

9126/19

I- 8579/2019

भारतीय गैर न्यायिक



पचास
रुपये
रु. 50

FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Z 214764

20/9
2-22p
S-1508778
K 10cm 13cm
+ 2cm 10cm
4cm - 4cm
18cm - 4cm
amr

Certified that the document is submitted to registration. The Signature Sheet and the Instrument Sheet Attached to the document are the part of the document.

Additional District Sub-Registrar
Coimbatore, Dum Dum, 24-Post. (North)

20 SEP 2019

THIS DEED OF CONVEYANCE

Made this the 20th day of September, 2019

[Two Thousand Nineteen]

BETWEEN

Bagmati Registered
Deed of
SANKAR ROY.

IBS

SIGN HERE

384
03/09/19

SUPROTIM SAHA
ADVOCATE
JUDGES COURT BARASAT

SVL

ব্রাহ্মণ্য মন্দির

৭/০৯/১৯



Indra Nath Mitra
S/o Late Debasis Mitra
16/2 Bagmati 2nd Lane Kol-28.
Occupation: Service

Additional District Sub-Registrar
North 24 Parganas

20 SEP 2019

SRIMATI DEBJANI GHOSH [PAN AWIPG6065D] [AADHAAR 8471 0249 3137], daughter of Late Sachindra Nath Mitra, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at P-48, Block - A, Bangur Avenue, Post Office - Bangur Avenue, under Police Station - Lake Town, District North 24-Parganas, PIN - 700 055, State - West Bengal, hereinafter referred to and called as the "**VENDOR**" [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs executors, administrators, legal representatives and assigns] of the **ONE PART**.

AND

SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277], son of Sri Paresh Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to and called as the "**PURCHASER**" [which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs executors, administrators, legal representatives and assigns] of the **OTHER PART**.

WHEREAS:

- A. That, by a **Saf Bikray Kobala** dated the **15th** day of **February, 1957** one **SRIMATI TINKARI BISWAS**, wife of Indra Bhusan Biswas, therein referred to and called as the **Vendor** of the **One Part** due to her urgent requirement of lawful money sold, transferred, conveyed, granted, transferred, assigned and assured **ALL THAT** piece and parcel of Mokrari Mourashi plot of land measuring **1 [one] Bigha 1 [one] Cottah 2 [two] Chittacks** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2447, 2448 and 2486 corresponding to **R. S. Dag Nos. 6545** and **6546** appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988**, within the local limits of South DumDum Municipality, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, **TOGETHER WITH** right and benefit of **12'-0" Wide Passage** on the East thereof, unto and in favour of one **SRIMATI AVA RANI DEVI**, wife of Kshitish Chandra Dasgupta, therein referred to and called as the Purchaser of the Other Part, which was duly registered in the Office of the Sub-Registrar at Cossipore DumDum and recorded in Book No. I, Volume

No. 20, Pages from 259 to 262, **Being No. 1808** for the year **1957** against the consideration mentioned therein and thus handed over the vacant and peaceful possession of the aforesaid property absolutely and forever.

