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I-1505/17

भारतीय गैर न्यायिक  
भारत INDIA

₹ 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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District Sub-Registrar-V  
Alipore, South 24 Parganas

18 MAY 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 18<sup>th</sup> day of May, Two Thousand Seventeen (2017)

BETWEEN

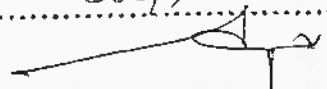
Advocate

Ashirbad Realty Pvt.Ltd  
Director

Sect. No. 1871  
Name.....  
Address.....  
Rs. 500/-

08/05/17

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

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



District Sub-Registrar  
Alipore, South 24 Parganas

18 MAY 2017

~~Somen Misra~~  
~~Advocate~~  
High Court  
Calcutta

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Director

SMT. SUKLA ADHIKARY, (PAN-BJPPA9709M), wife of Sri Debkumar Adhikari, by faith – Hindu, by Occupation – Housewife, by Nationality – Indian, formerly residing at 203, Lake East 7<sup>th</sup> Road, P.S. Survey Park, Kolkata – 700 078, presently residing at 163, Vivekananda Sarani, P.O. Haltu, P.S. Purba Jadavpur, Kolkata – 700.078, hereinafter called and referred to as the “VENDOR” (which expression shall unless excluded by or repugnant to the context be deemed to include her legal heir/heirs, administrators, legal representative/representatives, successor/successors, executor/executors and assign/ 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 heir/heirs, representative/ representatives, executor/ executors, administrator/ administrators and assigns) of the **OTHER PART**.

WHEREAS the VENDOR herein namely SMT. SUKLA ADHIKARY, is the absolute Owner of a demarcated Plot of land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 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.3663, 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 4<sup>th</sup> day of June 1971, arising out of Partition Suit No. 16 of 1941 of 3<sup>rd</sup> Sub-Civil Judge Alipore one Jugal Mondal, since deceased of Bawali, P.S. Budje Budge, District-South 24 Parganas as the Party of the 5<sup>th</sup> Part of the said Partition Suit acquired

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as 'Dhha' in Partition plan comprising in C.S. Dag No. 102, and land area measuring 9 (Nine) Bighas marked as "Dha" in Partition plan comprising in C.S. Dag No.31, measuring land area of 9 (Nine) Bighas totaling land area of 29 (Twenty nine) Bighas, situated in Mouza - Nayabad, J.L. No.25, within 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 as mentioned above.

AND WHEREAS said Jugal Mondal, did not observe and obey the terms and condition of the said Agreement for Sale made between himself and said Sri Kanti Ranjan Chakraborty 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 left by said Jugal Mondal.

AND WHEREAS as the legal heirs of said Jugal Mondal since deceased did not obey the terms and condition of the said Agreement for Sale dated 28.04.1969, said Sri Kanti Ranjan Chakraborty, instituted a Suit under Specific Performance Act, in the Learned 3<sup>rd</sup> Sub-Judge Alipore vide Title Suit No.186 in the year 1985 against the legal heirs of the said Jugal Mondal to acquire the land in accordance with law and the said Learned Court passed the Judgement and Decree dated 10.08.1994 in favour of said Sri Kanti Ranjan Chakraborty and thereafter said Sri Kanti Ranjan Chakraborty, filed a Acquisition Case vide No.1 in the year 1994 before the said Learned 3<sup>rd</sup> Sub-Judge Alipore to acquire the title and sell the property in favour of Third Party. Thereafter the 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 in favour of the said Kanti Ranjan Chakraborty.

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



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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 as aforesaid.

AND WHEREAS thereafter said Sri Kanti Ranjan Chakraborty, developed the said land and property and divided the said plot into several small plots and different Blocks by showing the road therein for egress and ingress 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 togetherwith all easement rights thereto marked as Plot No.11, 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, corresponding to C.S. Dag Nos.194 and 195, under C.S. Khatian Nos.5 and 6, 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.110, at Pages 163 to 176, Deed No.4208 for the year 2000 in favour of the previous Vendor namely (1)Sri Nanda Lal Banerjee, son of Late Bibhutibhusan Banerjee and (2)Smt. Kalpana Banerjee, wife of Sri Nanda Lal Banerjee, both residing at 36/3, Hind Road, New Santoshpur, P.S. Survey park, Kolkata - 700 075, and in the said Sale Deed was confirmed by the confirming Parties namely Messrs K.B. Warehousing Corporation, represented by one Mr. 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 said Sri Nanda Lal Banerjee and Smt. Kalpana Banerjee, recorded their names in the record of the Ld. B.L. & L.R.O., Kasba vide

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Mutation Reference No.618/2001 and Mutation Reference No.665/2001 respectively in connection with their entire purchased land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks comprising in R.S. Dag No.195, under R.S. Khatian No.127, of Mouza – Nayabad, J.L. No. 25, Kolkata – 700 099, District – South 24 Parganas.

