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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



D 243838

08.15.17
कॉ.नं. 0-619669/17
MV 27,51,850/-
Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurance-IV, Kolt 313

08 MAY 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 8th day of May, Two Thousand and Seventeen (2017).

BETWEEN

SATCHIDANANDA MITRA (PAN AFG PM9565G) son of Late Pashupati Mitra, residing at 13, Bangur Avenue, Block-B, P.S.-Lake Town, Kolkata-700055, of M/S SONA ENTERPRISE a sole proprietor principal place of business at 13, Bangur Avenue, Block-B, P.S.-Lake Town, Kolkata-700055 hereinafter collectively called and referred to as the **VENDOR** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

SIBSANKAR KOLEY (PAN AFYPK 7079N) son of Gunamoni Koley By faith-Hindu, By occupation-Retired, Residing at present 58/56, Nagendra Nath Road, Flat No.3A, 3rd Floor, P.S.-Dum Dum, Kolkata-700028 hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include his respective heirs, or

executors, administrators, legal representatives and assigns) of the
OTHER PART.

WHEREAS all that piece and parcel of bastu land admeasuring about an area of 3 (Three) cottahs 12 (Twelve) Chittaks a little more or less together with structure standing thereon comprised in South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S – Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, C.S. plot No. 1585(P) of Mouza – Satgachi, J.L. No. 20, within South Dum Dum Municipality holding No. 64 of Hind Colony, District – North -24-Parganas more fully and particularly described in the “First Schedule” hereunder and herein after called the said property.

AND WHEREAS by a Deed of Gift dated 19.08.1987 made between the Governor of the State of West Bengal described therein referred to as the Donor of the one Part and one Smt. Renu Bala Paul described therein to as the Donee of the other Part and registered in

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the office of A.D.S.R. Barasat, North-24-Parganas, recorded in Book No. 1, Volume No. II, Pages 149 to 152, Being No. 113 for the year 1987, the said Governor of the State of West Bengal for rehabilitation of the influx of Refugees from East Pakistan granted, gifted, conveyed, transferred assigned assured and demised unto the said Donee therein the owner of ALL THAT piece and parcel of home stead land admeasuring about an area of 3 (Three) cottahs 12 (Twelve) Chittaks a little more or less together with structure standing thereon comprised in South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S - Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, CS plot No. 1585(P) of Mouza - Satgachi, J.L. No. 20, within South Dum Dum Municipality holding No. 64 of Hind Colony, District - North - 24-Parganas more fully and particularly described in the "First Schedule" hereunder.

AND WHEREAS *after the said deed of Gift as aforesaid, the said Donee therein owner mutated her name in the record of the South Dum Dum Municipality and its holding No.64 of Hind Colony, in*

Ward No. 23 and was seized and possessed of and/or otherwise well and sufficiently entitled to the said property or said land as the absolute owner of the same since then and enjoying the same by making a pucca structure with Tile shed over the said plot of land.

***AND WHEREAS** the said owner after discussion being desirous of developing the said premises under such joint venture by constructing a new multistoried building after demolishing the existing and old structure on the said premises and being more fully equipped with process, procedure and expertise to undertake the said project accepts the proposal and offer of Developer and requested him to prepare an appropriate building for getting sanction from the South Dum Dum Municipality and to take up the project by his own arrangement and finance and the said Developer agreed to develop the said premises on the terms and conditions of the Development Agreement Dated 31.03.2004 Between the Land owner Smt. Renu Bala Paul and Developer M/S. SONA ENTERPRISE.*

AND WHEREAS the Developer have been constructing of the building (G+4) on the land of the said property as fully described in First schedule hereunder after obtaining sanctioned plan from South Dum Dum Municipality and its Plan No. 72 dated 17.05.1999 and upon the same consisting of numerous Unit/s/Flat/s Car parking Space/s/and others thereof.

AND WHEREAS the purchaser approached the vendor/ Developer and made a proposal to purchase a flat measuring about 940 sq. ft. more or less with super built up area together with undivided impart able proportionate share of land and common Ares for total consideration of Rs. 7,12,500/- being Flat No. 3A on the 3rd Floor together with common facilities, including lift facilities thereon comprised in South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S - Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, CS plot No. 1585(P) of Mouza - Satgachi, J.L. No. 20, within South Dum Dum Municipality holding No. 64 of Hind Colony, District - North -24-Parganas, as

fully described in the *SECOND SCHEDULE* hereunder written and herein after called the said flat and paid Rs. 7,12,500/- for total consideration;

AND WHEREAS by a Development Agreement Dated 31.03.2004 Between the Land owner Smt. Remu Bala Paul and Developer M/S. SONA ENTERPRISE and the vendor herein as Developer agreed to construct, erect, built, develop and promote Ground Plus Four storied building/s forming part and parcel of the Housing-cum-Commercial Project at or upon the *FIRST SCHEDULE* property with its own cost and in terms of the said agreement for development and for the said intents and purposes the Vendor herein have provided the Developer with a Power-of-Attorney thereof with the powers, authorities and rights thereof unto and in favour of the Developer. The said Development Agreement and said Power-of-Attorney are self-explanatory in themselves.

