

DEED OF CONVEYANCE

Made on 15th February, 2018

Subject matter of sale

Dist-24 Pgs(N), P.S & Muni-Baranagar, Mouza-Bonhooghly

Dag Nos-1028,1030,1031, Khatian No- 838

Premises No-137 Barui Para Lane

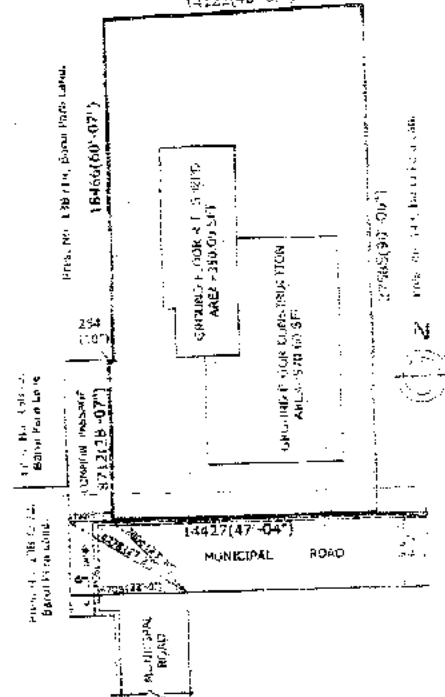
Ward- 17 Holding No-925

Land- 5 KH 12 CH

With Structure

Pres. No. 145/9, Barui Para Lane
(1222(36)-04)

Title Deed



Vendor- Sri Saradindu Nandy



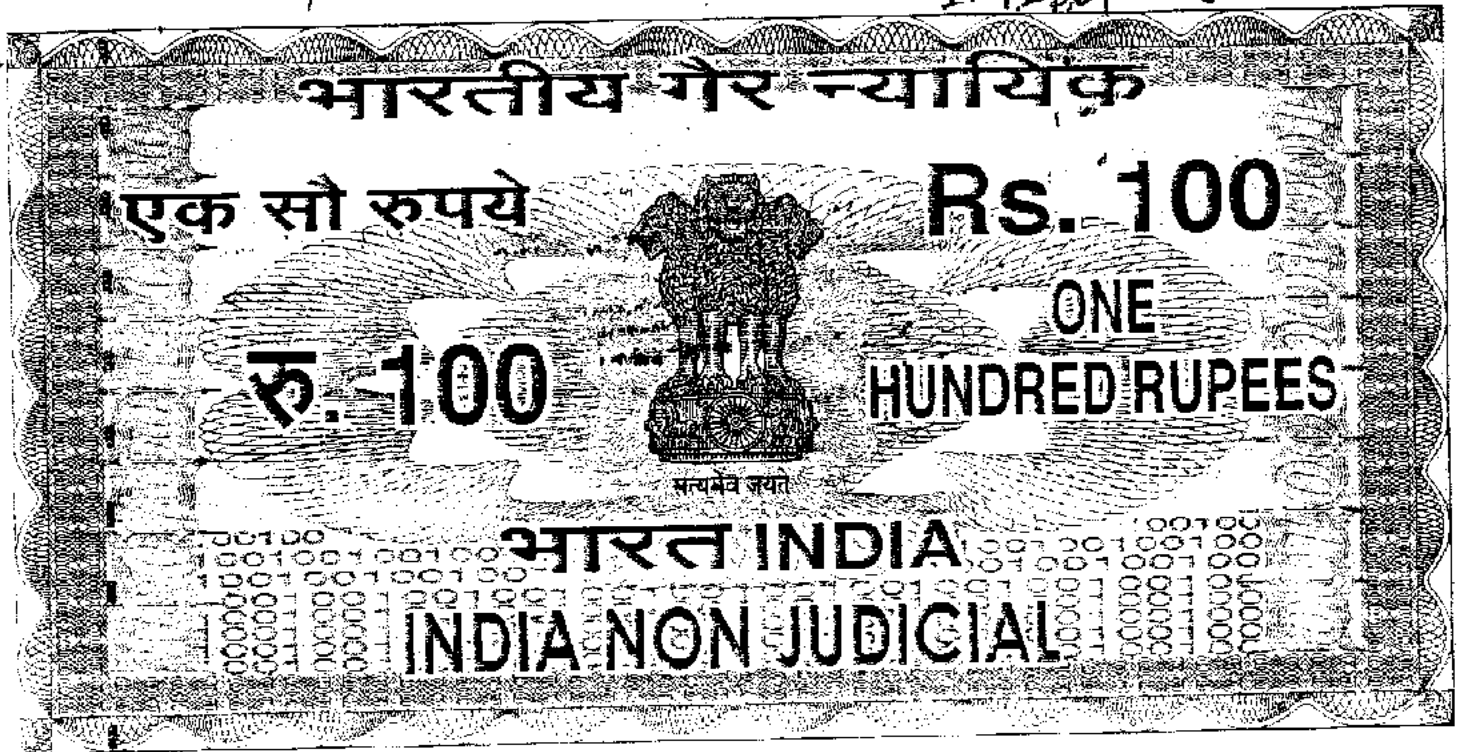
Purchasers- Sri Biswanath Deb, Sri Amit Dasgupta

& Sri Arun Ghosh



1341/18

P:1235/2018



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Y 957357

Certified that the document is admitted to registration. The Registrar of Stamps and Documents has put his seal and signature on the instrument and the part of the document.

Additional District Sub-Registrar
Cuttack, Bhubaneswar, 24-02-2018

16 FEB 2018

DEED OF CONVEYANCE

This deed of sale is made this the 15th day of February, 2018

(Two Thousand Eighteen)

Christen Era.