AND WHEREAS by virtue of a registered Deed of Gift dated 07.08.2014, registered in the Office of District Sub-Registrar - III, Alipore, South 24 Parganas and entered into Book No.1, CD Volume No.15, at Pages 371 to 388, Deed No.6204 for the year 2014, said Sri Nanda Lal Banerjee and Smt. Kalpana Banerjee, jointly donated their entire purchased plot of land measuring an area of 2 (Two) Cottahs 3 (Three) Chittacks 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, in favour of their daughter namely **SMT. SUKLA ADHIKARY**, the present **OWNER/VENDOR** herein.

AND WHEREAS thereafter the present **OWNER/VENDOR** herein recorded her name in the record of The Kolkata Municipal Corporation known as **K.M.C. Premises No.3663, Nayabad, within Ward No.109, Assessee No.31-109-08-8193-4**, presently **P.S. Panchasayar**, formerly **P.S. Purba Jadavpur**, Kolkata – 700 099 and she 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 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.11, under Block-'A'** comprising in **R.S. Dag No.195, under R.S. Khatian No.127**, known as **K.M.C. Premises No.3663, Nayabad, within Ward No.109**, presently **P.S. Panchasayar**, formerly



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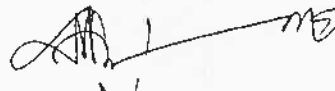
18 MAY 2017

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P.S. Purba Jadavpur, Kolkata – 700 099, and the property of the OWNER/VENDOR has been properly described in the SCHEDULE below.

AND WHEREAS due to 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 in the map or plan annexed herewith, for the total consideration sum of Rs.25,00,000/- (Rupees Twenty five lac) only and the above PURCHASER has hereby agreed to purchase the said property as described in the SCHEDULE below landed property as shown, delineated and depicted with the coloured RED border lines in the annexed 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.25,00,000/- (Rupees Twenty five 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, his heirs, executors, administrators, representatives and assigns and every one of her and also the said property, she the VENDOR herein as beneficiary owner do hereby these presents indefeasibly grant, sell, convey, and transfer assign and assure unto the above PURCHASER his 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 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.11, under Block' A' comprising in R.S. Dag No.195, under R.S. Khatian No.127, known as K.M.C. Premises No.3663, 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-



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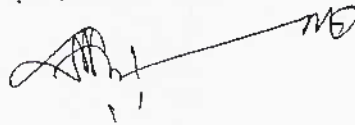


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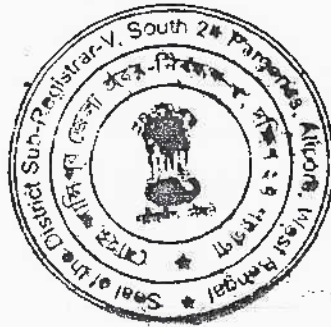
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Parganas, as morefully described in the SCHEDULE hereunder written **OR HOWSOEVER OTHERWISE** the said property now or hereto before were or was situated, butted, called, known, numbered described and distinguished and benefit and advantages of ancient 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 known as Premises No.3663, Nayabad **AND** all deeds, pattaahs, 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 known as Premises No.3663, Nayabad, 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 **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



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Assigned Reply Field

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 equitably 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, 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 declares and confirms that she 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 the



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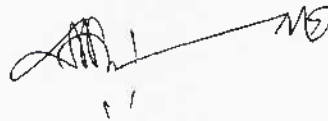
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PURCHASER suffers in future any defect in the title of the property of the VENDOR or any breach of the covenants hereunder contained.

**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 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



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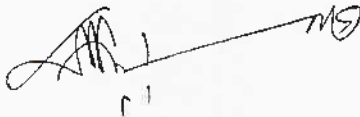
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Director

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 an y 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) Cottabs 3 (Three) Chittacks 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.11, Block 'A' comprising in R.S. Dag No.195, under R.S. Khatian No.127, known as K.M.C. Premises No.3663, Nayabad, 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.



