

01088/17

I-1065/17



पश्चिम बंगाल WEST BENGAL

E 025635

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

[Signature]

District Sub-Registrar-V
Alipore, South 24 Parganas

0.5 APR 2017

S.4.17

426374/17

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 5th day of April, Two Thousand Seventeen (2017)

BETWEEN

[Signature]
Advocate

Ashirbad Realty Pvt.Ltd
[Signature]
Director

31 MAR 2017

Serial.....9309.....
Name.....
Address.....
Rs.....500.....

Debes Kr Mista (Adv.)
High Court, Cal-1

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27

052832

Notarized by the document is admitted to
the signature of the parties and the
document is the part of the document

Alipore South 24 Parganas

02 APR 2017



District Sub-Registrar-V
Alipore, South 24 Parganas

05 APR 2017

(Handwritten signatures and text, including 'Somen' and 'A. K. Purkayastha')

Alipore Realty Pvt.Ltd

SMT. SIMA SAHA, (PAN-ALHPS2330M), wife of Sri Pabitra Kamal Saha, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 125/3/D, Beliaghata Main Road, P.O. Beliaghata, P.S. Beliaghata, Kolkata - 700 010, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs administrators, legal representative successors, successors-in-interest and assigns) of the **ONE PART**.


AND

SRI KUMUD CHANDRA KAR, (PAN-AHRPK3122H), son Late Hare Krishna Kar, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 129/8, Purbachal Kalitala Road, Police Station - Garfa, Post Office - Haltu, Kolkata - 700 078, hereinafter called and referred to as the **PURCHASER** (which terms or expression unless excluded by or repugnant to the subject or context shall deem to mean and include his legal representative/ representatives, executor/ executors, administrator/ administrators and assigns) of the **OTHER PART**.

WHEREAS the **VENDOR** herein namely **SMT. SIMA SAHA**, is the absolute Owner of a Plot of land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft. as per present physical measurement togetherwith one tile shed measuring an area of 100 (One hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.195, under R.S. Khatian No.127, within the Jurisdiction of The Kolkata Municipal Corporation Ward No.109, being K.M.C. Premises No.3626, Nayabad, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 as described in the **SCHEDULE** below.

AND WHEREAS as per the final Order/Decree of a Partition Suit vide Order No.546 on 4th day of June 1971, arising out of Partition Suit No. 16 of 1941 of 3rd Sub-Judge Alipore one Jugal Mondal, since deceased of Bawali, P.S. Budje Budge, District-South 24 Parganas as Party of the 5th Part of the said Partition Suit acquired the right title and interest of a big plot of land situated at Mouza - Nayabad, J.L. No.25 measuring land



Ashirbad Realty Pvt.Ltd

Director



✓
District Sub-Registrar-V
Alipore, South 24 Parganas

0.5 APR 2017

Director
Admission Registry

area of 20 Bighas marked as "Dha" in Partition plan comprising in C.S. Dag No. 102, and land area measuring 9 (Nine) Bighas marked as "Dhha" in Partition plan in C.S. Dag No. 31, i.e. totalling land area of 29 (Twenty nine) Bighas corresponding to R.S. Dag No. 195 and other Dags under R.S. Khatian No.127 and 128, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, District- South 24 Parganas.


AND WHEREAS in life time said Jugal Mondal, since deceased entered into one Agreement for Sale dated 28.04.1969, with one Sri Kanti Ranjan Chakraborty, son of Late Nalini Mohan Chakraborty, residing at 23, Shibaji Road, West Rajapur, P.S. Jadavpur, Kolkata - 700 032, to sell his plot of land.

AND WHEREAS said Jugal Mondal, did not maintain the terms and condition of the said Agreement for sale and he died intestate on 06.08.1971, leaving behind his only legal heirs and successors i.e. his son's wife namely Smt. Gouri Rani Mondal and one grand daughter namely Smt. Kusumika Das, who jointly inherited the said land and property as per Hindu Succession Act, 1956.