Handwritten notes:
 13/2
 16/59
 157-222852 (15)
 CN 137/18
 100% free estate
 (non-centred)
 17/4-350/18
 (175)

1021
 1007
 9/2/2018
 Name: Partha Pratim Das
 Address: Adv. Jagat Court
 Date: 15/2/2018
 उक्त 28 नवंबर 2017
 जज के सामने दायित्व स्वीकार
 3 दि. एक जज के सामने स्वीकार

1-4. सील
 जज के सामने दायित्व स्वीकार
 दि. 15/2/2018
 टांकन क्र. 2/2/2018
 कोर्ट के जज के सामने 2
 ₹. 20' 000

✓ Amit Das Gupta



525 15/2/2018

✓ Amit Das Gupta



526 00

✓ Biswanath Das



527 00

✓ Arun Ghosh



528 00

✓ Savadindu Nandy



Adv. District Sub-Registrar
 Kolkata Court-24 Pgs 08

15 FEB 2018

Partha Pratim Das
 Adv.
 Bengal Judges Court.
 401-200124

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

GRN: 19-201718-017473869-1 Payment Mode Online Payment
GRN Date: 12/02/2018 12:56:42 Bank: AXIS Bank
BRN: 292866169 BRN Date: 12/02/2018 12:56:43

DEPOSITOR'S DETAILS

Id No. : 15060000222852/5/2018
[Query No./Query Year]

Name : Biswanath Deb
Contact No. : Mobile No. : +91 9733723188
E-mail :
Address : 53 Raj Kumar Mukherjee Road
Applicant Name : Mr Biswanath Deb
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15060000222852/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	539920
2	15060000222852/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	90014
Total				629934

In Words : Rupees Six Lakh Twenty Nine Thousand Nine Hundred Thirty Four only

**BETWEEN
PURCHASERS**

Sri Biswanath Deb, having PAN -ADTPD6982G, son of Late Jagadish Chandra Deb, residing at 53 Raj Kumar Mukherjee Road, P.O-Alambazar, Police Station-Baranagar, District- North 24 parganas, Kolkata-700035,

Sri Amit Dasgupta, having PAN-AGGPD5790E, son of Late Bimal Das Gupta, by faith Hindu, by Occupation -Business, residing at 855/1, B. C. Chatterjee Street, P.O. & P.S.-Belghoria, District-North 24 Parganas, Kolkata- 700056,

Sri Arun Ghosh, (having PAN- AGTPG6760C), son of Late Paresh Ch. Ghosh, by faith- Hindu, by occupation - Business, residing at 27/ 9, Motilal Mallick Road, P.O. & Police Station-Baranagar, District- North 24 Parganas, Kolkata- 700035,

Above all hereinafter jointly called as the "Purchasers" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns).

**AND
LAND OWNER/VENDOR**

Sri Saradindu Nandy, having PAN -ABRPN0250H, son of Late Hari Sankar Nandy, faith and religion -Hindu, by Nationality-Indian, by profession-Business, residing at 13 C Tarak Bose Lane, P.O-Cossipore, Police Station -Chitpur Now Tala, Kolkata- 700002, hereinafter called as the "Land owner/ Vendor" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns).

Subject matter of sale

Dist-24 Pgs(N), P.S & Muni-Baranagar, Mouza- Bonhooghly
Dag Nos -1028,1030,1031, Khatian No- 838
PremisesNo- 137 Barui Para Lane
Ward- 17, Holding No -925
Land- 5 KH 12 CH
With Structure

All that piece and parcel of THAT demarcated piece and parcel of homestead land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less with Structure in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza-Bonhooghly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 Now-9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas together with constructed residential dwelling house further with all other appurtenances including but not limited to customary and other rights of easements for beneficial use thereto.



[Signature]
Distt. District Sub-Registrar
Bangalore Urban - June 26, 2018

15 FEB 2018

**This deed
of conveyance
witnesses, Records,
Governs and the contractual
relationship among the parties as follows.**

Definitions: In this Deed of Sale unless it is contrary or repugnant to the context the following words or terms shall have the following meaning. And where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

1. "Land owner/ Vendor" shall mean and include his successors and / or assigns.
2. "Purchaser" shall mean and include his successors and / or assigns.
3. **Number:** Words denoting the singular number include, where the context permits and requires, the plural number and vice-versa.
4. **Gender:** -Masculine gender shall include feminine and neuter genders and vice versa.
5. **Documents:** A reference to a document includes an amendment and supplement to, or replacement or novation of that document.
6. "LAND/PREMISES/PROPERTY" shall mean All that demarcated piece and parcel of homestead land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less with Structure as described in the schedule.
7. AGREEMENT shall mean the agreement among the "Land owner/ Vendor" and the "Purchaser" referred to herein above.

**Background-
Ownership of Owner/Vendor**

Ownership of Owner/ Vendor: The "Owner/ Vendor" has become the owner of the Said property and Appurtenances which is butted and bounded as mentioned in The Schedule referred to herein under written in the following manner by registration of following deeds in succession and manner.

**Ownership of
Smt. Sumati Bala Ghose, the Recorded Owner**

Whereas one Smt. Sumati Bala Ghose (Since deceased) wife of Surendra Mohan Ghose by virtue of sale deed registered in the office of the Cossipore Dum Dum, dated 17th April, 1948 Being No- 1700, copied in Book No.- I, Volume No.- 31, Pages from 213 to 223, was initially the sole absolute owner of the properties of piece and parcel of land containing by estimation an area All that demarcated piece and parcel of homestead land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 Now -9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas and seized, possesses & enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions, Income Tax and her name

was mutated and recorded in Plot/Dag Nos -1028,1030,1031, in Khatian No- 838 in the office of the competent authorities under West Bengal Land Reforms Act-1955 and also in the assessment record of Baranagar Municipality and paid rents, rates and taxes punctually and regularly to the concerned Authorities.