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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 known as **Premises No.3663, Nayabad**, 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.

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



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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.

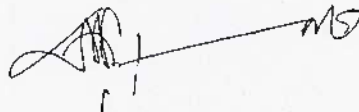
13. The PURCHASER shall use the adjacent passages situated adjacent to the property and also enjoy its full easement rights and the PURCHASER shall have right to bring electric, telephone, drainage and sewerage connection through it.

BE IT NOTED THAT the VENDOR has delivered the Original Title Deed, Link Deed and all necessary Original papers of Mutation Certificates of B.L. & L.R.O., 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 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 land and the tile shed have been shown in the annexed plan marked as Plot No.P-11 shown by 'RED' border line known as Premises No.3663, Nayabad, vide Assessee No.31-109-08-8193-4, 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 :-

ON THE NORTH : Plot No.P-13 and P-14 (R.S. Dag No.195);  
ON THE SOUTH : Plot No.P-10 (R.S. Dag No.195);  
ON THE EAST : Plot No.P-12 (R.S. Dag No.195);  
ON THE WEST : 20'-0" wide Road.



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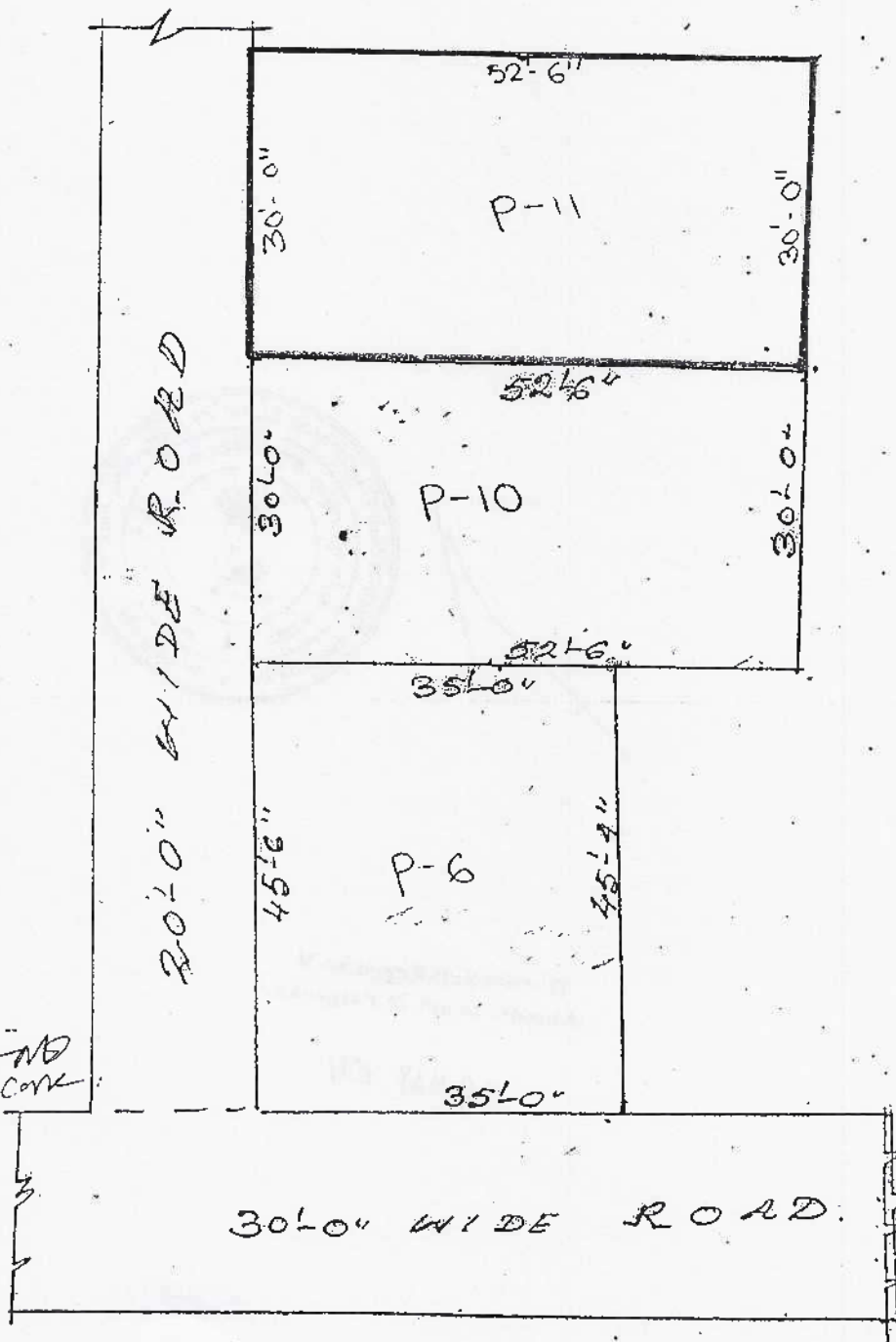
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Alipore Realty Pvt.Ltd  
Director