- B. That, by virtue of purchase, said **SRIMATI AVA RANI DEVI**, became the sole and absolute owner of the aforesaid landed property and during the course of enjoyment she had announced to sell out the aforesaid landed property dividing into several plots by developing the same and one **SRI SACHINDRA NATH MITRA**, son of Late Autosh Mitra, had purchased a plot of land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less on **13th** day of **February, 1974** by a Deed of Sale duly registered with the Office of the Sub-Registrar at Cossipore, DumDum and recorded into Book No. I, Volume No. 35, Pages from 1 to 8, Being No. 1056 for the year 1974 from said **SRIMATI AVA RANI DEVI**;
- C. That, by virtue of aforesaid Deed of Sale, said **SRI SACHINDRA NATH MITRA**, son of Late Autosh Mitra, became the sole and absolute owner and well seized possessed of and sufficiently entitled to **ALL THAT** piece and parcel of Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to **R. S. Dag Nos. 6545** and **6546** appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988**, within the local limits of **South DumDum Municipality**, being a portion of **Premises No. 16, Baguiati 2nd Lane**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas with "Rayati Dhakali" right.
- D. That, said **SACHINDRA NATH MITRA**, after becoming the owner thereof mutated his name in the record of the **South DumDum Municipality** and obtained **Municipal Holding No. 71, Baguiati 4th Lane** and having **Premises No. 16/2, Baguiati 4th Lane**, under **Ward No. 26, PIN - 700 028**.
- E. That, during the course of enjoyment, said **SACHINDRA NATH MITRA**, died intestate on **27th** day of **January, 1997** leaving behind him, his **only son** namely **SRI DEBASISH MITRA** and **only daughter** namely **SRIMATI DEBJANI GHOSH**. The wife of the said **SACHINDRA NATH MITRA** namely **REBA MITRA** died on **25th** day of **May, 1995** predeceased him and therefore, said **SRI DEBASISH MITRA** and **SRIMATI DEBJANI GHOSH** respectively became the sole owner of **undivided un-demarcated 1/2**

[half] share over the Property left by the said **SACHINDRA NATH MITRA**, by virtue of succession and inheritance.

- F. That, after demise of said **SACHINDRA NATH MITRA**, during the course of enjoyment his only son said **DEBASISH MITRA** died intestate on 27th day of **January, 2000** leaving behind him, his wife namely **SRIMATI DIPA MITRA**, only son namely **SRI INDRA NATH MITRA** and only daughter namely **SRIMATI INDRANI DEY MITRA**.
- G. That, in view of the above, presently, the said [1] **SRIMATI DIPA MITRA**, [2] **SRI INDRA NATH MITRA** and [3] **SRIMATI INDRANI DEY MITRA**, became the joint owners of the **undivided un-demarcated 1/2 [half] share** of the estate left by the said **SACHINDRA NATH MITRA** and by virtue of succession and said **SRIMATI DEBJANI GHOSH** became the **undivided un-demarcated 1/2 [half] share** of the estate left by said **SACHINDRA NATH MITRA** and thus by virtue of inheritance said [1] **SRIMATI DIPA MITRA**, [2] **SRI INDRA NATH MITRA** and [3] **SRIMATI INDRANI DEY MITRA** along with said **SRIMATI DEBJANI GHOSH** became the absolute joint owners and lawful possessors of the said **ALL THAT** piece and parcel of Mourashi Mokrari Land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area** more or less [**Ground Floor: 800 (eight hundred) Square Feet Covered Area** more or less and **First Floor: 950 (nine hundred fifty) Square Feet Covered Area** more or less], lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to **R. S. Dag No. 6545** and **L. R. Dag No. 6558** [land measuring about **3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet** more or less] and **R. S. Dag No. 6546** and **L. R. Dag No. 6559** [land measuring about **0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet** more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** corresponding to **L. R. Khatian No. 682** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988** corresponding to **L. R. Khatian No. 682**, within the local limits of **Ward No. 26** of the **South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, **PIN - 700 028**;
- H. That, said [1] **SRIMATI DIPA MITRA**, [2] **SRI INDRA NATH MITRA**, [3] **SRIMATI INDRANI DEY MITRA** and [4] **SRIMATI DEBJANI GHOSH** while

being in peaceful possession and joint ownership thereof, the said **SRIMATI DEBJANI GHOSH** intended to sell her entire share i.e. being the **undivided un-demarcated 1/2 [half] share** of the aforesaid property and to that effect first right of rejection was made available to said **[1] SRIMATI DIP MITRA, [2] SRI INDRA NATH MITRA** and **[3] SRIMATI INDRANI DEY MITRA** and thereafter decided to sell the same to an outsider.