Will made by

Sumati Bala Ghose on 29th March, 1966

Whereas during life time of said Smt. Sumati Bala Ghose, since deceased, she executed one Will & Testament dated 29th March, 1966 in respect of her aforesaid properties, wherein she bequeathed her entire portion to her 2 (Two) sons namely 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal and Three (Three) grandsons namely 1) Mrinal Kanti Ghose 2) Mohit Kanti Ghose and 3) Manoj Kanti Ghose, and direction therein, which was duly registered in the office of the Cossipore Dum Dum, Being No- 22, copied in Book No.- III, Volume No.- 2, Pages from 39 to 41.

Application for Probate After death of Sumati Bala Ghose

Whereas said Smt. Sumati Bala Ghose died on 27th November, 1968 and thereafter 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal and 3) Mrinal Kanti Ghose through their Ld. Advocate Sri Jagadish Chandra Majumder filed on 3rd April, 1975 one application for granting of the Probate of the said Will dated 29th March, 1966 made by deceased Sumati Bala Ghose in the Humble Tenth Subordinate Judges' Court at Alipore, South 24 Parganas registered as being Case No-90 of 1975.

Order Of Probate

Whereas order of Probate had been granted by the B. Bhattacharjya, Hon'ble Judge, or District Delegate, Tenth Subordinate Judges at Alipore, South 24 Parganas on 2nd February, 1976 and the Probate of the said Will of said deceased Sumati Bala Ghose had been granted in favour of her 2 (Two) sons namely 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal and Three (Three) grandsons namely 1) Mrinal Kanti Ghose 2) Mohit Kanti Ghose and 3) Manoj Kanti Ghose.

As per terms
of order of Probate

Himangshu Mohan Ghose,

Nirmalendu Ghose, Mrinal Kanti Ghose,

Mohit Kanti Ghose, and Manoj Kanti Ghose became absolute owner

Whereas as per terms of the said order of Probate dated 2nd February, 1976 as well as issuing of the Probate Certificate, 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal 3) Mrinal Kanti Ghose 4) Mohit Kanti Ghose and 5) Manoj Kanti Ghose became the sole absolute owner of the properties of piece and parcel of land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos - 1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5,

Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 Now - 9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas left by Sumati Bala Ghose and seized, possesses & enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions, Income Tax.

Sale to Sri Saradindu Nandy
by Nirmalendu Ghose, Mohit Kanti Ghose & legal heirs
of Manoj Kanti Ghose, Himangshu Mohan Ghose & Mrinal Kanti Ghose

After peaceful enjoyment by 1) Nirmalendu Ghose alias Badal 2) Mohit Kanti Ghose and legal heirs of Manoj Kanti Ghose, Himangshu Mohan Ghose alias Chapal & Mrinal Kanti Ghose over the aforesaid properties of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 Now -9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas they sold, transferred and conveyed to **Sri Saradindu Nandy**, the present owner/vendor herein, by virtue of Sale Deed Being No- 6773 dated 30th December, 1992 registered in the office of the Addl. Dist. Sub-Registrar **Cossipore Dum Dum**, copied in Volume-No-160, at pages 249 to 262 for a valuable consideration mentioned therein.

Absolute Ownership
of Sri Saradindu Nandy,
the present owner/vendor herein

Sri Saradindu Nandy, the present owner/vendor herein thus by virtue of aforesaid Sale Deed Being No- 6773 dated 30th December, 1992 registered in the office of the Addl. Dist. Sub-Registrar **Cossipore Dum Dum**, became the sole absolute owner of the aforesaid properties of piece and parcel of land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No- 17 (old), New-9, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas and enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions.

Mutation in Baranagar Municipality - Sri Saradindu Nandy, the present owner/vendor herein has mutated his name in the Assessment Register of the Baranagar Municipality as Premises No.- 137 Barui Para Lane, Holding No-925 within the present limit Ward No- 9 and has been paying rents, rates and taxes punctually and regularly to the concerned Authorities and collecting receipts thereof and has been in occupation and enjoyment of the said property freely and absolutely.

Declaration by Owner/Vendor to sell

Whereas Sri Saradindu Nandy, the present owner/vendor herein, being a Businessman, has to move here and there frequently and has decided to settle down elsewhere. Due to busy in daily affairs, he has to move here and there frequently so it is beyond his control to manage, supervise, conduct, handle and to look after day to day affairs of all sorts of administration & official matters, letters and correspondences arising in course of or in relation to matter concerning of the said property and as such could not properly utilized the said property and has declared to sell the properties of All that demarcated piece and parcel of land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality Premises No.- 137 Barui Para Lane, Holding No-925 under present Ward No- 9 within the registration jurisdiction of A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas together with constructed residential structure further with all other appurtenances including and other rights of easements for beneficial use thereto more fully and particularly mentioned and described in the Schedule hereunder written.

Representations of the Owner/ Vendor

The Owner / Vendor declared that

- 1) **Marketable Title:**-The Owner/ Vendor hereby declare that he has got marketable title of "The Schedule of Property" which is free & clear from all encumbrances, charges, liens liabilities, attachments, acquisitions, alignments and requisitions etc. before execution of these presents and no person other than the Owner/ Vendor has any right, title and/or interest of any nature whatsoever in the Said Property or any part thereof and he is competent to transfer the same to the Purchaser or its nominees.
- 2) **Free from all encumbrances-** The Owner / Vendor herein declared that the said property, is free from all encumbrances, charges, liens etc. and no person other than the Owner has any right, title and/or interest of any nature whatsoever in the Said Property or any part thereof and relying upon the said declarations and statements made by the Owner / Vendor is to be true and satisfactory, the Purchaser/s herein agreed to enter into this Agreement with the Owner / Vendor herein.
- 3) **No Previous Agreement:** - Before execution of these presents, he has not entered into any Agreement/s for Sale or transfer or lease or development of the Said Property with any person or any other Agreement/s with anybody in respect of the said property or any part thereto
- 4) **Authority to Sale:** -The Owner / Vendor has full right, power and authority to enter into this sale and appropriate Resolutions/ Authorizations to that effect exist.
- 5) **No Power of Attorney:** - The 'Owner / Vendor' represented and assured that no any Power of Attorney has been executed in favor of any party to deal with the said property or any part thereof. As there is no existence of Power of Attorney till execution of these presents, the Owner / Vendor herein confirmed and stated that the Owner / Vendor has right to execute and register this Deed of Agreement or Deed of Conveyance.

