of his predecessors or ancestors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Property or any part thereof from under or in trust for **him** the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, **his** heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said Property and every part thereof unto and in favour of the Purchaser, **his** heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHERMORE THAT the Vendor, **his** heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, **his** heirs, executors, administrators, representatives and assigns against losses, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinabove contained and **THIS INDENTURE FURTHER WITNESSETH** that the peaceful physical possession of the said Property and every part thereof is being handed over by the Vendor unto and in favour of the Purchaser herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances in any manner whatsoever **AND** for the satisfaction of the Purchaser, the **Confirming Party** herein doth hereby execute these presents being a Party hereof as she is the constituted Attorney of the Vendor by virtue of a General Power of Attorney dated **23rd July, 2009** duly registered in the Office of the Additional Registrar of Assurances-III at Kolkata in **Book No.IV, Being No.03639 for the year 2009.**

THE SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of bastu land hereditaments and premises containing by estimation an area of **11(eleven) Cottahs 04(four) Chittacks 23(twenty three) Sq.ft.** but on physical measurement it stands to an area of **11(eleven) Cottahs 12(twelve) Chittacks 39(thirty nine) Sq.ft.** be the same a little more or less together with **1500 Sq.ft. cemented flooring old tin shed structures** thereon including all easement rights and appurtenances thereto lying situate at and being **Municipal Holding No.242, Dum Dum Cossipore Road (old Holding No.311, Dum Dum Cossipore Road), Kolkata - 700 074** presently known as **Premises No.225, Dum Dum Cossipore Road, Kolkata - 700 074** at Mouza - Bagjola, J.L. No.21, R. S. No.68, Touzi No.182, Pargana - Kalikata comprised in **C.S. Dag Nos. 638 & 639** appertaining to **C.S. Khatian No.184** corresponding to **R.S. Dag No.3173** appertaining to **R.S. Khatian No.184** under the Police Station of Dum Dum within the limits of South Dum Dum Municipality in **Ward No.10**, Additional District Sub Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and more clearly delineated with **RED** border line in the sketch Map or Plan annexed hereto and butted and bounded in the manner as follows :

- ON THE NORTH** : Partly by existing (G+IV) stored building and partly by existing - II storied building;
- ON THE SOUTH** : Partly by Dum Dum Cossipore Road and partly by others property;
- ON THE EAST** : By 18'- 0" wide Road;
- ON THE WEST** : By 15'- 1" wide Road.

Subraj K.

IN WITNESS WHEREOF the Parties herein have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata
in the presence of :-

1. Kalipada Chavan
Advocate

2. Sudhish Bhattacharya
40 BLOCK-A BANGUR AVE
KOLKATA-55

3. Dipak Dg.

Sudhish Bhattacharya
Signature of the Vendor

SIGNED, SEALED AND DELIVERED

by the Purchaser at Kolkata
in the presence of :-

1. Kalipada Chavan
Advocate

2. Sudhish Bhattacharya

3. Dipak Dg.
3. Shyamrajan Road
KOL-700055

Dipak Dg.
Signature of the Purchaser

SIGNED, SEALED AND DELIVERED

by the Confirming Party at Kolkata
in the presence of :-

1. Kalipada Chavan
Advocate

2. Sudhish Bhattacharya

3. Dipak Dg.

Sudhish Bhattacharya
Signature of the Confirming Party

RECEIPT

RECEIVED of and from the within named Purchaser the within mentioned sum of **Rs. 4,41,50,000/- (Rupees Four Crore Forty One Lac Fifty Thousand)** only as full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

By **Cheque No. 280805** dated **11/02/2016**

drawn on Axis Bank Ltd., Branch -

Dum Dum, Kolkata, West Bengal

Rs. 4,41,50,000/-

(Rupees Four Crore Forty One Lac Fifty Thousand Only)

WITNESSES:-

1. *Kalipada Charan*
Advocate

2. *Sukhvir Bhatta*
Manager

3. *Ritika D*
D














Sebanis Chatterjee
Signature of the Vendor

Drafted by :-

Kalipada Charan

**(Kalipada Charan),
Advocate,
Erl. No.WB/881/86,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment,
Flat No.2, Dum Dum,
Kolkata - 700 030.**