AND WHEREAS out of the constructed Flats in the said described in the First schedule below the present Vendor as Developer offered to sell from his allocated share a self contained Flat measuring about 940 sq. ft. more or less with super built up area together with undivided impart able proportionate share of land and common Ares being Flat No. 3A on the 3rd Floor together with common facilities, including lift facilities thereon comprised in South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S -- Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, CS plot No. 1585(P) of Mouza -- Satgachi, J.L. No. 20, within South Dum Dum Municipality holding No. 64 of Hind Colony, District -- North -24-Parganas, more fully described in the Second Schedule of this Deed.

AND WHEREAS the Purchaser herein willing to purchase a self contained Flat measuring about 940 sq. ft. more or less with super built up area together with undivided impart able proportionate share of land and common Ares being Flat No. 3A on the 3rd Floor on

the front side/ Northern side consisting of two bed rooms, one drawing cum-dining, one kitchen, two bath and privy, one balcony together with common facilities, including lift facilities thereon comprised in South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S – Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, CS plot No. 1585(P) of Mouza - Satgachi, J.L. No. 20, within South Dum Dum Municipality holding No. 64 of Hind Colony, District - North -24-Parganas, more fully described in the Second Schedule of this Deed within the First Schedule property for a total consideration amount Rs. 7,12,500/- only Vendors/Developer of the property who have agreed to transfer a residential Flat fully described in the Second Schedule at a total consideration of Rs. 7,12,500/- only as per memo of consideration mentioned herein below from his allocated portion and the consideration money the Purchaser has already paid Rs. 7,12,500/- only to the present Vendor and the present Vendor / Developer admit and acknowledgement the receipt of the said amount.

AND WHEREAS inspite of execution of the Agreement for sale dated 19.01.2005 executed by and between Vendor/Developer and the Purchaser, inspite of acceptance of the payment of the total consideration amount of Rs. 7,12,500/- only the Developer and the said land owner refuse to execute and register the said Sale Deed fully described in the Second Schedule though the possession has already been hand over on 03.07.2006 to the purchaser.

AND WHEREAS thereafter the purchaser along with other intending purchasers filed a complaint Case before the State Consumer Dispute Redressal Commission, West Bengal against these opp. Parties being Complaint Case No. CC/85/2011 under Section 17 of the Consumer Protection Act and the opp. Party No. 1 in the said case filed a Miscellaneous application being No. 19/2012 challenging the maintainability of the said case as in the prayer portion of the said complaint was sought for specific performance/ enforcement of agreement and the said application was dismissed by the Ld. the State Consumer Dispute Redressal Commission, West Bengal on

25.05.2012. Thereafter the present vendor as opp. Party No. 1 of the said case being aggrieved by and dissatisfied with the said order preferred a Civil Revision before the Hon'ble High Court at Calcutta vide C.O No. 2268 of 2012 and after hearing the Hon'ble Justice Arindam Sinha was pleased to allowed the said revisional application on 08.04.2014 and set aside the order dated 25.05.2012 passed by the State Consumer Dispute Redressal Commission, West Bengal. Thereafter this purchaser along with other complainants of the said case filed a SLP before the Hon'ble Supreme Court and the said SLP was dismissed on 25.08.2014 and ultimately the said case was disposed of by the Hon'ble the State Consumer Dispute Redressal Commission, West Bengal vide order dated 05.02.2015.

AND WHEREAS thereafter this Purchaser as complainant started a Proceeding before the Ld. District Consumer Dispute Redressal Forum, Barasat against the said land owner and the Developer being C Case No. 667/ 2016 and after the said case was fixed exparte against the said land owner, the Ld. District Consumer Dispute

Redressal Forum, Barasat has been pleased to direct upon the Opp. Party No. 1 i.e. M/S. SONA ENTERPRISE to execute and register the sale Deed in terms of the Agreement for sale dated 19.01.2005 in favour of the Purchaser in respect of the Flat mentioned in the Second Schedule of the complaint with payment of Rs. 1,20,000/- vide order No. 06 dated 21.02.2017 on acceptance of rest amount of consideration money.