- 6) **Statutory Permissions:** -The 'Owner / Vendor' is not in a position to obtain any statutory clearances, consents and permissions, except from employee's departmental permission, required to transfer the said property to the Purchaser/s.
- 7) **Khas Possession:** - Possession of the Said Property is in the khas, vacant, peaceful and absolute possession of the Owner / Vendor.
- 8) **No Requisition or Acquisition:** - The Said Property is at present not affected by any requisition or acquisition of any authority or authorities under any law and /or otherwise and the assert of Owner / Vendor that he does not hold any excess area of the Said Property. No notice of vesting under Land Acquisition Act 1884 or the West Bengal Land (Requisitions and Acquisition) Act, 1984 has been served upon him till the date of execution of this Sale.
- 9) **No Notice of vesting:** No notice of vesting under W.B.E.A. Act, 1953 or W.B.L.R. Act, 1955 has been served upon him till the date of agreement
- 10) **No Litigation-** The Said Property or any part thereof is not subject matter of any litigation or proceeding and the same is not attached or sold or sought to be sold in whole or in portion in any court or other Civil or Revenue or other proceeding and not subject to any attachment by the process of the Courts or in possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof or there is no any notice of acquisition or requisition in respect of the said Property and it is at present not affected by any requisition or acquisition of any authority or authorities under any law and/or otherwise and the asset of Owner / Vendor that he do not hold any excess area (whether in the Said Property or otherwise) and (2) they have not received any notice of any proceeding or are not involved in any proceeding relating to the Said Property.
- 11) **No Income Tax Liability-** There is no order of attachment by Income Tax Authorities and/or by any other authorities under the law for the time being in force or any notice issued or likely to be issued under section 281 of the Income Tax Act, 1961 and no approvals under section 281 of the Income Tax Act, 1961 is required by the Seller.
- 12) **No Pending liabilities:** - The Owner / Vendor represent and assure that there are no pending liabilities, liens, charges or encumbrances with regard to the said property including any government dues, which would affect the title of the said Property and that the Owner / Vendor have paid all the taxes, cess, dues etc. to various authorities concerned till the date of registration of this sale deed.
- 13) **Owner/ Vendor to Bear:** - All taxes, surcharge, outgoings and levies of or on the Said Property up to the period of date of agreement/ sell, whether as yet demanded or not, has been borne, paid and discharged by the Owner / Vendor, with regard to which the Owner / Vendor hereby indemnified and agreed to keep the Purchaser/s fully and comprehensively saved, harmless and indemnified. If any portion of such be found to have been remain unpaid for the period up to the date hereof, same shall be decreed to be the liability of and realizable from the Owner / Vendor herein through process of law.
- 14) **Indemnification by Owner/Vendor:-** The Owner/ Vendor indemnified about the correctness of the title, representations and authority to agreement/ sell and this is being accepted by the Purchaser on such express indemnification, which if found defective or untrue at any time, they shall, at the costs of Purchaser, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify and shall make good any losses,

damages, costs, charges and expenses which may be suffered by the Purchaser and/or his successors-in-interest by reason of any default of them.

- 15) **Purchaser/s being satisfied-** The Purchaser/s being satisfied about the marketability and title of the Owner / Vendor in respect of the said Premises, has agreed to purchase the Property fully described herein under and written in The Schedule referred to a Consideration price mentioned below on the terms and conditions herein below considering it to be fair, reasonable and completely in conformity with the market price subject to compliance of the terms and conditions hereinafter appearing.
- 16) As such to avoid any litigation which may arise in future by and between both the parties this deed of Agreement is executed the terms & condition, specification are fully mentioned therein.

Decession of the Purchaser to purchase

And whereas knowing the said declaration made by the Owner / Vendor herein and on relying upon the aforesaid representations and declarations made by the Owner / Vendor and believing the same to be true & satisfactory and acting in good faith, the Purchaser after being interested made a proposal to purchase the said property

1. **Show and supply copies of the documents:** - That with the execution of this Sell, the Owner / Vendor hereby delivered to the Purchaser/s, Xerox copies of all the title deeds and other papers and documents and municipal tax bill relating to the Schedule property. That 'Owner / Vendor' will also offer all assistances to show and supply all the relevant legal papers before the bank, financial institute, offices or any other competent authority for obtaining loans by the Purchaser/s herein and if necessary the 'Owner / Vendor' shall execute the required document as per the requirement of the bank at the cost of the purchaser.
2. **Verified Title, Possession and Encumbrances:** - The Purchaser has examined, understood and verified the right, title, interest, the nature, character of the land, the status of government records and government stand regarding the Said Property, the possession of the Said Property and the nature, status, legal position and effect comprised in the Said Property of the Vendor/s, of the Said Encumbrances. Nevertheless, the Vendor/s confirm/s that the Said Property is not mortgaged or charged in favor of any person or institution.
3. **Notice is issued in newspaper-** Notice is issued in Bengali newspaper and English newspaper inviting any objection, demand, claim over the aforesaid properties but no objection, demand, claim over the aforesaid properties is received.