OF A PLOT OF LAND SITUATED IN MOUZA - NAYABAD, J.L. NO.25,  
 IN R.S. DAG NO.195, UNDER R.S. KHATIAN NO.127, KNOWN AS K.M.C.  
 NO.3663, NAYABAD, WITHIN THE K.M.C. WARD NO.109, WITHIN P.S.  
 MASAYAR, KOLKATA - 700 099.

LAND AREA :- 2KH. 3 CH. SHOWN IN RED BORDER LINE



20'-0" WIDE ROAD

Sukla Adhinary

Advocate

30'-0" WIDE ROAD

Kumud chandra Kar

Ashirbad Realty Pvt.Ltd  
 Director

DRAWN BY  
 SASANKA DEY  
 J/C AMIN  
 R. NO. 22/24141/89  
 KASBA KOLKATA  
 DIST SOUTH 24 PARGANAS



District Sub-Registrar-V  
Alipore, South 24 Parganas

18 MAY 2017

Director  
Ashishd Realty Pvt.Ltd

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

WITNESSES :

1. ~~Somesh Mishra~~  
~~Advocate~~  
~~Hgr. 2001~~  
~~2001~~

2. Tapam Blummi  
 5B/R D.C. Dey Road,  
 Kol-15

Sukla Adhikary  
 SIGNATURE OF THE VENDOR

Kumud chandra Koh  
 SIGNATURE OF THE PURCHASER

PREPARED & DRAFTED BY :

Deba Kumar Misra (Stamp)

(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

Rudra Kumar  
 Director



District Sub-Registrar-V  
Alipore, South 24 Parganas

18 MAY 2017

Asst. Dir. Reg. & M. & C. Dept.  
District

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named PURCHASER for the within mentioned sum of Rs.25,00,000/- (Rupees Twenty five 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	Cheque/Draft No./Cash	Name of the Bank & Branch	Amount (Rs.)
1.	645737	17.03.2017	State Bank of India, Kalikapur Branch, Kolkata - 700 078.	Rs. 1,00,000.00
2.	581666	17.05.2017	-Do-	Rs.23,00,000.00
3.	By Cash	18.05.2017	----	Rs. 1,00,000.00
TOTAL:				Rs.25,00,000.00

(Rupees Twenty five lac) only

WITNESS :

~~1. Somesh Mishra~~  
~~Advocate~~  
~~Hiron~~  
~~Advocate~~

2. Tapom Blamir  
53/2 D.C. Dey Road,  
KOL-15

Sukla Adhikary  
SIGNATURE OF THE VENDOR

Ashirbad Realty Pvt.Ltd

Rajesh Kumar  
Director



District Sub-Registrar-V  
Alipore, South 24 Parganas












18 MAY 2017

Ashish Rishi  
Director

PHOTO		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Name .....







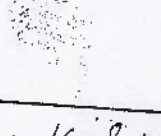




Signature .....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Sukla

Name SUKLA ADHIKARY

Signature Sukla Adhikary

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	left hand					
	right hand					

Ku

Name Kumu Chandan Kar

Signature Kumu Chandan Kar

PHOTO		Thumb	1 <sup>st</sup> 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

18 MAY 2017

Asst. Registrar  
Director



Directorate of Registration & Stamp  
e-Challan

N: 19-201718-001228578-1  
 BRN Date: 17/05/2017 22:03:10  
 BRN : IK00EOGF2  
 Bank : State Bank of India  
 BRN Date: 17/05/2017 22:03:55  
 Payment Mode Online Payment


DEPOSITOR'S DETAILS

Name : Somesh Mishra  
 Contact No. :  
 E-mail :  
 Address : 69/1, Baghajatin Place, Kol-86  
 Applicant Name : Mr Somesh Mishra  
 Office Name :  
 Office Address :  
 Status of Depositor : Advocate  
 Purpose of payment / Remarks : Sale, Sale Document  
 Id No. : 16300000673422/1/2017  
 (Query No./Query Year)

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount ₹
1	16300000673422/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	158820
2	16300000673422/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	26596
<b>Total</b>				<b>185416</b>

In Words : Rupees One Lakh Eighty Five Thousand Four Hundred Sixteen only

Ashirbad Realty Pvt.Ltd  
  
 Director



District Sub-Registrar-V  
Alipore, South 24 Parganas

78 MAY 2017

Director  
Ashish Realty Pvt. Ltd.