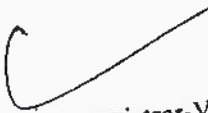
AND WHEREAS said Sri Kanti Ranjan Chakraborty, filed a Suit under Specific Performance Act, in the Learned 3rd Sub-Judge Alipore vide Title Suit No.186 and 10.08.1994 to acquire the land in accordance with law and the said Learned Court passed the Order in favour of said Sri Kanti Ranjan Chakraborty and thereafter said Sri Kanti Ranjan Chakraborty, filed a Acquisition Suit vide No.1 in the year 1985 before the Learned 3rd Sub-Judge Alipore and said Learned Court passed the order and issued a Memo No.31 dated 14.03.1996 by instructing the District Registrar/Sub-registrar, District-South 24 Parganas for registration of the said property as mentioned in the said Memo No.31.

AND WHEREAS thereafter said Sri Kanti Ranjan Chakraborty, registered the said property on 15.03.1996, registered at D.S.R. III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.20, at Pages 496 to 503, Deed No.1079 for the year 1996 as per the instruction of the Learned Court.



Ashirbad Realty Pvt.Ltd

 Director




District Sub-Registrar-V
Alipore, South 24 Parganas

.. 05 APR 2017

Ashimsh Realty Pvt Ltd

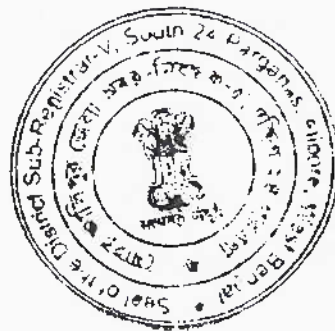
AND WHEREAS thereafter said Sri Kanti Ranjan Chakraborty, divided and/or developed the said land and property by showing the road therein and thereafter he declared to sell the plot/plots of land to the intending purchaser/purchasers for a valuable consideration as decided him.

AND WHEREAS being need of money said Sri Kanti Ranjan Chakraborty, sold, conveyed, transferred, assigned and granted one Plot of land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft. togetherwith all easement rights thereto marked as Plot No.6, Block 'A' situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, comprising in R.S. Dag No.195, under R.S. Khatian No.127, out of R.S. Khatian No.127 and 128, within the jurisdiction of present K.M.C. Ward No.109, by virtue of a registered Deed of Sale dated 03.10.2000, registered in the office of District Sub-Registrar-III, Alipore, South 24 Parganas and recorded into Book No.1, Volume No.102, at Pages 431 to 444, Deed No.4203 for the year 2000 in favour of the present VENDOR namely Smt. Sima Saha, wife of Sri Pabitra Kamal Saha, of 125/3/D, Belehghata Main Road, P.S. Belehghata, Kolkata - 700 010 and in the said Deed confirmed by the confirming Party namely Messrs K.B. Warehousing Corporation, represented by Javed Wahamed Khan, son of Late Karim Bask Khan, residing at 2, G.J Khan Road, P.S. Tiljala, Kolkata - 700 039 and (1) Sri Chandan Kumar Mondal, son of Sri Jahar Lal Mondal, residing at 52, Dhapa Road, P.S. Tiljala, Kolkata - 700 039 and (2) Sri Tapan Kumar Bhowmick, son of Late Balai Lal Bhowmick, residing at 53/2, Debendra Chandra De Road, Natun Basti, P.S. Tangra, Kolkata - 700 015.

AND WHEREAS and after purchase the OWNER/VENDOR herein recorded her name in the record of the Ld. B.L. & L.R.O., Kasba vide Mutation Reference No.323/2001 and Memo No.18/734/Mut/Addl. B.L. & L.R.O./T.M./2001 dated 02.04.2001 in connection with her entire purchased land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft. and comprising in R.S. Dag No.195, under R.S. Khatian No.127, of Mouza - Nayabad, J.L. No. 25 and thereafter she also recorded her name in the record of The Kolkata Municipal Corporation known as K.M.C. Premises No.3626, Nayabad, within Ward No.109, Assessee No.31-109-08-7668-9, presently P.S.

Ashirbad Realty Pvt.Ltd

Director



✓
District Sub-Registrar-V
Alipore, South 24 Parganas

05 APR 2017

Alipore Realty Pvt.Ltd

Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099 and has been paying the taxes in favour of The Kolkata Municipal Corporation in respect of the said land and property.