- I. That, by virtue of law of inheritance, said **SRIMATI DEBJANI GHOSH**, daughter of Late Sachindra Nath Mitra, the Vendor herein became the sole and absolute owner of **ALL THAT** piece and parcel of portion of land measuring about **1 [one] Cottah 12 [twelve] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** portion of a two storied building measuring about **875 [eight hundred seventy five] Square Feet Covered Area** more or less [**Ground Floor: 400 (four hundred) Square Feet Covered Area** more or less and **First Floor: 475 (four hundred seventy five) Square Feet Covered Area** more or less] which is the **undivided un-demarcated 1/2 [half] share** of total Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area** more or less [**Ground Floor: 800 (eight hundred) Square Feet Covered Area** more or less and **First Floor: 950 (nine hundred fifty) Square Feet Covered Area** more or less], lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to **R. S. Dag No. 6545** and **L. R. Dag No. 6558** [land measuring about **3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet** more or less] and **R. S. Dag No. 6546** and **L. R. Dag No. 6559** [land measuring about **0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet** more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** corresponding to **L. R. Khatian No. 682** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988** corresponding to **L. R. Khatian No. 682**, within the local limits of **Ward No. 26** of the **South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, **PIN - 700 028**, hereinafter referred to and called as the **"SAID PREMISES"** which is more fully and particularly mentioned in the **Schedule** written hereunder;

- J. That, the Purchaser have perused and satisfied with the sanction plan and title of the Vendor relating to said undivided un-demarcated 1/2 [half] share of plot of land along with a two storied building standing thereon;
- K. That, the Vendor herein acquired good clear title, full power and absolute authority towards said undivided un-demarcated 1/2 [half] share of plot of land along with a two storied building standing thereon and together with the all sorts of easement right of the common passage leading to the said plot of land, specifically and particularly mentioned in the Schedule written hereunder and thus the Vendor herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, lispendens, alignments, requisitions, acquisitions and liabilities whatsoever and the Vendor herein sufficiently entitled to deal with said undivided un-demarcated 1/2 [half] share of plot of land along with a two storied building, standing thereon specifically and particularly mentioned in the Schedule written hereunder;
- L. The Vendor has announced to sell the said **ALL THAT** piece and parcel of portion of land measuring about **1 [one] Cottah 12 [twelve] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** portion of a **two storied building** measuring about **875 [eight hundred seventy five] Square Feet Covered Area** more or less [**Ground Floor: 400 (four hundred) Square Feet Covered Area** more or less and **First Floor: 475 (four hundred seventy five) Square Feet Covered Area** more or less] which is the **undivided un-demarcated 1/2 [half] share** of total Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area** more or less [**Ground Floor: 800 (eight hundred) Square Feet Covered Area** more or less and **First Floor: 950 (nine hundred fifty) Square Feet Covered Area** more or less], lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160,** comprised in C. S. Dag Nos. 2448 and 2486 corresponding to R. S. Dag No. 6545 and L. R. Dag No. 6558 [land measuring about **3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet** more or less] and R. S. Dag No. 6546 and L. R. Dag No. 6559 [land measuring about **0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet** more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to R. S. Khatian No. 1987 corresponding to L. R. Khatian No. 682 and C. S. Khatian No. 14 and 304 corresponding to R. S. Khatian No. 1988 corresponding to L. R. Khatian No. 682, within the local limits of Ward No. 26 of the South DumDum Municipality, Municipal Holding No. 71,

Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, **PIN - 700 028**, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border and the Purchaser herein agreed to purchase the same at and for consolidated consideration of **Rs. 45,00,000/- [Rupees forty five lac] only** according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendor has agreed to sell and transfer the said undivided un-demarcated 1/2 [half] share of plot of land along with a two storied building standing thereon for total consideration of **Rs. 45,00,000/- [Rupees forty five lac] only** which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of an agreement and in consolidated consideration of the sum of **Rs. 45,00,000/- [Rupees forty five lac] only** duly paid by the Purchaser to the Vendor at the time of execution of this instruments (the receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same or every part thereof for ever acquit release and discharge the Purchaser as also every portion of the demised undivided un-demarcated 1/2 [half] share of plot of land along with a two storied building) the Vendor doth hereby grant sell convey transfer assign and assure ALL THAT landed property TOGETHER WITH a two storied building more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "the said property" OR HOWSOEVER OTHERWISE said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished TOGETHER WITH all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, conveyed and assigned or expressed or intended so to be with