आयकर विभाग  
INCOME TAX DEPARTMENT  
SUKLA ADHIKARI



भारत सरकार  
GOVT. OF INDIA

NANDALAL BANDYOPADHYAY

18/03/1972

Permanent Account Number  
BJPPA9709M

Sukla Adhikari

Signature

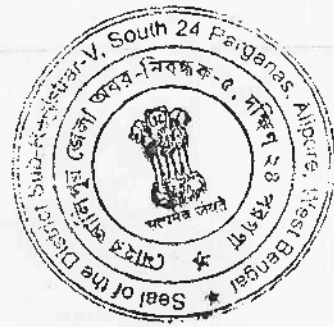


Sukla Adhikari

In case this card is lost / found, kindly inform / return to  
Income Tax PAN Service, Daff, UTIITSC  
Plot No. 3, Sector, 11, CBD Belapur,  
Navi Mumbai - 400 614.  
इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं।  
आयकर पैन सेवा केंद्र, UTIITSC  
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर  
नवी मुंबई - 400 614

Ashirbad Realty Pvt.Ltd

*Ashirbad*  
Director



Director  
Asst. Dir. (Ry. & Ld.)

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AHRPK3122H

नाम /NAME  
KUMUD CHANDRA KAR

पिता का नाम /FATHER'S NAME  
HARE KRISHNA KAR

जन्म तिथि /DATE OF BIRTH  
15-06-1959

हस्ताक्षर /SIGNATURE  
Kumud chandra kar

आयकर आयुक्त-पश्चिम-III  
COMMISSIONER OF INCOME-TAX, W.B. - III

Kumud chandra kar

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority : Joint Commissioner of Income-tax(Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.

Kumud chandra kar

Ashirbad Realty Pvt.Ltd

Director



Asitbad Realty Pvt.Ltd  
Director

### Major Information of the Deed

Deed No :	I-1630-01505/2017		Date of Registration	18/05/2017
Query No / Year	1630-0000673422/2017	Office where deed is registered		
Query Date	16/05/2017 9:44:44 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. 25,00,000/-			
Stampduty Paid(SD)	Rs. 1,59,320/- (Article:23)			
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)			
	Additional Transaction			
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]			
	Market Value			
	Rs. 26,55,001/-			
	Registration Fee Paid			
	Rs. 26,596/- (Article:A(1), E, M(b), H)			

#### Land Details :



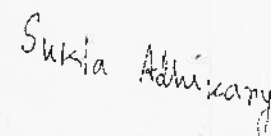
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 3663, Ward No: 109

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	24,70,000/-	26,25,001/-	Width of Approach Road: 20 Ft.,
Grand Total :					3.6094Dec	24,70,000 /-	26,25,001 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
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 Sukla Adhikary Wife of Mr Debkumar Adhikari Executed by: Self, Date of Execution: 18/05/2017 , Admitted by: Self, Date of Admission: 18/05/2017 ,Place : Office			
	163, Vivekananda Sarani, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJPPA9709M, Status :Individual	18/05/2017	18/05/2017	18/05/2017

18/05/2017 Query No:-16300000673422 / 2017 Deed No : I - 163001505 / 2017, Document is digitally signed.