AND WHEREAS the **OWNER/VENDOR** herein is the absolute recorded owner of a plot of land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft. togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.6, Block 'A' comprising in R.S. Dag No.195, under R.S. Khatian No.127, known as K.M.C. Premises No.3626, Nayabad, within Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, and the property of **OWNER/VENDOR** has been properly described in the **SCHEDULE** below.

AND WHEREAS in urgent necessities of cash money, the **VENDOR** herein has offered absolute sale of the said piece and parcel of the total land area which has been morefully mentioned, written and described in the Schedule hereunder and also morefully shown, delineated and depicted with the coloured **RED** border lines with the map or plan annexed herewith, for the total consideration sum of Rs.29,00,000/- (Rupees Twenty nine lac) only and the above **PURCHASER** has hereby agreed to purchase the said **SCHEDULE** below landed property as per shown, delineated and depicted with the coloured **RED** border lines with the map or plan, from the above **VENDOR** for the such total consideration money, considering the said price be the highest market price for these presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said offer and acceptance and in consideration of the said total sum of Rs.29,00,000/- (Rupees Twenty nine lac) only to the **VENDOR** herein paid by the **PURCHASER** on or before the execution of these present the receipt whereof as per memo of consideration hereunder written the **VENDOR** doth hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the said purchaser, her heirs, executors, administrators, representatives and assigns and every one of her and also the said

Ashirbad Realty Pvt.Ltd

Director



District Sub-Registrar-V
Alipore, South 24 Parganas

05 APR 2017

Digitized by eGangotri
Digitized by eGangotri

property, she the **VENDOR** as beneficiary owner do hereby these presents indefeasibly grant, sell, convey, and transfer assign and assure unto the above **PURCHASER** her heirs, executors, administrators, representatives and gassings in free from all encumbrances, attachments and defects in title **ALL THAT** the said plot of land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft. togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. situated in Mouza - Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.6, Block 'A' comprising in R.S. Dag No.195, under R.S. Khatian No.127, known as K.M.C. P. nises No.3626, Nayabad, within Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099, under A.D.S.R.O. Sealdah, in the District of South 24-Parganas, as morefully described in the **SCHEDULE** hereunder written.

OR HOWSOEVER OTHERWISE the said property now or hereto before were or was situated, butted, called, known, numbered described and distinguished and benefit and advantages of ancient and other lights, liberties, easement, privileges, appendages and appurtenances whatsoever to 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 or every part thereof together with further more all the estate, right, title, interest, inheritances, interest, use, trust, property claim, demands whatsoever both at law and in equity of the **VENDOR** into the said property or every part thereof **AND** all deeds, pattahs, 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**, her heirs, executors, administrators, representatives and assign and/or any person or persons from whom she can or may procure the same without any action or suit at law or in equity **TO ENTER INTO AND HAVE TO HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, sold, conveyed, transferred or expressed and intended so to be with her heirs, executors, members and appurtenances unto and to the use of the



Ashirbad Realty Pvt.Ltd



Director

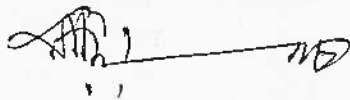


District Sub-Registrar
Alipore, South 24 Parganas

05 APR 2017

Digitized by eGangotri

PURCHASER his heirs, executors, administrators, legal representative and assigns for ever freed and discharged from or against or otherwise by the **VENDOR** well and sufficiently entitled indefeasible of and against all encumbrances, claims, etc. whatsoever created or suffered by the **VENDOR** free from or these presents. **AND** the **VENDOR** does hereby for herself and her heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the **VENDOR** or by any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary, she the **VENDOR** had at all material times here to before and now has good right, full power, absolute authority and indefeasible title to grant, sell, transfer, convey, assign and assure the said property hereby granted, sold, conveyed, expressed or transferred or intended so to be unto and to the use of the **PURCHASER**, his heirs, executors, administrators, legal representatives, administrators, and assigns in the manner aforesaid **AND THAT** the **PURCHASER** his heirs, executors, administrators, legal representatives, administrators, and assigns shall and may at all times hereafter peaceably and quietly hold, enter into possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder, interruption, disturbances, claims or demands 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 her or from or and under any of her ancestors or predecessor in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and related released or otherwise by and at the costs and expenses of the **VENDOR** well and sufficiently save indemnified of from and against all encumbrances in manner of claims, charges, liens, debts whatsoever attachments and encumbrances whatsoever made or suffered by the **VENDOR** or any of her ancestors or predecessors in title or any person or persons lawfully or equitable claiming as aforesaid forever **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 under from or under in trust for her the **VENDOR** or from or under any of her predecessors or ancestors in title shall and costs and of the **PURCHASER** his heirs, executors, administrators, legal representatives, administrators,