AND WHEREAS *as per order of Ld. District Consumer Dispute Redressal Forum, Barasat vide order No. 06 dated 21.02.2017 the Opp. Party No. 1 of the said complaint Case as vendor /Developer is complying the said order by execution and registration of the Deed of Conveyance as per Agreement for sale dated 19.01.2005 in favour of the Purchaser in respect of the Flat mentioned in the Second Schedule.*

AND WHEREAS *the Developer as per the said agreements and others has constructed, erected, promoted, developed and built the*

subject Ground plus Four storied Building at and upon the piece and parcel of the FIRST SCHEDULE property hereunder written and/or given out of the in numerous building/s constructed, erected, promoted, built, developed or to be constructed, built, developed, promoted and erected at and upon the FIRST SCHEDULE property hereunder written and/or given and/or a part whereof, the owner and the Developer are having their different alterations thereof and in the manner of their respective allocations are enjoying the right, title and interest thereof free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS *the Developer as Vendor herein as per order of Id. District Consumer Dispute Redressal Forum, Barasat vide order No. 06 dated 21.02.2017 as the Opp. Party No. 1 of the said complaint Case being CC No. 667 of 2016 as vendor /Developer is complying*

the said order by execution and registration of this Deed of Conveyance as per Agreement for sale dated 19.01.2005 in favour of the Purchaser in respect of ALL THAT piece and parcel of the Unit/Flat on the 3rd Floor measuring about 940 sq. ft. more or less inclusive super built up area being Flat No.3A on the front side/ Northern side consisting of two bed rooms, one drawing –cum-dining, one kitchen, two bath and privy, one balcony within the said property situate and lying at South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S – Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, CS plot No. 1585(P) of Mouza – Satgachi, J.L. No. 20, within South Dum Dum Municipality holding No. 64 of Hind Colony, District – North -24-Parganas, along with the other easement rights over the subject building and/or to use the common areas and common parts more fully and particularly described in the SECOND SCHEDULE being the part and parcel of the said ALL THAT piece and parcel of land measuring about an area admeasuring about an area of 3 (Three) cottahs 12 (Twelve) Chittaks a little more or less together with structure standing thereon

comprised in South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S -- Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, CS plot No. 1585(P) of Mouza - Satgachi, J.L. No. 20, within South Dum Dum Municipality holding No. 64 of Hind Colony, District - North -24-Parganas more fully and particularly described in the "First Schedule" hereunder for a Rs. 7,12,500/- only as total consideration; and in the common areas and facilities of the Building, fully described in the Third Schedule hereunder written and/or given free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever without any interference, disturbance and obstruction whatever from any person whomsoever and corner and manner whatever and all the Parties herein being agreed thereof have executed in agreement for sale thereof and in finalization of the said Agreement For Sale and otherwise thereof by executing and registering this presents by said Satchinanda Mitra as proprietor of M/S Sona Enterprise alone with the beneficial common use and enjoyment of the premises the land the

unit/ flats including the undivided impartible proportionate share of the Purchaser herein in land with the co-owners and occupiers as mentioned under the FOURTH SCHEDULE hereunder written on the terms and conditions mentioned hereunder.

NOW THIS DEED OF CONVEYANCE WITNESSTETH THAT:

In pursuance of the agreement and in consideration of the sum of Rs. 7,12,500/- only being hereby sell, transfer, convey, assign and assure unto and to the use of the purchaser the full consideration money paid by the purchaser to the vendor/Developer (the receipt whereof the vendor/Developer hereby admit and acknowledge) and the said consideration money paid by the Purchaser to the Vendor/Developer from time to time the Vendor/Developer doth hereby as also by the receipt as per memo of consideration and memorandum of consideration hereunder written and/or given admits and acknowledges and every part thereof the vendor/ Developer herein forever release discharge and acquit the Purchaser and doth hereby grant, sell, convey, transfer, assign and assure unto the Purchaser

herein ALL THAT the undivided impartible proportionate share in the land contained under the FIRST SCHEDULE hereunder written and/or given together with the SECOND SCHEDULE hereunder written and/or given and to use the common areas more fully and particularly described under the THIRD SCHEDULE hereunder written and/or given in common with the co-owners and/or occupiers of the said Building and together with the right and properties appurtenant thereto which are all thereafter as well as hereinbefore collectively called "the said share and the properties and rights appurtenants thereto" and the reversion or reversions, remainder or remainders and the rents, issues and profits of the said share and the properties and rights appurtenant thereto and other rights hereby conveyed and all the estate, right, title, interest, property, claim and demand whatsoever of the Vendor/Developer herein into or upon the said share and the properties and rights appurtenant thereto and all other benefits rights and properties therein comprised and hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and every part or parts thereof

respectively or arising out there from and together further with all rights, liberties and appurtenances whatsoever to and unto the Purchaser herein free from all sorts of encumbrances, trusts, liens, incumbrances and attachments whatsoever and together further with and subject to the stipulations and provisions for payments of the common use and enjoyment of the premises the land the land the unit/flats including the undivided impartible proportionate share of the Purchaser herein in land with the co-owners and occupiers as mentioned under the **FOURTH SCHEDULE** hereunder written and/or given **AND TO HAVE TO HOLD** the said share and the properties and rights and appurtenants thereto and all other benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part or parts thereof respectively or arising out there from absolutely and forever. The Purchaser shall have right to transfer, alienate, gift, sale and assign in any manner whatsoever he can things by virtue of this Deed of Conveyance as absolute owner.