Parties herein have agreed to perform strictly the following
terms and conditions for their own interest
and this deed of Agreement
witnessed as
follows

Discussions & Negotiation- Several discussions & Negotiations in this regard have taken place between the Owner / Vendor and the Purchaser and upon inspection of the legal papers, deeds, and complete satisfaction in all regards, the Owner / Vendor and the Purchaser

herein, for convenience of enjoyment and for avoiding future dispute, differences which might come up among them or their legal heirs, executors, administrators, legal representatives, assign and successors-in-interest and next generation of the Owner / Vendor and the Purchaser/s herein and also for diverse other cause and consideration the Owner / Vendor and the Purchaser/s have unanimously decided to sale and purchase the property for some terms, conditions and consideration mentioned therein and relying upon the declarations and statements made by the Owner / Vendor herein is to be true and satisfactory, the Purchaser herein has/have agreed to purchase the property as mentioned in the Schedule referred to herein under written on the terms and conditions as mentioned below for a quantum of consideration money of **Rs. 90,00,000/- (Rupees NinetyLac)** only considering it to be fair, reasonable and completely inconformity with the market price.

Handed over the photo copy of relevant documents- The Owner / Vendor has handed over the photo copy/ original of relevant documents of the property available in his custody. The Purchaser/s have made a title search in the Government records to verify the title of the Owner / Vendor in respect of the said Property. The Owner / Vendor provided full co-operation and assistance to the Purchaser/s and, or its advisors /agents /representatives to carry out such investigation/title search. The Owner / Vendor shall provide all information and documents as are available with him and requested by the Purchaser/s or its advisors/ agents/representatives.

**Now this Indenture witnesseth
as follows:**

In pursuance to above and in consideration of a sum of **Rs. 90,00,000/- (Rupees NinetyLac)** only paid by the Purchaser to the owner/Vendor at or before the execution of these presents, the receipt whereof, the Owner / Vendor do and each of them doth hereby as also by the memo of consideration hereunder written admit and acknowledge, the Owner / Vendor along with the Confirming Parties do and each of them doth hereby grant, sell, transfer, convey, assign and assure unto the Purchaser All that piece and parcel of THAT demarcated piece and parcel of homestead land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less with structure in the portion of Plot/Dag Nos -1028, 1030, 1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality Premises No.- 137 Barui Para Lane, Holding No-925 under present Ward No- 9 within the registration jurisdiction of A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas together with constructed residential structure further with all other appurtenances including and other rights of easements for beneficial use thereto more fully and particularly mentioned and described in the Schedule hereunder written and or HOWSOEVER OTHERWISE the said Property or any part thereof now are or is or at any time or times heretofore were or was situated butted and bounded called known numbered described or distinguished TOGETHER WITH all ways paths passages advantage of ancient and other rights liberties privileges easements appendages and appurtenances whatsoever belonging or in anyway appertaining to the said Property or usually held occupied or enjoyed therewith or known as part parcel or member thereof AND the reversion or reversions remainder or remainders and rents issues and profits thereof and every part thereof and all the legal incidents thereof AND all the estate right title interest property claim and demand whatsoever both at law and in equity of the Vendors unto and upon the said Property and every part thereof AND all deeds pattas pottahs writings muniments and evidence of title relating thereto or any part thereof

which now are or may hereafter be in the possession or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action either at law or in equity TOGETHER WITH full powers and authorities to the Purchaser as the constituted attorney for and on behalf of and in the name of the Owner / Vendor irrevocably to appear before any Officer of the Land Reforms authority or municipality and/or any other authority concerning the said Property for the purpose of mutation of the name of the Purchaser in the records of the Land Reforms, municipality and other Government Department and for all or any of such purposes to sign, issue, receive, acknowledge, serve all correspondence, notices and letters and to appear and represent the Owner / Vendor in all or any of such matters as may be necessary as fully and effectually as the Vendors and Confirming Parties themselves could do and for all or any of the purposes aforesaid to appoint one or more substitute or substitutes again at pleasure of the Purchaser to revoke and/or re-appoint TO HAVE AND TO HOLD the said Property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH the appurtenances and rights as aforesaid unto the Purchaser free from all encumbrances charges attachments claims demands liens and lispendens whatsoever absolutely and forever on as is where is basis.

Indemnification by Owner / Vendor

1. **Receive Memo of consideration-** In pursuance of above consideration paid by the Purchaser to the Owner / Vendor herein on or before the execution of these presents the receipt whereof the Owner / Vendor do hereby admit and acknowledge to have received and of and from the same and every part thereof as per Memo of consideration hereunder written, the Owner / Vendor herein doth hereby release, acquit, exonerate and discharge the Purchaser the property as mentioned in the Schedule referred to herein under written.
2. **Transfer hereby made:** - The Owner / Vendor herein doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto the use of the Purchaser/s the property as mentioned in the Schedule referred to herein under including all the rights, liberties, easements, privileges, appendages, paths, passages, tenements and hereditaments belonging to or in any way appertaining to the said property as mentioned and fully described in the property as mentioned in the Schedule referred to herein under written thereof unto and to the use of the Purchaser absolutely and forever and delivered vacant khas and peaceful possession along with aforesaid rights of enjoyment and privileges unto the Purchaser of the said property as mentioned and fully described in the property as mentioned in the Schedule referred to herein under written.
3. **Absolute Sale:** The sale is within the meaning of the Transfer of Property Act, 1882 and it is absolute, irreversible and forever.
4. **Indemnification by Owner / Vendor:** The Owner / Vendor indemnified about the correctness of his title, representations and authority to sell and this Conveyance is being accepted by the Purchaser/s on such express indemnification by the Owner / Vendor, which if found defective or untrue at any time, the Owner / Vendor shall, at the costs, expenses, risk and responsibility of Purchaser/s forthwith take all necessary steps to remove and/or rectify and the Owner / Vendor shall make good any losses, damages, costs, charges and expenses which may be suffered by the Purchaser and/or his successors-in-interest by reason of any default of Owner / Vendor.