District Sub-Registrar-V
Alipore, South 24 Parganas

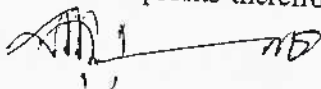
05 APR 2017

Asst. Registrar-V

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 to the use of the **PURCHASER**, heirs, executors, administrators, legal representatives, administrators, and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE THAT** the **VENDOR** and all her heirs, executors, administrators, legal representatives, administrators, and assigns shall at all times hereafter indemnify and keep indemnified the **PURCHASER** and his heirs, executors, administrators, legal representatives, administrators, and assigns against any losses, damages, costs, charges, expenses, if any suffered by reasons of any defect in the title of the **VENDOR** or any breach of the covenants hereunder contained.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :

- 1) All right title and interest as sole **VENDOR** of the said land and hereditament as held or enjoyed by the **VENDOR** and conveyed herein subsists and the **VENDOR** has good right as lawful owners with full and absolute power and authority to convey transfer assure and assign the said land and hereditament hereby sold and transferred every part thereof unto and to the **PURCHASER** in the manner as aforesaid and the **VENDOR** further declares that she has not dealt with the said land and hereditament in any manner whatsoever with any person whatsoever till date with any one else in respect of their said land and hereditament save and except with the **PURCHASER** herein.
- 2) The **PURCHASER** shall have the right to mutate his name in the Settlement record of right and in the record of Kolkata Municipal Corporation and any other public bodies or offices as the absolute Owner of the said land and hereditament hereby conveyed and transferred to him by necessary proceedings or otherwise without any objection from the **VENDOR**.
- 3) It shall be lawful for the **PURCHASER** at all times hereafter to quietly and peaceably hold, possess and enjoy and enter into and upon the said land and hereditament hereby sold conveyed and transferred unto the **PURCHASER** and every part thereof and receive the rents issues and profits therefrom as to be fetched without



Ashirbad Realty Pvt.Ltd



Director



District Sub-Registrar-V
Alipore, South 24 Parganas

05 APR 2017

any interruption claim or demand whatsoever by the **VENDOR** or any person claiming through under or in trust arising through or for them.

- 4) The said land and hereditament hereby conveyed and transferred is freed, exonerated and discharged from all encumbrances charges, lispences, debts liabilities and the **VENDOR** fully or otherwise and sufficiently and clearly and absolutely discharge, saved harmless and keep indemnified and/or have agreed to indemnify for consequences against all manner of encumbrances, charges, liens and demands claims and other defects in title whatsoever created and/or occasion so arises directly or indirectly existing or made by the **VENDOR** or any of her predecessors in title or any person claiming or entitled to claim in any manner through under or in trust for the **VENDOR** or any of her predecessor in title.
- 5) That the **VENDOR** and every person or persons claiming any estate right title or interest through the **VENDOR** shall and will at all times hereafter upon every reasonable request and at the costs of the **PURCHASER** make do acknowledge execute register all deeds documents and papers to make more perfect and assuring the said land hereditament in favour of the **PURCHASER** and to do and perform all such further or other acts deeds matters and things whatsoever for further better and more perfectly assuring his full rights of ownership free from all encumbrances upon the said land and hereditament in favour of the **PURCHASER**.
6. The **PURCHASER** shall and may at all times hereafter peaceably and quietly even possess and enjoy the said homestead land measuring total land area of **2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft.** togetherwith one tile shed measuring an area of 100 (One Hundred) Sq.ft. situated in Mouza – Nayabad, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Plot No.6, Block 'A' comprising in R.S. Dag No.195, under R.S. Khatian No.127, known as K.M.C. Premises No.3626, Nayabad, within Ward No.109, presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata – 700 099, as morefully described in the **SCHEDULE** hereunder written and receive the rent issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from or by the **VENDOR** or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the **VENDOR**.