TEN FINGER PRINT

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

Debashish Bhattacharya

Debashish Bhattacharya

Debraj Bose

Debraj Bose

Jayati Bhattacharya

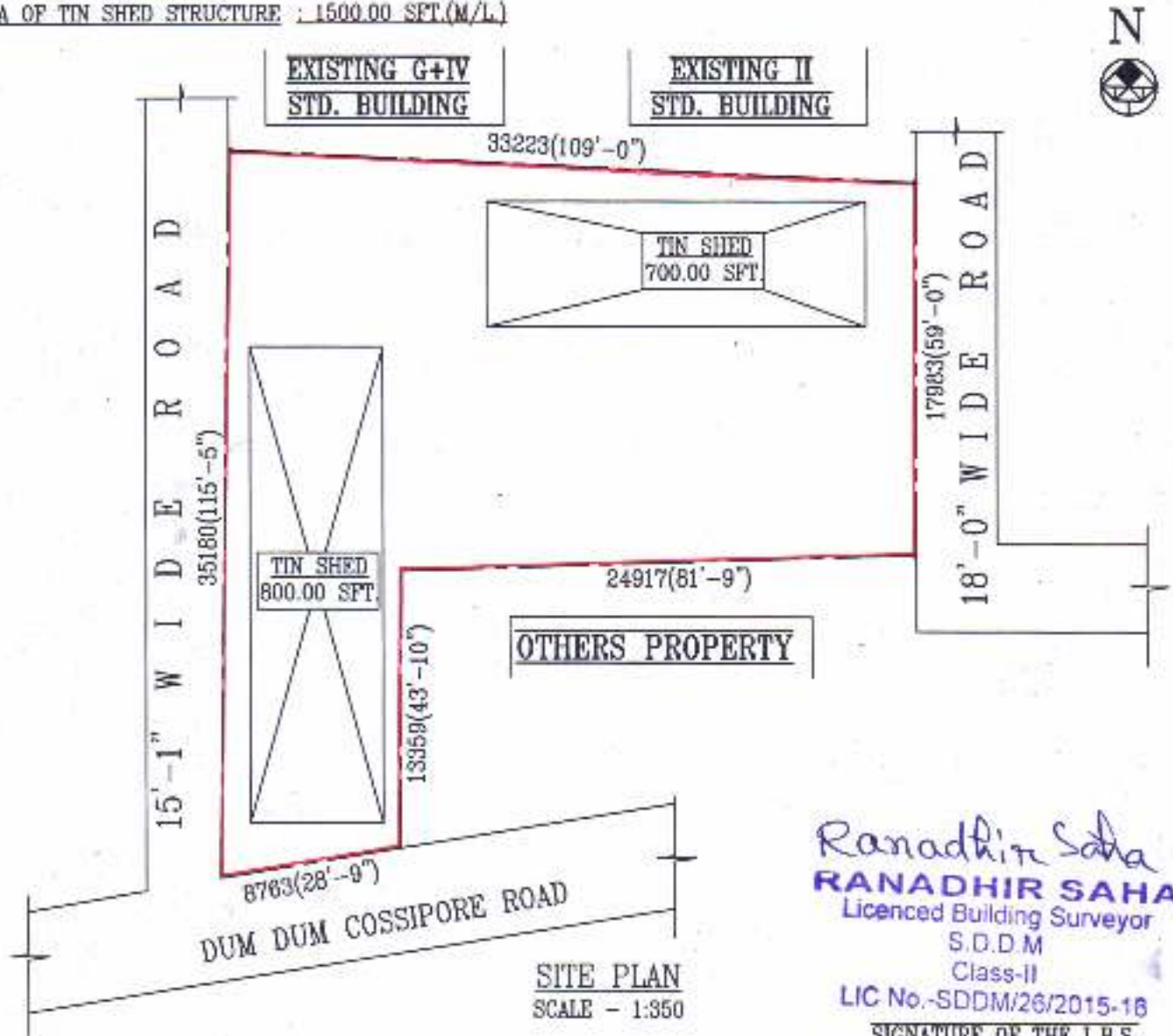
Jayati Bhattacharya

SITE PLAN OF A PLOT OF BASTU LAND LYING SITUATE AT AND BEING MUNICIPAL HOLDING NO.- 242, DUM DUM COSSIPORE ROAD (OLD HOLDING NO.- 311, DUM DUM COSSIPORE ROAD), PRESENTLY KNOWN AS PREMISES NO.- 225, DUM DUM COSSIPORE ROAD, KOLKATA- 700 074 AT MOUZA- BAGJOLA, J. L. NO.- 21 COMPRISED IN C.S. DAG NO.- 638 & 639, APPERTAINING TO C.S. KHATIAN NO.- 184 CORRESPONDING TO R. S. DAG NO.- 3173 APPERTAINING TO R. S. KHATIAN NO.- 184 UNDER THE POLICE STATION OF DUM DUM WITHIN THE LIMITS OF SOUTH DUM DUM MUNICIPALITY IN WARD NO.- 10 IN THE DISRICT OF NORTH 24 PARGANAS.