**THE VENDOR/DEVELOPER HEREIN DO TH HEREBY
CONVENAMT WITH THE PURCHASER HEREIN AS
FOLLOWS:**

A. The interest which the Vendor herein do hereby profess to transfer, subsists and the Vendor/Developer herein have the sole right full power and absolute authority to grant sell, convey, transfer, assign and assure unto the Purchaser herein the said share and the profits and rights appurtenant thereto together with the benefits, rights and properties hereby sold and conveyed as per order of Ld. Ld. District Consumer Dispute Redressal Forum, Barasat vide order No. 06 dated 21.02.2017 the Opp. Party No. 1 of the said complaint Case as vendor /Developer is complying the said order by execution and registration of this Deed of Conveyance as per Agreement for sale dated 19.01.2005 in favour of the Purchaser in respect of the Flat mentioned in the Second Schedule.

B. It shall be lawful for the Purchaser herein from time to time and at all times hereafter to enter into and upon and to use hold and enjoy the said share and the properties and rights appurtenant thereto and all benefits rights and properties hereby conveyed and every part thereof and to receive rents, issues and profits thereof without any interruption disturbance thereof without any interruption disturbance claim or demand whatsoever from the Owner or any person or persons claiming through under or in trust for the Vendor/Developer herein unless otherwise expressly mentioned herein AND freed and declared from and against all manner of encumbrances, trusts, liens, lispendenses, demands, claims, hindrances, debts, dues, acquisitions, requisitions and attachments whatsoever save only those as are expressly contained herein.

C. The Vendor/Developer herein shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser herein make do, execute and perfect further Rectification deeds or declaration whatsoever for further better or more perfectly

assuring the said share and the said Flat and rights appurtenant thereto together with the benefits and properties hereby granted to the Purchaser herein and in the manner aforesaid.

D. The Vendor/Developer herein and the Association upon its formation shall unless prevented by fire or some other irresistible from time to time and at all times hereafter upon every reasonable request and the costs of the Purchaser herein produce or cause to be produced to the Purchaser herein or to their attorneys or agents or at any trial commission examination tribunal board or authority for inspection or otherwise as occasion shall require the original title deeds of the premises (which are at present in the possession of the Developer or the Vendor/Developer herein) and also shall at the like request and costs of the Purchaser herein deliver to the Purchaser herein such attested or other copies or extracts there-from as the Purchaser herein may require and shall in the meantime keep the same safe un-obliterated and un-cancelled.

**THE PURCHASER HEREIN DO HEREBY COVENANT WITH
THE DEVELOPER AS FOLLOWS:**

To observe fulfill and perform the covenant hereunder written and/or under the said agreement save those thereof as have already been observed fulfilled and performed and shall regularly and punctually pay and discharge all taxes and impositions on the said Unit/Flat wholly and the common areas proportionately and all other outgoings in connection with the said Unit/Flat wholly and the building and particularly the common areas proportionately including the common expenses.

**PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY
AGREED AND DECLARED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:**

The said Unit/Flat in terms of the Development Agreement the Developer have completed and tenantable and vacant possession of

the said Flat has already been delivered by the Vendors/Developer herein on 03.07.2006 before execution of these presents to the Purchaser herein.

The Purchaser herein neither have nor shall claim from the Developer and/or the Vendor herein or any co-owner thereof any right title or interest in any other part or portion of the land and building SAVE the said share and the properties and rights appurtenant thereto and the said Unit/Flat and the undivided impartible proportionate share of land and the benefits rights and properties sold and conveyed.

Further the Purchaser herein in any manner whatsoever shall not be entitled to change the outer elevation and the structure of the building/s in any manner whatsoever for all times to come.

The Developer herein shall be entitled to raise and/or construct all further stories at and upon the FIRST SCHEDULE property

hereunder written and/or given for all times to come without any objection, interference and obstruction from any person whomsoever and accordingly the proportionate share of land thereof meant for the individual purchaser and/or co-owners and that of the Purchaser herein shall reduce with the said raising of the said further storey and/or stories by the Developer herein.