the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

2. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:-

- I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or her predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for their absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendor or any person or persons whatsoever; and
- IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendens and attachments whatsoever; and
- V) THAT further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any and every part thereof from, under or in trust for the Vendor and/or her predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and

more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) THAT no notice issued under the Public demands recovery Act, has been served on the Vendor nor any such notice has been published; and
- VIII) THAT the Vendor and has not yet received any notice of requisition or acquisition of the property described in the Schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) THAT the Purchaser and all person claiming through or under them have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) THAT simultaneously with the execution of this Deed of Conveyance, the Vendor deliver peaceful vacant possession of the said property, described in the Schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owner thereof and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this Deed of Conveyance absolutely and forever;
- XI) THAT the Vendor doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the Schedule hereto below; and
- XII) THAT simultaneously with the execution of this Deed, the Vendor shall handover all documents of title relating to this property unto the Purchaser.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of portion of land measuring about **1 [one] Cottah 12 [twelve] Chittacks 23 [twenty three] Square Feet** more or less **TOGETHER WITH** portion of a two storied building measuring about **875 [eight hundred seventy five] Square Feet Covered Area** more or less [**Ground Floor: 400 (four hundred) Square Feet Covered Area** more or less and **First Floor: 475 (four hundred seventy five) Square Feet Covered Area** more or less] which is the **undivided un-demarcated 1/2 [half] share** of total Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area** more or less [**Ground Floor: 800 (eight hundred) Square Feet Covered Area** more or less and **First Floor: 950 (nine hundred fifty) Square Feet Covered Area** more or less], lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160**, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to **R. S. Dag No. 6545 and L. R. Dag No. 6558** [land measuring about **3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet** more or less] and **R. S. Dag No. 6546 and L. R. Dag No. 6559** [land measuring about **0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet** more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to **R. S. Khatian No. 1987** corresponding to **L. R. Khatian No. 682** and C. S. Khatian No. 14 and 304 corresponding to **R. S. Khatian No. 1988** corresponding to **L. R. Khatian No. 682**, within the local limits of **Ward No. 26** of the **South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2**, formerly **Baguiati 2nd Lane and at present Baguiati 4th Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District 24-Parganas, **PIN - 700 028**, which is butted and bounded as follows:

ON THE NORTH : PRAVAT SMRITI APARTMENT;

ON THE SOUTH : APARTMENT BUILDING;

ON THE EAST : FOURTEEN FEET WIDE ROAD;

ON THE WEST : TEN FEET WIDE ROAD;

IN WITNESS WHEREOF, the VENDOR and the PURCHASER set and subscribed their respective hands and seals on the day month and year above written.

SIGNED, SEALED and DELIVERED by the VENDOR and the PURCHASER in the presence of: -

1. Sijan Mitra
16/2 Bagmati 2nd lane KA-28.
2. Indranath Mitra
16/2 Bagmati 2nd lane KA-28.
3. Indrani Dey Mitra
BA-6/2 Deshbandhu Nagar Kol-59

Debjani Ghosh,
SIGNATURE OF VENDOR

4. Debasree Ghosh
P-48, Bangor Avenue
A - BLOCK - KOLKATA -
700055

Bankey Lal
SIGNATURE OF PURCHASER

Drafted by me and prepared in my Office:

Suprotim Saha
Advocate
SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

RECEIPT

RECEIVED a sum of Rs. 45,00,000/- [Rupees forty five lac] only from the above named Purchaser according to the memo of consideration stated hereinafter.

MEMO OF CONSIDERATION

Date	Bank	Branch	Cheque No.	Amount [Rs.]
14.06.2019	HDFC Bank	Bagmati	005322	5,00,000/-
"	UBI	"	262629	5,00,000/-
09.08.2019	HDFC	"	000193	10,00,000/-
18.09.2019	HDFC	"	000203	25,00,000/-
Total Consideration Rs.				45,00,000.00

Rupees forty five lac only.