AREA OF LAND AS PER DEED : 11(ELEVEN) COTTAHS 04(FOUR) CHITTACKS 23(TWENTY THREE) SFT.(M/L)
 AREA OF LAND AS PER PHYSICAL MEASUREMENT : 11(ELEVEN) COTTAHS 12(TWELVE) CHITTACKS 39(THIRTY NINE) SFT.(M/L)
 AREA OF TIN SHED STRUCTURE : 1500.00 SFT.(M/L)

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Ranadhir Saha
RANADHIR SAHA
 Licenced Building Surveyor
 S.D.D.M
 Class-II
 LIC No.-SDDM/26/2015-16
 SIGNATURE OF THE L.B.S.

Debasish Bhattacharya
 SIGNATURE OF THE VENDOR

Pratik Bhattacharya
 SIGNATURE OF CONFIRMING PARTY

Ranadhir Saha
 SIGNATURE OF THE PUCHASER



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt







Visit Commission Case No / Year	1506000252/2016	Date of Application	15/02/2016
Query No / Year	15060000216361/2016		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Shri Kalipada Charan		
Stampduty Payable	Rs. 30,90,520/-		
Registration Fees Payable	Rs. 4,85,653/-		
Applicant Name of the Visit Commission	Mr D DAS		
Applicant Address	A P C RD KOL 06		
Place of Commission	3, Shyamnagar Road, P.O:- Bangur Avenue, P.S.- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055		
Expected Date and Time of Commission	15/02/2016 6:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 50/-, Total Fees Paid: 550/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15060000216361/2016

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Debasish Bhattacharjee P-40, Bangur Avenue Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas West Bengal, India, PIN - 700055	Seller			<i>Debasish Bhattacharjee</i> 15/02/2016
2	Smt Jyoti Bhattacharjee P-40, Bangur Avenue, Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas West Bengal, India, PIN - 700055	Seller			<i>Jyoti Bhattacharjee</i> 15-2-2016
3	Shri Debraj De 3, Shyamnagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700055	Buyer			<i>Debraj De</i> 15/02/2016

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Shri Biswajit Sarkar Son of Shri Balaram Sarkar 143, SURYA SEN NAGAR, P.O.- Motijheel, P.S.- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700074	Shri Debasish Bhattacharjee, Smt Jyoti Bhattacharjee, Shri Debraj De	<i>Biswajit Sarkar 15/02/2016</i>

(Mohul Mukhopadhyay)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 COSSIPORE DUMDUM
 North 24-Parganas, West
 Bengal



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	15060000216361/2016	Query Date	12/02/2016 5:08:48 PM
Office where deed will be registered	A.D.S.R. COSSIPUR (DUMDUM), District: North 24-Parganas		
Applicant Name	Kalipada Charan		
Address	1171, Purba Sinthee Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831263617, e-Mail ID : kpcharanadv@gmail.com		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4305] Declaration [No of Declaration : 2]		
Set Forth value	Rs. 4,41,50,000/-	Total Market Value:	Rs. 4,41,50,000/-
Stampduty Payable	Rs. 30,90,520/-	Stampduty Article:-	23
Registration Fee Payable	Rs. 4,85,653/-	Registration Fee Article:-	A(1), E
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DLRS server does not return any information		
Remarks			