7. The **VENDOR** shall keep the **PURCHASER** freely and clearly and absolutely acquitted, exonerated, discharged and released and to save harmless and to keep indemnified the **PURCHASER** against all estates, claim, demands, charges, mortgages, liens, lispendents, debts, hypothecation, attachments and encumbrances whatsoever suffered by the **VENDOR** or any person lawfully or equitably claiming from under or in trust for the **VENDOR**.
8. The **VENDOR** and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said piece or parcel of land with a tile shed hereditaments and premises hereby conveyed, granted or any part thereof from under or in trust for the **VENDOR** shall and will from time to time at all times hereafter at the request and cost of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly and effectually assuring the said property unto and to the use of the **PURCHASER** accordingly to the nature, interest and meaning of these presents as shall or may reasonably required.
9. The **VENDOR** declares that the land togetherwith tile shed standing thereon hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien or any attachments in connection with the said property. The **VENDOR** sold the entire plot of land togetherwith tile shed which is not the subject matter of any case, suit or proceedings pending before any Court of Law and it has not been vested nor requisitioned by any notice nor acquisitioned by the Government body or Public body. The **VENDOR** sold the said land with tile shed while having good and marketable title and free from all encumbrances and delivered khas and peaceful vacant possession of the said land to the **PURCHASER**. The **VENDOR** declares that if any of the statement of this Deed is found false, the **VENDOR** shall refund the entire paid up consideration togetherwith the all other damages and compensation to the **PURCHASER** on demand.
10. The said **VENDOR** made a Plan or Map of the entire land which is being conveyed and this Map/Plan has been annexed herewith and this map shall be treated as the part and parcel of this Deed.





District Sub-Registrar-V
Alipore, South 24 Parganas

05 APR 2017

Digitized by eGangotri

11. The VENDOR also declares that she shall give full co-operation for necessary mutation under the concerned authorities in future in favour of the PURCHASER.
12. The VENDOR also declares herein that the PURCHASER shall have every right of transfer the "said property" as described in the SCHEDULE hereunder written such as by gift, sell, lease, mortgage to any Third Party or parties or as and when necessary or making construction or erecting the building thereon and enjoy the same without any interruption and hindrances.
13. The PURCHASER shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the PURCHASER shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the VENDOR has delivered the Original Title Deed, all other Link Deeds and all necessary Original papers of Mutation Certificate, xerox copies of paid up land-tax bill, Record of Right relating to the said land and Property as mentioned in the SCHEDULE hereunder written to the PURCHASER herein at the time of execution of these presents.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE
(DESCRIPTION OF THE SOLD PROPERTY)

ALL THAT the piece and parcel of a plot of homestead land measuring land area of 2 (Two) Cottahs 3 (Three) Chittacks 15 (Fifteen) Sq.ft. as per present physical measurement together with all the easement rights on the land and adjacent passage and also together with a tile shed standing thereon measuring an area of 100 (One hundred) Sq.ft. and the tile shed have been shown in the annexed plan marked as Plot No.P-6 by 'RED' border line known as Premises No.3626, Nayabad, vide Assessee No.31-109-08-7668-9, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi Nos. 56, comprising in R.S. Dag No.195, under R.S. Khatian No.127. within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700 099 and it is butted and bounded by :-

<u>ON THE NORTH</u>	:	Plot No.P-10 (R.S. Dag No.195);;
<u>ON THE SOUTH</u>	:	30'-0" wide Road;
<u>ON THE EAST</u>	:	Plot No.P-7 (R.S. Dag No.195);;
<u>ON THE WEST</u>	:	20'-0" wide Road.



Ashirbad Realty Pvt.Ltd.