THE FIRST SCHEDULE ABOVE REFERRED TO

ENTIRE PREMISES

ALL THAT *piece and parcel of land measuring about an area a little more or less 3 (Three) cottahs 12 (Twelve) Chittaks a little more or less together with structure standing thereon comprised in South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S – Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, CS plot No. 1585(P) of Mouza – Satgachi, J.L. No. 20, within South Dum Dum Municipality*

*holding No. 64 of Hind Colony, District – North -24-
Parganas together with Ground plus Four Building and the
subject building at and upon which the subject Unit/Flat
and the Car Parking Space is situated is tying erected
and/or built thereupon being butted and bounded as
follows:-*

ON THE NORTH : Municipal Road/Nagendra Nath Road,

ON THE SOUTH : E.P. No. 55;

ON THE EAST : C.S. Plot No. 1587 and holder of Kalinath;

*ON THE WEST : E.P. No. 56A and plot holder of Bakul
Bala Paul.*

THE SECOND SCHEDULE ABOVE REFERRED TO

“SAID UNIT/FLAT”

ALL THAT piece and parcel of a residential Flat on the 3rd Floor measuring about 940 sq. ft. more or less inclusive super built up area being Flat No.3A on the front side/ Northern side consisting of two bed rooms, one drawing -cum-dining, one kitchen, two bath and privy, one balcony marble flooring within the said property situate and lying at South Dum Dum Municipality premises No. 58/56, Nagendra Nath Road, P.S – Dum Dum, Kolkata 700028 corresponding to E. P. No. 56B, S.P. No. 51, CS plot No. 1585(P) of Mouza – Satgachi, J.L. No. 20, within South Dum Dum Municipality holding No. 64 of Hind Colony, Ward No. 23, District – North -24- Parganas, along with the other easement rights over the subject building and/or to use the common areas and common parts as shown in the plan annexed herewith and bordered “RED” together with the proportionate share of land contained at and under the said premises and further together with the common areas, benefits, amenities, facilities and others thereof of the Building constructed and

upon the FIRST SCHEDULE premises more fully described under the plan duty red border and annexed hereto and which is butted and bounded as follows:-

ON THE NORTH : *open to sky;*

ON THE SOUTH : *Flat No.3B;*

ON THE EAST : *part stair case and partly open to sky;*

ON THE WEST : *open to sky;*

THE THIRD SCHEDULE ABOVE REFERRED TO

(COMMON PORTION)

SECTION- A :

(COMMON AREAS AND INSTALLATIONS IN RESPECT

WHEREOF ONLY THE RIGHT OF USER IN COMMON

SHALL BE GRANTED)

- a) *Lobbies, Roof and staircase of the building.*
- b) *Common staff toilet on the Ground Floor of the Building.*
- c) *Common drains, sewers and pipes.*

- d) *Common water reservoirs, water tanks, water filtration plant, water pipes (save those inside any Unit/ Flat) and Deep tube- well appurtenant to the building.*
- e) *Wires and Accessories for lighting of common areas of the Buildings.*
- f) *Pump and motor.*
- g) *Water Treatment Plant for-Boring Water.*
- h) *Lift and lift machinery of the Buildings.*

SECTION- B

(COMMON INSTALLATIONS FOR WHICH THE PROPORTIONATE ADDITIONAL SEPARATE COSTS ARE TO BE PAID BY THE PURCHASER/S)

- a) *Electrical installations rotating to meter, transformer and sub-station for receiving electricity from the Electricity Authority.*
- b) *Other facilities or installations, if any provided for the common use of the Unit/Flat of the Premises and not covered by Section A hereinabove.*

THE FOURTH SCHEDULE ABOVE REFERRED TO

(THE COMMON EXPENSES)

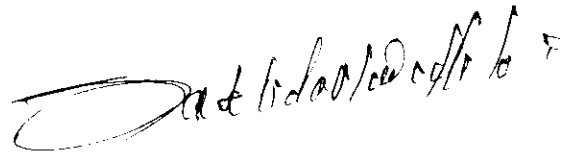
- 1) All costs of maintenances operating replacing repairing white washing painting decorating re-decorating rebuilding reconstruction and righting of the common areas of the building including the outer walls.
- 2) The salaries of all persons employed for the common purposes, including drawn/s, security personals, sweepers, plumbers, electricians, administrators etc., if any.
- 3) Insurance premium for insuring the building, if any.
- 4) All charges and deposits for supplies of common utilities to the Co- owners in common
- 5) Municipal tax, Multi- storied building tax, water tax and other levies in respect of the land and the buildings save those separately assessed on the Purchaser.