Subraj K.
Subhasish Bhattacharya

Subhasish Bhattacharya

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, Thana: Dum Dum, Municipality: SOUTH DUM DUM, Road: D.D.C Road Facing Dum Dum Road, Mouza: Bagjola, Premises No. 225, Ward No: 10. Holding No:242	RS Plot No:- 3173 RS Khatian No:- 184	11 Katha 12 Chatak 39 Sq Ft.	4,37,00,000/-	4,37,00,000/-	Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metal Road,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
	Gr. Floor	1500 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete	
S1	On Land L1	1500 Sq Ft.	4,50,000/-	4,50,000/-	Structure Type: Structure	
Seller Details						
SI No.	Name & Address	Status	Execution And Admission Details	Other Details		
1	Shri Debasish Bhattacharjee Son of Shri Sudhir Bhattacharjee P-40, Bangur Avenue, Block/Sector: A, Post Office: Bangur Avenue, Lake Town, District: North 24-Parganas, West Bengal, India, PIN - 700055	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMGPB2187H,		
2	Smt Jyoti Bhattacharjee Wife of Shri Sudhir Bhattacharjee P-40, Bangur Avenue, Block/Sector: A, Post Office: Bangur Avenue, Lake Town, District: North 24-Parganas, West Bengal, India, PIN - 700055	Confirming Party	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADRPB6816B,		

Debasish Bhattacharjee
Debasish Bhattacharjee

Jyoti Bhattacharjee

Buyer Details

SI No.	Name & Address	Status	Execution And Admission Details	Other Details
1	Shri Debraj De Son of Shri Dipak De 3, Shyamnagar Road, Post Office: Bangur Avenue, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BZFPD9721C,

Identifier Details

Identifier Name & Address	Other Details	Identifier of
Shri Biswajit Sarkar Son of Shri Balaram Sarkar 143, SURYA SEN NAGAR, Post Office: Motijheel, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Shri Debasish Bhattacharjee, Smt Jyoti Bhattacharjee, Shri Debraj De

For Information only**Note:**

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 27/03/2016
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
6. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
7. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
8. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.

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

GRN: 19-201516-003328414-1

Payment Mode: Online Payment

GRN Date: 12/02/2016 18:07:28

Bank: State Bank of India

BRN: IKA3491819

BRN Date: 12/02/2016 18:16:30

DEPOSITOR'S DETAILS

Id No. : 15060000216361/1/2016

[Query No./Query Year]

Name : KALIPADA CHARAN

Contact No. :

Mobile No. : +91 9831263617

E-mail : kpcharanadv@gmail.com

Address : 1171, Purba Sinthee Road, KOLKATA - 700 030.

Applicant Name : Shri Kalipada Charan

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15060000216361/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	485653
2	15060000216361/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	3090520

Total

3576173

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

1506-216361

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Smt Jyoti Bhattacharjee Wife of Shri Sudhir Bhattacharjee P-40, Bangur Avenue, Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Shri Debasish Bhattacharjee Son of Shri Sudhir Bhattacharjee P-40, Bangur Avenue, Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AMGPB2187H.; Status : Individual; Date of Execution : 15/02/2016; Date of Admission : 15/02/2016; Place of Admission of Execution : Pvt. Residence
2	Smt Jyoti Bhattacharjee Wife of Shri Sudhir Bhattacharjee P-40, Bangur Avenue, Block/Sector: A, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADRPB6816B.; Status : Confirming Party; Date of Execution : 15/02/2016; Date of Admission : 15/02/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Shri Debraj De Son of Shri Dipak De 3, Shyamnagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BZFPD9721C.; Status : Individual; Date of Execution : 15/02/2016; Date of Admission : 15/02/2016; Place of Admission of Execution : Pvt. Residence.</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Shri Biswajit Sarkar Son of Shri Balaram Sarkar 143, SURYA SEN NAGAR, P.O:- Motijheel, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,</p>	<p>Shri Debasish Bhattacharjee, Smt Jyoti Bhattacharjee, Shri Debraj De</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: D.D.C Road Facing Dum Dum Road, Mouza: Bagjola, Premises No. 225, Ward No: 10, Holding No:242</p>	<p>RS Plot No:- 3173 , RS Khatian No:- 184</p>	<p>11 Katha 12 Chatak 39 Sq Ft</p>	4,37,00,000/-	4,37,00,000/-	<p>Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metal Road,</p>

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	1500 Sq Ft.	0/-		<p>Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extant of Completion: Complete</p>

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	4,50,000/-	4,50,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Kalipada Charan
Address	1171, Purba Sinthee Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700030
Applicant's Status	Advocate

Office of the A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas

Endorsement For Deed Number : I - 150601297 / 2016

Query No/Year	15060000216361/2016	Serial no/Year	1506001403 / 2016
Deed No/Year	I - 150601297 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Smt Jyoti Bhattacharjee	Presented At	Private Residence
Date of Execution	15-02-2016	Date of Presentation	15-02-2016

Remarks

On 15/02/2016

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

Presented for registration at 18:38 hrs on : 15/02/2016, at the Private residence by Smt Jyoti Bhattacharjee , one of the Executants.