Director

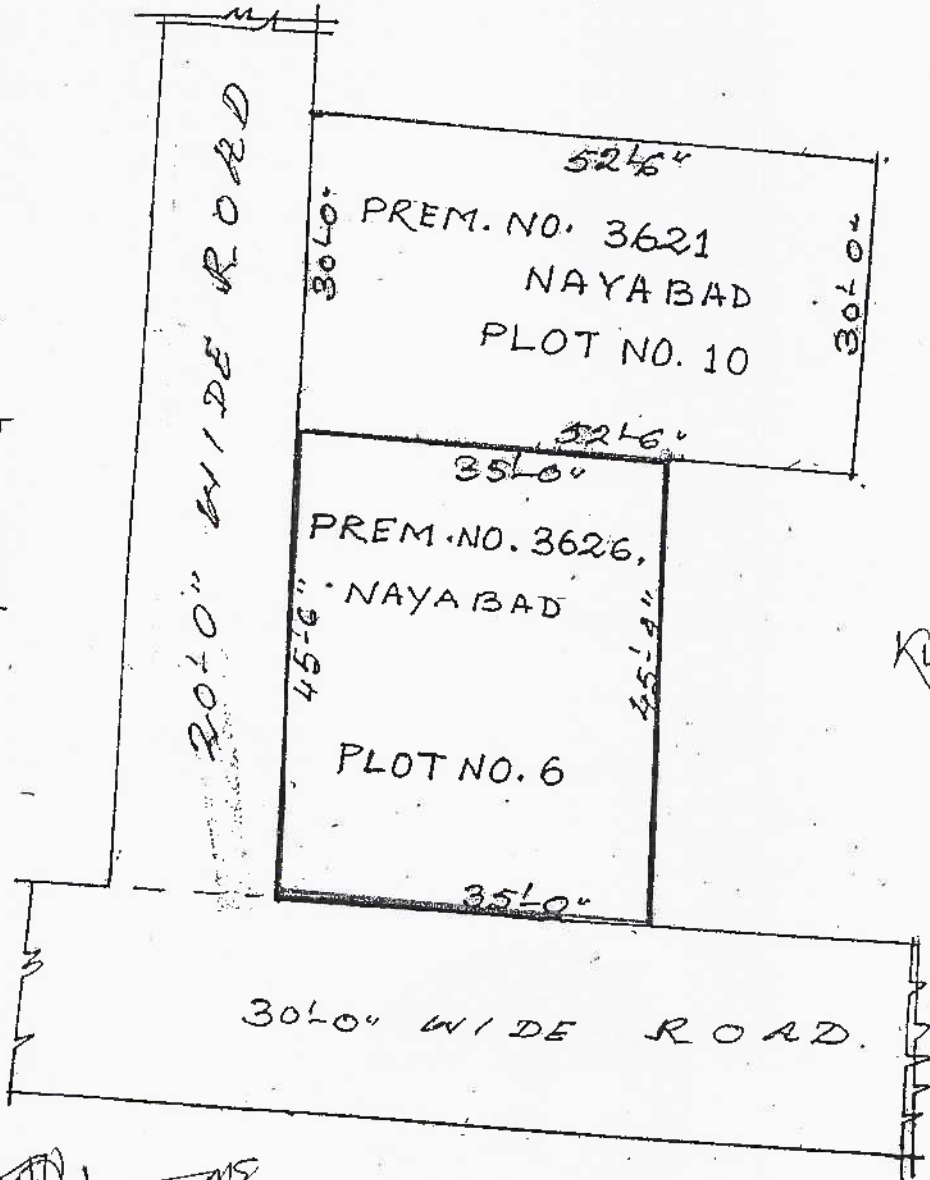


District Sub-Registrar-V
Alipore, South 24 Parganas

0.5 APR 2017

AN OF PLOT OF LAND SITUATED IN MOUZA - NAYABAD, J.L. NO.25,
SING IN R.S. DAG NO.195, UNDER R.S. KHATIAN NO.127, KNOWN AS K.M.C.
SES NO.3626, NAYABAD, WITHIN THE K.M.C. WARD NO.109, P.S. PANCHASAYAR,
KATA - 700 099, DISTRICT - SOUTH 24-PARGANAS

SOLD LAND AREA :- 2 KH. 3 CH. 15 SQ.FT.
• SHOWN IN RED BORDER LINE



Kumud Chandra Khat

Advocate

Sirna Chha

SASANKA DEY
DRAWN BY
JIC AMIN
R. NO. 22/24/189
P. SBA KOLKATA
DIST SOUTH 24 PARGANAS

Ashirbad Realty Pvt.Ltd
Aure Chandra



District Sub-Registrar, V
Alipore, South 24 Parganas

0.5 APR 2017

Registered Really Pvt.Ltd

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

WITNESSES :