- 6) *Costs of formation and operation of the Association.*
- 7) *Costs of running, maintenance, repairs and replacement pumps and other common installation including their fees, taxes and other levies (if any).*
- 8) *Electricity charges for the electrical energy consumed for the operation of the common services.*
- 9) *All litigation expenses incurred for the common purposes and*
- 10) *All other expenses taxes rates and other levies etc. as are deemed by the said Developer to be necessary or incidental or liable or liable to be paid by the co- owners in common including such amount as he fixed for creating a fund for replacement, renovation, painting and/or periodic repairing of the common areas.*

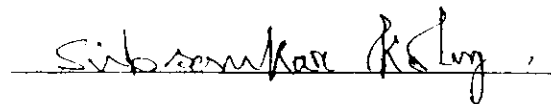
IN WITNESS WHEREOF the PARTIES hereto have executed these presents on the day month and year first above written

SIGNED AND DELIVERED by the
VENDOR\$, DEVELOPER\$ &
PURCHASER\$ above named in the
Presence of :

1. Mintu Chowdhury
237 Dr. M.N. Saha Road,
Laxminagar, 'B' Block
Kol- 74
2. Biswanath Koley,
58/56, N.N. Road,
Kol- 28.



Signature of the VENDOR



SIGNATURE OF THE PURCHASER

drafted by me:

Satyajit Sengupta
advocate
High Court Calcutta
Howrah judges' court.
F-261/1312/2012
typed by:-

Received on and from the within named
Purchasers the sum of Rs. 7,12,500/- only
as full consideration money paid by the
Purchaser to the Vendors as per Memo below :

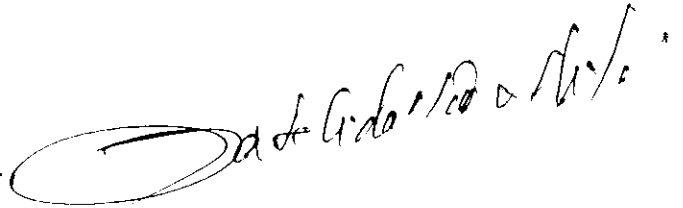
Rs. 7,12,500/-

MEMO OF CONSIDERATION

SL. No	Particulars	Amount
1.	By cash on 19.01.2005	Rs. 1,50,000/-
2.	Paid by pay order being No. 670305 dated 11.04.2005.	Rs. 2,50,000/-
3.	Paid by pay order being No. 670444 dated 07.06.2005.	Rs. 1,50,000/-
4.	By cash dated 11.05.2006	Rs. 8,000/-
5.	By cash dated 01.06.2006	Rs. 5,000/-
6.	By cash dated 09.06.2006	Rs. 12,000/-
7.	By cash dated 17.06.2006	Rs. 3,000/-
8.	By cash dated 19.06.2006	Rs. 10,000/-
9.	Paid by pay order being No. 966175 dated 03.07.2006.	Rs. 1,10,000/-
10.	By cash dated 20.12.2006	Rs. 6,011/-
11.	By cash dated 08.05.2017	Rs. 8,489/-
Total		Rs. 7,12,500/-