WITNESSES:

1. Gitan Mitra
2. Indra Nath Mitra
3. Indrani Dey Mitra
4. Debashree Ghosh

Debjani Ghosh
SIGNATURE OF VENDOR

Drafted by me and prepared in my Office:

Suprotim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SPECIMEN FOR TEN FINGER PRINTS

Sl. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Deljani Ghosh

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Sanjay Jy

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



PHOTO

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

The Plan of a plot of land and two storied building lying and situated at Mouza - SATGACHHI, L. No. 20, R. S. No. 154, Touzi No. 160, C. S. Dag Nos. 2448 and 2486, R. S. Dag Nos. 6545 and 6546, L. R. Dag Nos. 6558 and 6559, C. S. Khatian No. 13, 303, 14 and 304, R. S. Khatian No. 1987 and 1988, L. R. Khatian No. 682, within the local limits of Ward No. 26 of the South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, formerly Baguiati 2nd Lane and at present Baguiati 4th Lane, under Police Station - DumDum, District 24-Parganas, PIN - 700 028;



Total Area of Land: 3 Cottahs 9 Chittcks 1 Square Feet more or less.

Total Area of 2 storied building:

Ground Floor: 800 Square Feet more or less.

First Floor: 950 Square Feet more or less.

Total: 1750 Square Feet more or less.

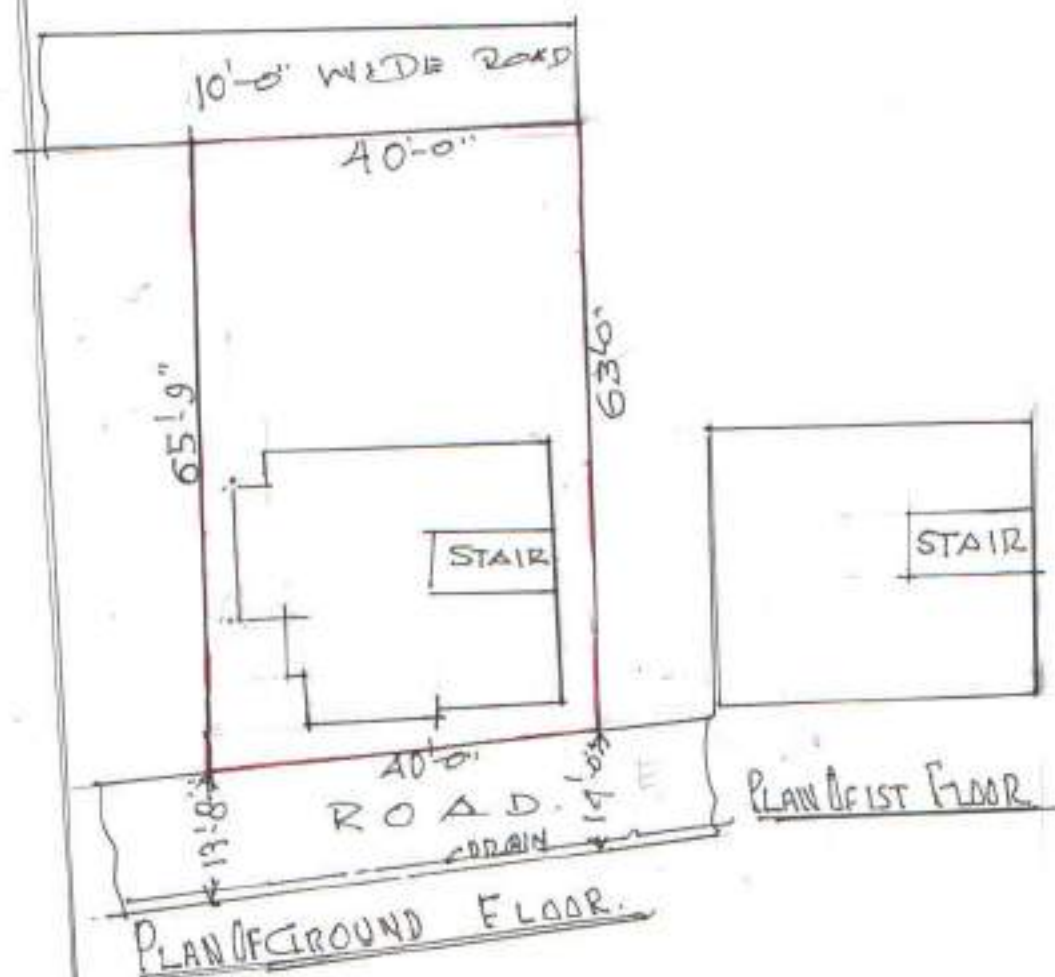
Undivided un-demarcated $\frac{1}{2}$ share of Land hereby sold: 1 Cottah 12 Chittcks 23 Square Feet more or less.