5. **Delivery of Possession:** Khas, vacant and peaceful possession of the Said property as mentioned and fully described in Schedule has been hand over by the Vendor/s to the Purchaser/s, which the Purchaser/s admits, acknowledges and accepts before execution of this presents. The Owner / Vendor herein also delivered the original, Documents etc. relating to the said property.
6. **Free from encumbrances:** The Owner / Vendor hereby once again declare that the property is Free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions.
7. **Easement:** The Purchaser observing, performing and accepting the easement and other stipulations as are provided for in the Said Conveyance.
8. **Vendor to Bear:** All taxes, surcharge, outgoings and levies of or on the Said property as mentioned and fully described in Schedule up to the period of date of sell, whether as yet demanded or not, shall be borne, paid and discharged by the Owner / Vendor, with regard to which the Owner / Vendor hereby indemnifies and agree to keep the Purchaser/s fully and comprehensively saved, harmless and indemnified.
9. If any portion of such be found to have been remain unpaid for the period up to the date hereof, same shall be decreed to be the liability of the Owner / Vendor herein and realizable from the owner/Vendor by the Purchaser herein through process of law.

Entitlement of the Purchaser

1. **Holding Possession: Purchaser/s Entitled:** The Owner / Vendor hereby covenant that the Purchaser/s shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said property without any eviction interruption, claim or demand whatsoever from or by the Owner / Vendor or other party and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser/s, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Owner / Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust from the Owner / Vendor.
2. **Purchaser's Right:** -The Purchaser/s herein shall have the right to apply for and get the same mutated in his/her/their name/s as the absolute owner/s with the Assessment Record of concerned Authority in respect of the same.
3. **N.O.C. by Owner / Vendor** - That the Owner / Vendor will offer all assistances to show and supply copies of the documents, deeds, plans etc. relating the said property before the bank, financial institution, offices or any other competent authority for obtaining any loans by the Purchaser/s herein and for necessary searching and investigation and the Owner / Vendor will be liable to sign and execute the forms and application as well as no objection certificate for the mutation in favor of the Purchaser/s at the request of the Purchaser/s herein.
4. **Mutation:** -That after possession of the said property by the Purchaser/s shall apply to the office of the B.L & L.R.O or Municipal Authority for mutation of his name and for separate assessment of the portion, the costs of which shall be borne by the Purchaser. The

Owner / Vendor shall be liable to sign and execute all necessary papers, forms, documents, application etc. which are to be required and the Vendor shall pay outgoing Municipal taxes / other taxes that may be imposed by the Municipality/ other authority.

5. **Owner / Vendor to do:** The Owner / Vendor hereby covenants that the Owner / Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Purchaser to the Said property.
6. **Indemnification by Purchaser:** The Purchaser covenanting that the Purchaser shall faithfully and punctually observe and perform all covenants, stipulations and obligations required to be performed by the Owner / Vendor under the Said Conveyance and in this regard the Purchaser/s indemnifies and agrees to keep indemnified the Owner / Vendor and/or their successors-in-interest, of from and against any losses, damages, costs, charges and expenses which may be suffered by the Owner / Vendor and/or their successors-in-interest by reason of any default of the Purchaser/s.
7. **Purchaser's entitlement-** Purchaser will be entitled to enjoy all the aforesaid right, title, interest, with all benefits in place of the Owner / Vendor by the strength of these present as it was vested upon the Owner / Vendor herein by virtue/ strength of the aforesaid deed Being No- 6773 dated 30th December, 1992 registered in the office of the Addl. Dist. Sub-Registrar Cossipore Dum Dum, copied in Volume-No-160, at pages 249 to 262 and shall become the full and absolute owner and absolutely seized and possessed the property as mentioned and fully described in in the property as mentioned in the Schedule referred to herein under written.

Schedule
referred to above
Description of the Property hereby sold

All that piece and parcel of THAT demarcated piece and parcel of homestead land containing in the portion of R.S. Plot/Dag Nos -1028, 1030 and 1031 containing an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less together with old cement flooring 570 Sq. ft. pucca residential structure and 350 Sq. ft. tile shed residential structure further with all other appurtenances including but not limited to customary and other rights of easements for beneficial use thereto lying and situated in Khatian No- 838, under of J.L. No- 6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No- 3027, P.S.- Baranagar within the limit of Baranagar Municipality Premises No.- 137 Barui Para Lane, Holding No- 925 under present Ward No- 9 within the registration jurisdiction of A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas.

The entired premises is butted & bounded by

- On the North:- 145/9 Barui Para Lane
- On the South:- 16 Feet wide Road
- On the East:- Other's land
- On the West :- Other's land.

Prepared & Drafted by

*The document is written as per instruction of the parties
And the contents have been fully read over and
explained by me to the parties who admitted
it to be cleared and correct.*

Partha Pratim Das
Advocate

Partha Pratim Das, Advocate,
Barasat Judges' Court, Regn No-2281/2010

Sarabindu Nayak

Receipt and Memo of Consideration for sell.

RECEIVED the following sum from the within named Purchaser in respect of full & Final payment for sell of Bastu land measuring **5 (Five) Cottah 12 (Twelve) Chittak** more or less together with residential structure in the portion of Plot/Dag Nos -1028, 1030, 1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, P.S.- Baranagar within the limit of Baranagar Municipality Premises No.- 137 Barui Para Lane, Holding No-925 under present Ward No- 9, Dist.- North 24 Parganas together with residential structure further with all other appurtenances and other rights of easements for beneficial use thereto.