WITNESSES:-

1. Mintha Choudhury
237 Br. N.N. Lake Road,
Laxmihagar, 'A' Block
Kot 74
2. Bismarup Koley
58/56, N.N. Road.
Kot - 28.



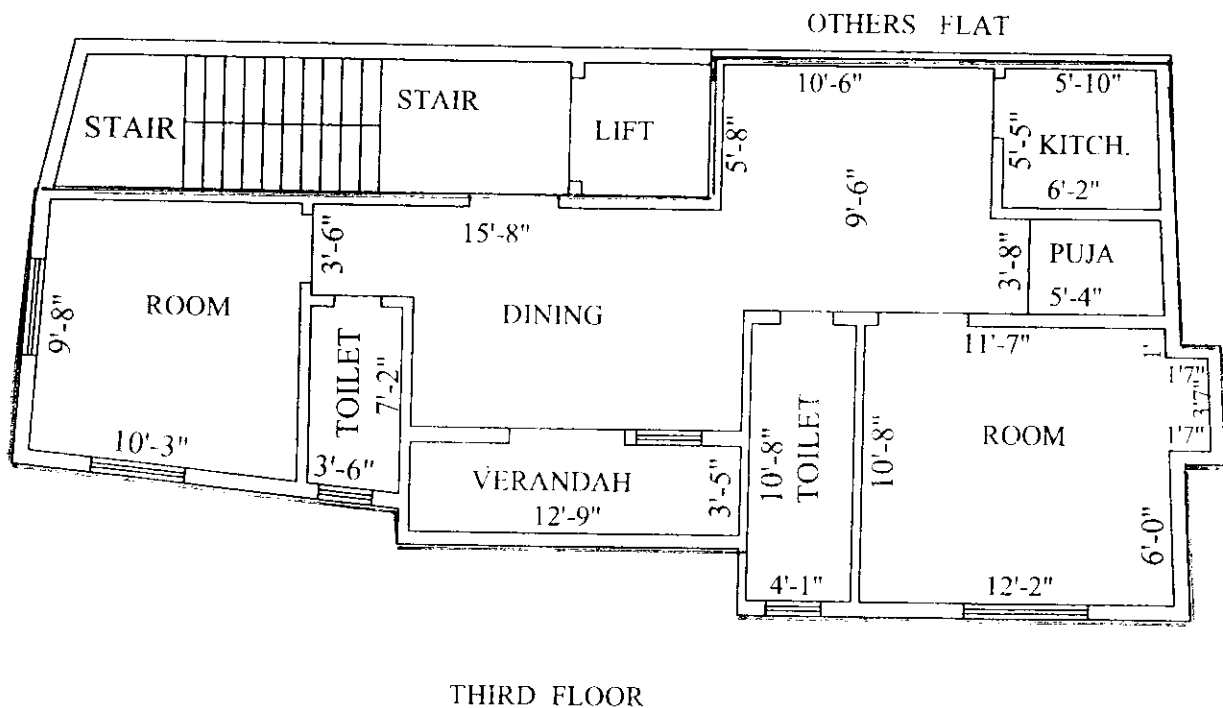
Signature of the VENDOR

SALE DEED PLAN OF FLAT NO. - 3A , ON THE 3RD FLOOR ,
SITUATE & LYING SOUTH DUMDUM MUNICIPALITY PREMISES
NO. - 58/56 , NAGENDRA NATH ROAD , P. S. - DUMDUM . KOLKATA
700 028 , CORRESPONDING TO E. P. NO. - 56B , S. P NO. - 51 , C. S.
PLOT NO. - 1585 (P) , MOUZA - SATGACHI , J. L. NO. - 20 , WITH
SOUTH DUMDUM MUNICIPALITY HOLDING NO. - 64 , HIND
COLONY , WARD NO. - 23 . DIST. - NORTH 24 PARGANAS .
SCALE - 1" INCH = 8' - 0" FT.

INCLUDING SUPER BUILT - UP AREA OF FLAT - 940 SFT.
SHOWN IN RED BORDER . □

VENDOR : - M/S. SONA ENTERPRISE . REPRESENTED BY ITS
PROPRIETOR : - SRI SATCHIDANANDA MITRA .

PURCHASER : - SIBSANKAR KOLEY .




THIRD FLOOR

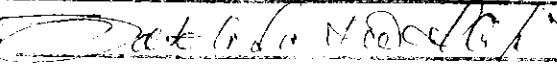
Sri Satchidananda Mitra


Sibsankar Koley DRAWN BY
 PP Sarder
 515717

DR. P. P. SARDAR

FORM FOR TEN FINGER IMPRESSION

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

Signature 

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

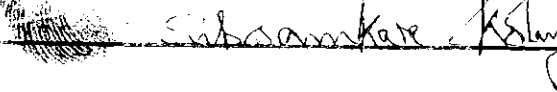
Signature  Subramaniam K. S. Jay

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

Signature

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

GRN: 19-201718-000960589-1

Payment Mode Online Payment

GRN Date: 07/05/2017 11:37:54

Bank : State Bank of India

BRN : IK00EHZMR1

BRN Date: 07/05/2017 11:38:58

DEPOSITOR'S DETAILS

Id No. : 19040000619669/4/2017

[Query No./Query Year]

Name : Abhi Chakraborty

Contact No. :

Mobile No. : +91 7890571160

E-mail :

Address : Howrah

Applicant Name : Mr Subrata Kanrar

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19040000619669/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	160131
2	19040000619669/4/2017	Property Registration- Registrar Fees	0030-03-104-001-16	27616

Total

187747

In Words : Rupees One Lakh Eighty Seven Thousand Seven Hundred Forty Seven only

Major Information of the Deed

Deed No :	I-1904-04295/2017	Date of Registration	08/05/2017
Query No / Year	1904-0000619669/2017	Office where deed is registered	
Query Date	05/05/2017 6:42:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subrata Kanrar Howrah,court,Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9903875914, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 7,12,500/-	Rs. 27,51,850/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,65,131/- (Article:23)	Rs. 27,616/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Apartment Details :



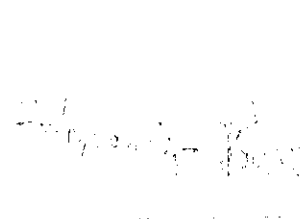
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Mouza: Satgachi, Road: Nagendranath Road, Premises No: 58/56, Ward No: 23, Holding No: 64, Pin Code : 700028

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 1585	RS - 51	Super built up : 940	7,12,500/-	27,51,850/-	Floor No: 3,Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 11 Year ,Property is on Road, Other Amenities: Lift FacilityStatus of Completion : Completed, New Flat ,