Undivided un-demarcated $\frac{1}{2}$ share of 2 storied building:

Ground Floor: 400 Square Feet more or less.

First Floor: 475 Square Feet more or less.

Total: 875 Square Feet more or less.



Debjani Ghosh.

Signature of Vendor

Bankear Roy

Signature of Purchaser

Drawn by

37 Seal

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

GRN: 19-201920-007544653-1

GRN Date: 19/09/2019 19:52:18

BRN: IK0AFVVRT6

Payment Mode Online Payment

Bank: State Bank of India

BRN Date: 19/09/2019 19:53:58

DEPOSITOR'S DETAILS

Id No. : 15060001508778/7/2019

(Query No./Query Year)

Name : SUPROTIM SAHA
Contact No. : 03325760905 Mobile No. : +91 9830124656
E-mail : suprotim62@gmail.com
Address : BA 12 2B D B NAGAR KOLKATA 700 059
Applicant Name : Mr Suprotim Saha
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060001508778/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	269970
2	15060001508778/7/2019	Property Registration- Registration Fees	0030-03-104-001-16	45014
3	15060001508778/7/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	281
Total				315265

In Words : Rupees Three Lakh Fifteen Thousand Two Hundred Sixty Five only

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEBJANI GHOSH

SACHINDRA NATH MITRA

20/06/1957
Permanent Account Number

AWIPG6065D

Debjani Ghosh
Signature



12132010

Debjani Ghosh.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভাদিকাহুজির আই ডি / Enrollment No.: 1111/77889/00247

To
 ইন্ড্রা নাথ মিত্র
 INDRA NATH MITRA
 16/2
 BAGUIATI 2 LANE
 South Dum Dum (M)
 Dum Dum

North 24 Parganas
 West Bengal 700028

160061898



ML560618980FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3804 4487 6680

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India

ইন্ড্রা নাথ মিত্র
 INDRA NATH MITRA
 পিতা : দেবশিখ মিত্র
 Father : DEBASISH MITRA
 জন্মতারিখ / DOB : 24/06/1979
 পুরুষ / Male



3804 4487 6680

আধার - সাধারণ মানুষের অধিকার

Indra Nath Mitra



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ঠিকানা:
১৬-২, বাগুয়াটি ২য় লেন,
দক্ষিণ দুমদুম (এম), দুমদুম,
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,
৭০০০২৬

ভারতীয় পরিচয় প্রমাণীকরণ
Unique Identification Authority of India

Address:
16/2, BAGUATI 2 LANE, South
Dum Dum (M), Dum Dum, North
24 Parganas, West Bengal,
700026