Sl	Date	Cheque No.	Bank	Amount Rs.	Favouring Vendor
1	09/02/2018	584667	O.B.C. Dunlop Branch	8,00,000/-	Saradindu Nandy
2	09/02/2018	584668	O.B.C. Dunlop Branch	8,00,000/-	Saradindu Nandy
3	09/02/2018	584669	O.B.C. Dunlop Branch	8,00,000/-	Saradindu Nandy
4	09/02/2018	584670	O.B.C. Dunlop Branch	6,00,000/-	Saradindu Nandy
5	09/02/2018	009636	IDBI Bank, Sindhirmore Branch	25,00,000/-	Saradindu Nandy
6	09/02/2018	583726	Union Bank, Ashokegarh Branch	35,00,000/-	Saradindu Nandy
Total Rs. 90,00,000/ (Rupees Ninety Lac) only					

Saradindu Nandy
Signature of Owner/Vendor.

Execution and Delivery:

In Witness Whereof the parties have subscribed their respective hands and seals in sound mind under no constraint or undue influence for execution to this presents on the day, month and year first above written in presence of witnesses.

Signature of owner/ Vendor	<i>Saradindu Nandy</i>
Signature of purchaser	<i>Biswanath Deb</i>
Signature of purchaser	<i>Amit Zao Gupta</i>
Signature of purchaser	<i>Arun Ghosh</i>

Witnesses

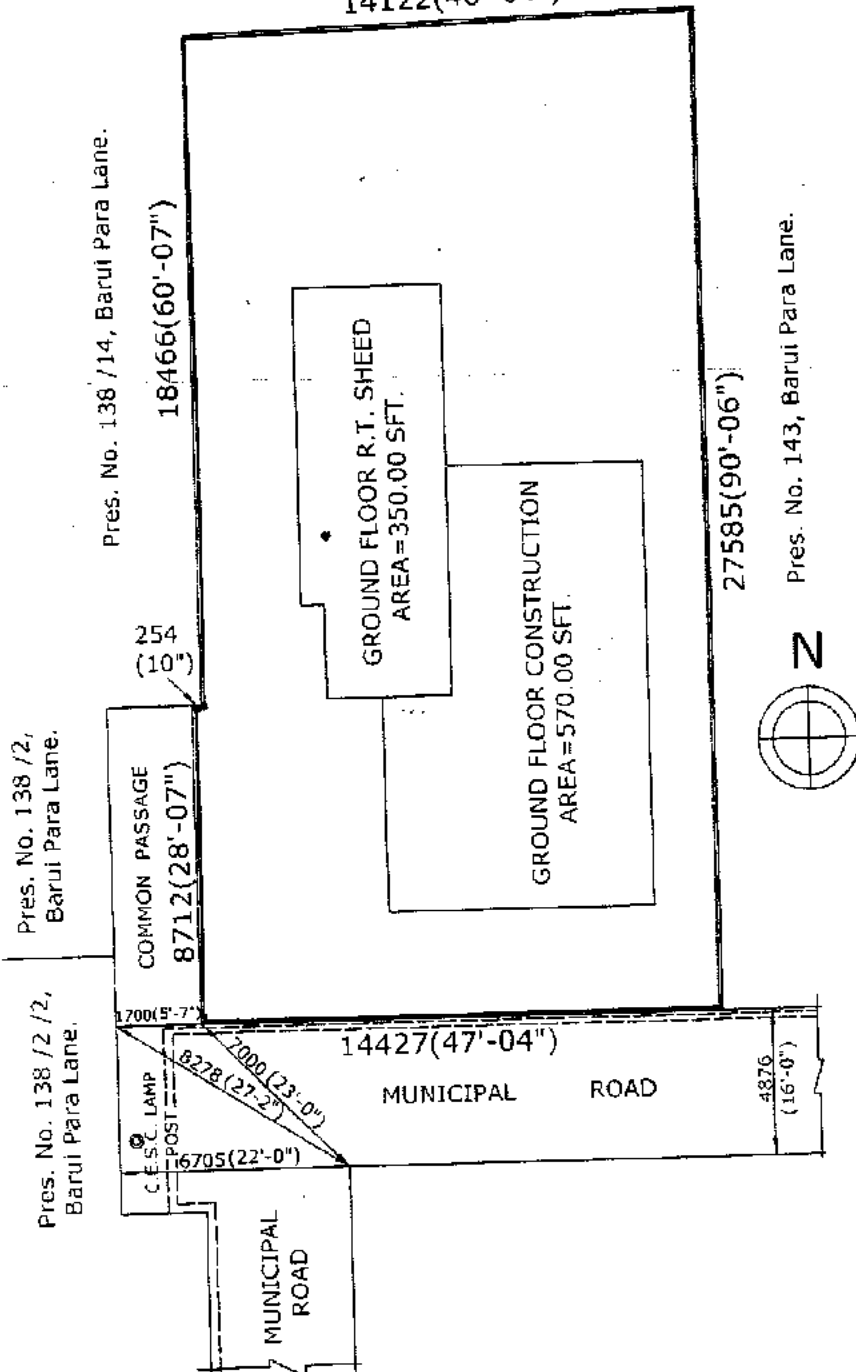
1. *Partha Pratim Das*
Adv.
Baranagar judges Court.
Wd - 10/24

DEED SITE PLAN OF PREMISES NO:137, BARUI PARA LANE, KOLKATA:700 035, WARD NO:09(N) /17(O), HOLDING NO: 925, MOUZA: BONHOOGHLY, DAG NO: 1028,1030 & 1031, KHATIAN NO: 838, J. L. NO: 06, R. S. NO: 05, TOUZI NO: 3027, POLICE STATION: BARANAGAR, UNDER BARANAGAR MUNICIPALITY, DIST: 24 PGS(N), SCALE=1:200.