Ashirbad Realty Pvt.Ltd

Director



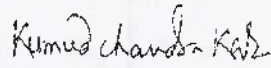
Page 21 of 24





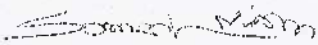
Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr Kumud Chandra Kar (Presentant )</b> Son of Late Hare Krishna Kar Executed by: Self, Date of Execution: 18/05/2017 , Admitted by: Self, Date of Admission: 18/05/2017 ,Place : Office	 18/05/2017	 LTI 18/05/2017	 18/05/2017

Son of Late Hare Krishna Kar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,  
PAN No.:: AHRPK3122H, Status :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 Sukla Adhikary, Mr Kumud Chandra Kar	
	18/05/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sukla Adhikary	Mr Kumud Chandra Kar-3.60938 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sukla Adhikary	Mr Kumud Chandra Kar-100 Sq Ft

Endorsement For Deed Number : I - 163001505 / 2017

On 18-05-2017

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

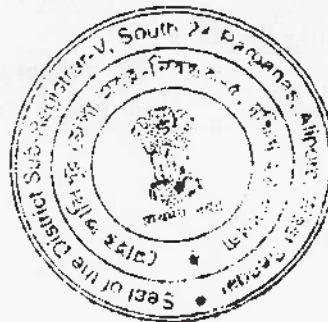
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23  
of Indian Stamp Act 1899.

18/05/2017 Query No:-16300000673422 / 2017 Deed No : I - 163001505 / 2017, Document is digitally signed.

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Ashirbad Realty Pvt.Ltd

Director



Ashishad Realty Pvt.Ltd  
Director

ation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)  
nted for registration at 10:58 hrs on 18-05-2017, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr  
ud 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  
26,55,001/-

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

Execution is admitted on 18/05/2017 by 1. Smt Sukla Adhikary, Wife of Mr Debkumar Adhikari, 163, Vivekananda  
Sarani, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by  
Profession House wife, 2. Mr Kumud Chandra Kar, Son of Late Hare Krishna Kar, 129/8, Purbachal Kalital Road, P.O:  
Haltu, 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  
Sreet, , 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 26,596/- ( A(1) = Rs 26,550/- ,E = Rs 14/- ,H =  
Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,596/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/05/2017 10:03PM with Govt. Ref. No: 192017180012285781 on 17-05-2017, Amount Rs: 26,596/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK00EOGZF2 on 17-05-2017, Head of Account 0030-03-104-001-  
16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,59,320/- and Stamp Duty paid by Stamp Rs 500/-,  
by online = Rs 1,58,820/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 103107, Amount: Rs.500/-, Date of Purchase: 08/05/2017, Vendor name: A K  
Purakayastha

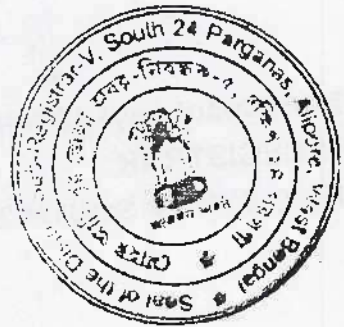
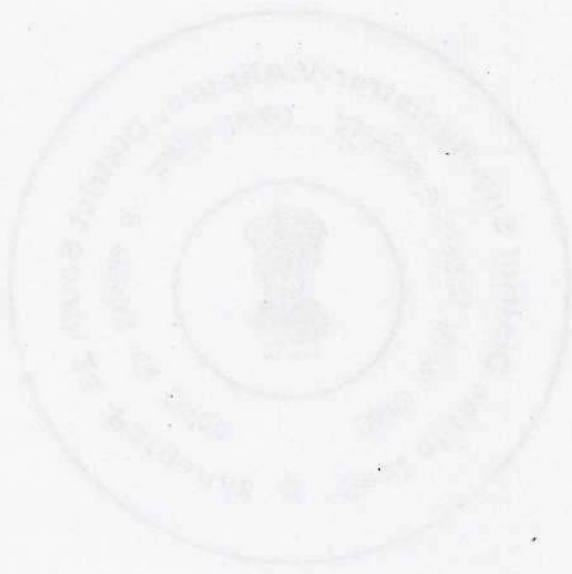
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 17/05/2017 10:03PM with Govt. Ref. No: 192017180012285781 on 17-05-2017, Amount Rs: 1,58,820/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK00EOGZF2 on 17-05-2017, Head of Account 0030-02-103-003-  
02

*Sati Prosad Bandopadhyay*

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



Ashirbad Realty Pvt.Ltd  
Director



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1630-2017, Page from 44919 to 44942  
being No 163001505 for the year 2017.



*Sati Prosad Bandopadhyay*

Digitally signed by SATIPRASAD  
BANDYOPADHYAY  
Date: 2017.05.18 12:01:19 +05:30  
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 18-05-2017 12:01:19  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

18/05/2017 Query No:-16300000673422 / 2017 Deed No : - 163001505 / 2017, Document is digitally signed.