3804 4487 6680

1947
1800 305 1047

1600
1600@uidai.gov.in

www
www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1506-08579/2019	Date of Registration	20/09/2019
Query No / Year	1506-0001508778/2019	Office where deed is registered	
Query Date	17/09/2019 6:47:37 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suprotim Saha BA-12/2B, D B Nagar, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9830124656, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 45,00,000/-	Rs. 45,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 2,70,020/- (Article:23)	Rs. 45,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P. S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6558	LR-682	Bastu	Danga	1 Katha 10 Chatak 13 Sq Ft	35,00,000/-	35,00,000/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
L2	LR-6559	LR-682	Bastu	Doba	2 Chatak 10 Sq Ft	3,00,000/-	3,00,000/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
TOTAL :					2.9402Dec	38,00,000 /-	38,00,000 /-	
Grand Total :					2.9402Dec	38,00,000 /-	38,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	875 Sq Ft.	7,00,000/-	7,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 475 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		875 sq ft	7,00,000 /-	7,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Smt Debjani Ghosh Daugther of Late Sachindra Nath Mitra Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>   <p>20/09/2019 LT 20/09/2019 20/09/2019</p> <p>P-48, Block A, Bangur Avenue, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWIPG6065D, Aadhaar No: 84xxxxxxxx3137, Status :Individual, Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
	Name Photo Finger Print Signature
1	<p>Shri Sankar Roy (Presentant) Son of Paresh Chandra Roy Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>   <p>20/09/2019 LT 20/09/2019 20/09/2019</p> <p>Son of Paresh Chandra Roy Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFZPR3898F, Aadhaar No: 21xxxxxxxx4277, Status :Individual, Executed by: Self, Date of Execution: 20/09/2019 , Admitted by: Self, Date of Admission: 20/09/2019 ,Place : Office</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Indra Nath Mitra Son of Late - Debasish Mitra 16/2, Baguiati 2nd Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028</p>   <p>20/09/2019 20/09/2019 20/09/2019</p>			
Identifier Of Smt Debjani Ghosh, Shri Sankar Roy			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Debjani Ghosh	Shri Sankar Roy-2.71104 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Debjani Ghosh	Shri Sankar Roy-0.229167 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Debjani Ghosh	Shri Sankar Roy-875.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi,
 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6558, LR Khatian No:- 682	Owner: আভারানী দেবী, Gurdian: ক্ষিতী চন্দ, Address: বাগুইহাটী রোড, অরুন্ধা Classification: বাউ, Area: 0.15440000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 6559, LR Khatian No:- 682	Owner: আভারানী দেবী, Gurdian: ক্ষিতী চন্দ, Address: বাগুইহাটী রোড, অরুন্ধা Classification: ডোবা, Area: 0.13660000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150608579 / 2019

On 19-09-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 45,00,000/-

Suman Basu

Suman Basu
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. COSSIPORE
 DUMDUM
 North 24-Parganas, West Bengal

On 20-09-2019

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

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

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

Presented for registration at 14:22 hrs on 20-09-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Sankar Roy, Claimant.

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

Execution is admitted on 20/09/2019 by 1. Smt Debjani Ghosh, Daughter of Late Sachindra Nath Mitra, P-48, Block A, Bangur Avenue, P.O. Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 2. Shri Sankar Roy, Son of Paresh Chandra Roy, AB-9/20, D B Nagar, P.O. D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Indra Nath Mitra, , Son of Late Debasish Mitra, 16/2, Baguiati 2nd Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 45,014/- (A(1) = Rs 45,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 45,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2019 7:53PM with Govt. Ref. No: 192019200075446531 on 19-09-2019, Amount Rs: 45,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AFVVRT6 on 19-09-2019, Head of Account 0030-03-104-001-16

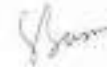
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,70,020/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 2,69,970/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 384, Amount: Rs.50/-, Date of Purchase: 03/09/2019, Vendor name: Jayanta Kumar Bose

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2019 7:53PM with Govt. Ref. No: 192019200075446531 on 19-09-2019, Amount Rs: 2,69,970/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AFVVRT6 on 19-09-2019, Head of Account 0030-02-103-003-02



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2019, Page from 411808 to 411831
being No 150608579 for the year 2019.



Digitally signed by SUMAN BASU
Date: 2019.09.23 13:00:42 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 23/09/2019 12:58:37
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)