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 4,41,50,000/-

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

Execution is admitted on 15/02/2016 by

Shri Debasish Bhattacharjee, Son of Shri Sudhir Bhattacharjee, P-40, Bangur Avenue, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Business

Identified by Shri Biswajit Sarkar, Son of Shri Balaram Sarkar, 143, SURYA SEN NAGAR, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 15/02/2016 by

Smt Jyoti Bhattacharjee, Wife of Shri Sudhir Bhattacharjee, P-40, Bangur Avenue, Sector: A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Business

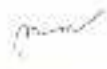
Identified by Shri Biswajit Sarkar, Son of Shri Balaram Sarkar, 143, SURYA SEN NAGAR, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 15/02/2016 by

Shri Debraj De, Son of Shri Dipak De, 3, Shyamnagar Road, P.O: Bangur Avenue, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, By caste Hindu, By Profession Business

Identified by Shri Biswajit Sarkar, Son of Shri Balaram Sarkar, 143, SURYA SEN NAGAR, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, By caste Hindu, By Profession Law Clerk


(Mohul Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 16/02/2016

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,85,653/- (A(1) = Rs 4,85,639/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,85,653/-

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

1. Rs. 4,85,653/- is paid, by online on 12/02/2016 6:16PM with Govt. Ref. No. 192015160033284141 on 12-02-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA3491819 on 12/02/2016, Head of Account 0030-03-104-001-16

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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,90,520/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 30,90,520/-

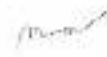
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 30,90,520/- is paid, by online on 12/02/2016 6:16PM with Govt. Ref. No. 192015160033284141 on 12-02-2016, Bank: State Bank of India (SBIN0000001), Ref. No. IKA3491819 on 12/02/2016, Head of Account 0030-02-103-003-02

Payment of Stamp Duty

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 924009, Purchased on 09/02/2016, Vendor named R Paul.


(Mohul Mukhopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBASISH BHATTACHARJEE
SUDHIR BHATTACHARJEE

65110968
Permanent Account Number
AMGPB2187H

Debasish Bhattacharjee
Signature



Debasish Bhattacharjee



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBRAJ DE

DIPAK DE

12/03/1998

Permanent Address Number

BZEPD 021C

Debraj De
Signature



Debraj De

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JYOTI BHATTACHARJEE
GURUCHARAN KAR
20/11/1945

Permanent Account Number

ADRPB6816B

Jyoti Bhattacharjee

Signature



Jyoti Bhattacharjee



WEST BENGAL PROGRESSIVE LAWYERS
AND EXIST WELFARE ASSOCIATION

GROUND FLOOR SEALDAH COURT COMPLEX
1, Ballybazar Road, Kolkata - 700 014

IDENTITY CARD

NAME : BISWAJIT SARKAR
S/D/W OF : BALARAM SARKAR
ADDRESS : 143, SURYA SEN NAGAR
SOUTH DUM DUM (M),
MOTIJHEEL, 24 PGS WEST
BENGAL, KOLKATA - 700074
DATE OF BIRTH : 31.11.1991
EC NO. : 106
WORKING PLACE : SEALDAH CRIMINAL COURT
DATE OF ISSUE : 01/01/2016



[Signature]
Signature of the Chairman

Biswajit Sarkar



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2016, Page from 54696 to 54731
being No 150601297 for the year 2016.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2016.02.18 12:04:10 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 18-02-2016 12:04:09
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

DATED THE 15TH DAY OF FEBRUARY, 2016

DEED OF CONVEYANCE

BETWEEN

VENDOR – SRI DEBASISH BHATTACHARJEE

AND

PURCHASER – SRI DEBRAJ DE

AND

CONFIRMING PARTY – SMT. JYOTI BHATTACHARJEE

DRAFTED BY :

Mr. Kalipada Charan,
Advocate,
1171, Purba Sinthee Road (Fakir Ghosh Place),
Sagarika Apartment, Flat No. 2, Dum Dum, Kolkata-700030.