Seller Details :

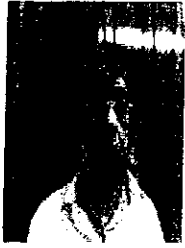

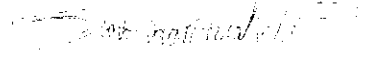
SI No	Name,Address,Photo,Finger print and Signature
1	M/S SONA ENTERPRISE (Others) 13,BANGUR AVENUE, Block/Sector: B, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.: AFGPM9564G, Status :Organization, Executed by: Representative

Buyer Details :

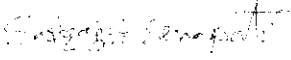
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Sibsankar Koley (Presentant) Son of Late Gunamoni Koley Executed by: Self, Date of Execution: 08/05/2017 , Admitted by: Self, Date of Admission: 08/05/2017 ,Place : Office			

Son of Late Gunamoni Koley Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.: AFYPK7079N, Status :Individual

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SATCHIDANANDA MITRA Son of Late PASHUPATI MITRA Date of Execution - 08/05/2017, , Admitted by: Self, Date of Admission: 08/05/2017, Place of Admission of Execution: Office	 May 8 2017 4:00PM	 LTI 08/05/2017	 08/05/2017
13,BANGUR AVENUE, Block/Sector: B, P.O:- LAKE TOWN, 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.:: AFGPM9564G Status : Representative. Representative of : M/S SONA ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name & address	
Mr SATYAJIT SENAPATI Son of Shri Gopal Chandra Senapati High Court Calcutta,, P.O:- GPO. P.S:- Hare Street, Kolkata. District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India. Identifier Of Shri Sibsankar Koley, Shri SATCHIDANANDA MITRA	08/05/2017
	

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1		Shri Sibsankar Koley-940 Sq Ft

Endorsement For Deed Number : I - 190404295 / 2017

On 06-05-2017

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 27,51,850/-

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 08-05-2017

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 15:48 hrs on 08-05-2017, at the Office of the A R A - IV KOLKATA by Shri Sibsankar Koley ,Claimant.

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

Execution is admitted on 08/05/2017 by Shri Sibsankar Koley. Son of Late Gunamoni Koley, 58/56,NAGENDRANATH ROAD,, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas. WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Indetified by Mr SATYAJIT SENAPATI, . . Son of Shri Gopal Chandra Senapati High Court Calcutta,, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-05-2017 by Shri SATCHIDANANDA MITRA,- PROPRIETOR, M/S SONA ENTERPRISE (Others), 13,BANGUR AVENUE, Block/Sector: B, P.O:- LAKE TOWN, P.S:- Lake Town, District-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr SATYAJIT SENAPATI, . . Son of Shri Gopal Chandra Senapati 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 27,616/- (A(1) = Rs 27,518/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,616/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2017 11:38AM with Govt. Ref. No: 192017180009605891 on 07-05-2017, Amount Rs: 27,616/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00EHZMR1 on 07-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,65,131/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,60,131/-

Description of Stamp

1. Stamp: Type: Impressed. Serial no 921, Amount: Rs 5,000/-. Date of Purchase: 06/05/2017. Vendor name: H C MJKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2017 11:38AM with Govt. Ref. No: 192017180009605891 on 07-05-2017. Amount Rs: 1,60,131/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00FHZMR1 on 07-05-2017, Head of Account 0030-02-103-003 02

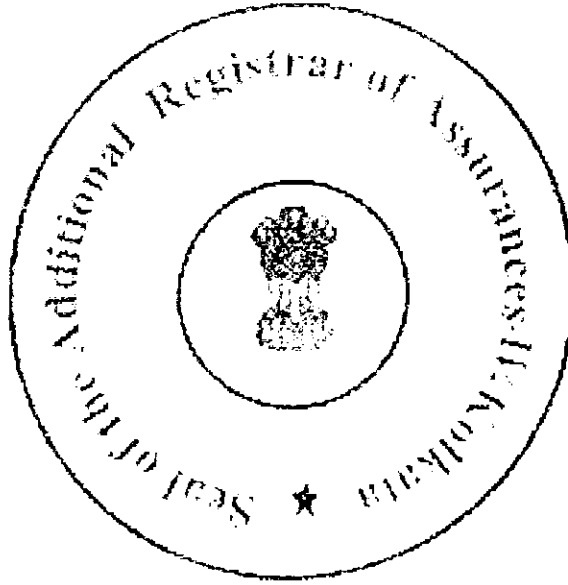


Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 185676 to 185725
being No 190404295 for the year 2017.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2017.06.03 15:25:12 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 03-06-2017 15:25:11
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)