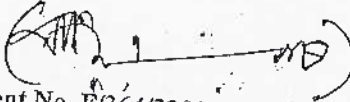
1. Pabita Kanti Saha
125/3/D Bellarykali
Near Road,
Kolkata - 700070

Sima Saha (SIMA SAHA)
SIGNATURE OF THE VENDOR

2. ~~Somesh Mishra~~
~~Advocate~~
~~High Court~~
~~Calcutta~~

Kumud Chandra Kishor
SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :

Debes Kumar Misra
(DEBES KUMAR MISRA) 
ADVOCATE [Enrolment No. F/364/329/1989]

HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-86

PH-9830236148(D.K.M.),
Email:debeskumarmisra@gmail.com
9051446430(Somesh),
Email:mishrasomesh08@gmail.com
9836115120(Tapesh),
Email:tapesh.mishra85@gmail.com

Ashirbad Realty Pvt.Ltd
Kishor Kumar Saha
Director



District Sub-Registrar-V
Alipore, South 24 Parganas

05 APR 2017

Alipore Realty Pvt. Ltd.

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.29,00,000/- (Rupees Twenty nine lac) only as full and final settlement of entire consideration sum in respect of the within mentioned land as described in the SCHEDULE above in the manner followings :

Sl. No.	Date	Demand Draft No.	Name of the Bank & Branch	Amount (Rs.)
1.	04.04.2017	581487	State Bank of India, Kalikapur Branch, Kolkata - 700 078.	Rs.29,00,000.00

TOTAL: Rs.29,00,000.00

(Rupees Twenty nine lac) only

WITNESS :

1. *Fabih Samul Saha,*
125/370 Belagata Nbi Road,
Kolkata - 700070

Sina M

SIGNATURE OF THE VENDOR

2. ~~*Somen Mishra*~~
~~*Advocate*~~

~~*High Court*~~
~~*Advocate*~~

[Signature]
Advocate

Ashirbad Realty Pvt.Ltd

[Signature]
Director



[Handwritten signature]

District Sub-Registrar-V
Alipore, South 24 Parganas


0.5 APR 2017

[Faint blue stamp, likely a date stamp]

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


Name

Signature

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

Name..... SIMA SAHA

Signature Sima Saha

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


Name KUMUD CHANDRA KAR

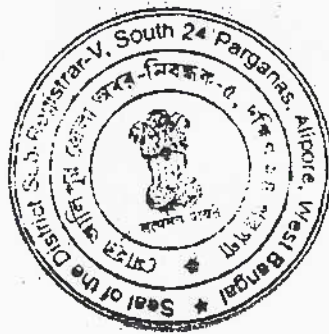
Signature Kumud chandra Kar

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

Name

Signature

Ashirbad Realty Pvt.Ltd

 Director



✓

District Sub-Registrar-V
Alipore, South 24 Parganas

05 APR 2017

Agrizone Realty Pvt Ltd

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

19-201617-005502757-2

Date: 28/03/2017 21:46:55

90010106

Payment Mode

Counter Payment

Bank :

State Bank of India

BRN Date:

31/03/2017 00:00:00

DEPOSITOR'S DETAILS

Name :

Kumud Chandra Kar

Contact No. :

E-mail :

Mobile No. : +91 9433044479

Address :

129/8, Purbachal Kalitaja Road, Kols 78

Applicant Name :

Mr Somesh Mishra

Office Name :

Office Address :

Status of Depositor :

Buyer/Claimants

Purpose of payment / Remarks :

Sale, Sale Document

Id No. : 16300000426374/1/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16300000426374/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	29046
2	16300000426374/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	173520
Total				202566

In Words : Rupees Two Lakh Two Thousand Five Hundred Sixty Six only

Ashirbad Realty Pvt.Ltd

[Signature]

Director



Admitted Really Full

14

DATED THIS 5TH DAY OF APRIL, 2017

BETWEEN

SMT. SIMA SAHA

VENDOR

AND

KUMUD CHANDRA KAR

PURCHASER

DEED OF CONVEYANCE

Value of Rs.29,00,000/-

MR. DEBES KUMAR MISRA WITH
SOMESH MISHRA & TAPESH MISHRA
ADVOCATES

HIGH COURT, CALCUTTA
69/1, BAGHAJATIN PLACE
(NEAR BAGHAJATIN RLY. STN.)
KOLKATA-700086.

PH. 2425-0490

MOBILE : 9830236148

9051446430, 9836115120.

Ashirbad Realty Pvt.Ltd


Director

Approved Realty Partners
Director

Major Information of the Deed

Deed No.:	I-1630-01065/2017	Date of Registration	05/04/2017
Query No / Year	1630-0000426374/2017	Office where deed is registered	
Query Date	28/03/2017 9:21:40 PM	D.S.R. - V SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051446430, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 29,00,000/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 1,74,020/- (Article:23)	Market Value	Rs. 29,00,000/-
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	Registration Fee Paid	Rs. 29,046/- (Article:A(1), E, M(b), H)

Land Details :



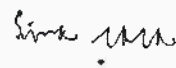
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 3626

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 3 Chatak 15 Sq Ft	28,70,000/-	28,70,000/-	Width of Approach Road: 30 Ft.,
Grand Total :					3.6438Dec	28,70,000 /-	28,70,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt Silma Saha Wife of Mr Pabitra Kamal Saha Executed by: Self, Date of Execution: 05/04/2017 , Admitted by: Self, Date of Admission: 05/04/2017 ,Place : Office			
		05/04/2017	LTI 05/04/2017	05/04/2017



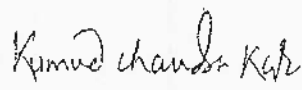
Ashirbad Realty Pvt.Ltd
(Signature)
Director



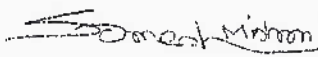
Ashish Realty Pvt.Ltd

125/3/D, Beliaghata Main Road, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:ALHPS2330MStatus :Individual

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kumud Chandra Kar (Presentant) Son of Late Hare Krishna Kar Executed by: Self, Date of Execution: 05/04/2017 , Admitted by: Self, Date of Admission: 05/04/2017 ,Place : Office 05/04/2017	Photo  05/04/2017	Finger Print  LTI 05/04/2017	Signature  05/04/2017
Son of Late Hare Krishna Kar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AHRPK3122HStatus :Individual				

Identifier Details :

Name & address	
Mr Somesh Mishra Son of Mr. Debes Kumar Misra High Court, Calcutta, P.O:- Hare Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Sima Saha, Mr Kumud Chandra Kar	05/04/2017
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sima Saha	Mr Kumud Chandra Kar-3.64375 Dec
Transfer of property for S		
Sl.No	From	To. with area (Name-Area)
1	Smt Sima Saha	Mr Kumud Chandra Kar-100 Sq Ft

Endorsement For Deed Number : I - 163001065 / 2017

Ashirbad Realty Pvt.Ltd


 Director



Director

05/04/2017

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 12:04 hrs on 05-04-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Kumud Chandra Kar, Claimant.

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 29,00,000/-

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

Execution is admitted on 05/04/2017 by 1. Smt Sima Saha, Wife of Mr Pabitra Kamal Saha, 125/3/D, Beliaghata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 2. Mr Kumud Chandra Kar, Son of Late Hare Krishna Kar, 129/8, Purbachal Kalitala Road, P.O: Hattu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Identified by Mr Somesh Mishra, , Son of Mr Debes Kumar Misra, High Court, Calcutta, P.O: Hare Street, 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 29,046/- (A(1) = Rs 29,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 29,046/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2017 12:00AM with Govt. Ref. No: 192016170055027572 on 28-03-2017, Amount Rs: 29,046/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90010106 on 31-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,74,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 1,73,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 025635, Amount: Rs.500/-, Date of Purchase: 31/03/2017, Vendor name: A K Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2017 12:00AM with Govt. Ref. No: 192016170055027572 on 28-03-2017, Amount Rs: 1,73,520/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90010106 on 31-03-2017, Head of Account 0030-02-103-003-02

U.K. Basu

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

Ashirbad Realty Pvt.Ltd
Ashirbad



Ashted Realty Pvt.Ltd

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1630-2017, Page from 31033 to 31053
being No 163001065 for the year 2017.



Shadman

Digitally signed by MD SHADMAN
Date: 2017.04.06 15:03:44 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 06-04-2017 15:03:42
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

Ashirbad Realty Pvt.Ltd
Ashirbad
Director



Asst. Registrar
Director