AREA STATEMENT

TOTAL AREA OF LAND=05KH.-12CH.-00SFT.(MORE/LESS) M.K.D. IN ■
 GROUND FLOOR CONSTRUCTION AREA=570.00 SFT.
 GROUND FLOOR R. T. SHEED AREA =350.00 SFT.

Pres. No. 145 /9, Barui Para Lane.
 14122(46'-04")



Saxadindu Nandy
SIGNATURE OF VENDOR.

*Biswanath Das
 Anil Das Gupta
 Arun Ghosh*




























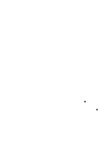
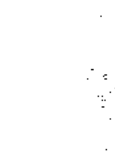
SIGNATURE OF PURCHASERS.

Shy
Shibabrata Lodh Chowdhury
 Engineer, Planner, Estimator Valuer
 36/1, Swadhin Pally
 Kolkata - 700 050
 Regd. No. BM/LB/SA/39












DRAWN BY:



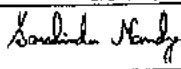
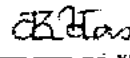
SHIBABRATA LODH CHOWDHURY
 56 /1 SWADHIN PALLY
 KOL:700 050
 PH NO: 98310 46290

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>Savadindu Nandy</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Biswanath Das</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Anil Das Gupta</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants						
	 <p>Arun Ghosh</p>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							

	स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER ABRPN0250H	
	नाम / NAME SARADINDU NANDY	
	पिता का नाम / FATHER'S NAME HARI SANKAR NANDY	
	जन्म तिथि / DATE OF BIRTH 28-09-1962	
हस्ताक्षर / SIGNATURE 	 आयकर आयुक्त, प.नं.-XI COMMISSIONER OF INCOME-TAX, W.B. - XI	

Saradindu Nandy

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
 संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
 पी-7,
 चौकंगी इन्डिया,
 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.

Saradindu Nandy



ভারত সরকার
Unique Identification Authority of India

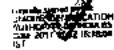
ভুক্তিক্রম নম্বর/ Enrolment No.: 1213/30027/02578

To
শরদিন্দু নন্দী
SARADINDU NANDY
S/O Hari Sankar Nandy
13C
TARAK BOSE LANE
Cossipore
Cossipore
Kolkata West Bengal - 700002
9163173630

Download Date: 07/11/2017

Generation Date: 08/09/2017

Signature valid



উপর্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- এক মাত্রা দেশে মান্য!
- 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.

আপনার আধার সংখ্যা / Your Aadhaar No. :

7590 1458 9992

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শরদিন্দু নন্দী
SARADINDU NANDY
জন্মতারিখ/DOB: 28/09/1962
পুরুষ/ MALE

7590 1458 9992

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India

Address:
S/O Hari Sankar Nandy, 13C,
TARAK BOSE LANE, Cossipore,
Kolkata,
West Bengal - 700002

ঠিকানা:
S/O হরি শঙ্কর নন্দী, 13সি, তারক বোস
লেন, কসীপুর, কোলকাতা,
* পিন কোড - 700002

7590 1458 9992

Saradindu Nandy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BISWANATH DEB

JAGADISH CHANDRA DEB

16/10/1958

Permitment Account Number

ADTPD6982G

Biswanath Deb

Signature

Biswanath Deb

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT DASGUPTA

DIMAL KUMAR DASGUPTA

02/10/1953

AGGPD6790E

Amit Das Gupta

INCOME TAX DEPARTMENT GOVT. OF INDIA
ARUN GHOSH
PARESH CHANDRA GHOSH
131831164
ACT 1962 700C

Arun Ghosh

Major Information of the Deed

Deed No.	I-1506-01235/2018	Date of Registration	16/02/2018
Query No./Year	1506-0000222852/2018	Office where deed is registered	
Query Date	12/02/2018 8:27:07 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Biswanath Deb 53 Raj Kumar Mukherjee Road, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9733723188, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 90,00,002/-	Rs. 90,00,002/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,40,020/- (Article:23)	Rs. 90,014/- (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:- Baranagar, Municipality: BARANAGAR, Road: Barui Para Lane, Mouza: Bon-Hoogly, Premises No. 137, Ward No: 9

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-1028	RS-838	Bastu	Bastu	1380 Sq Ft	28,22,334/-	28,22,334/-	Width of Approach Road: 16 Ft.,
L2	RS-1030	RS-838	Bastu	Bastu	1380 Sq Ft	28,22,334/-	28,22,334/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
TOTAL :					6.325Dec	56,44,668 /-	56,44,668 /-	

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Barui Para Lane, Mouza: Bon-Hoogly, Ward No: 9

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L3	RS-1031	RS-838	Bastu	Bastu	1380 Sq Ft	28,22,334/-	28,22,334/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					9.4875Dec	84,67,002 /-	84,67,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	570 Sq Ft.	4,28,000/-	4,28,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 570 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2, L3	350 Sq Ft.	1,05,000/-	1,05,000/-	Structure Type: Structure

Major Information of the Deed :- I-1506-01235/2018-16/02/2018

Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	920 sq ft	5,33,000 /-	5,33,000 /-	
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Seller Details :

Sl No	Name Address Photo Finger print and Signature
1	Mr Saradindu Nandy Son of Late Hari Sankar Nandy 13 C Tarak Bose Lane, P.O:- Cossipore, P.S:- Chitpur, District:-North 24-Parganas, West Bengal, India, PIN - 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABRPN0250H, Status :Individual, Executed by: Self, Date of Execution: 15/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name Address Photo Finger print and Signature
1	Mr Biswanath Deb Son of Late Jagadish Chandra Seb 53 Raj Kumar Mukherjee Road, P.O:- Alambazr, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPD6982G, Status :Individual, Executed by: Self, Date of Execution: 15/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Pvt. Residence
2	Mr Amit Dasgupta (Presentant) Son of Late Bimal Dasgupta 855/1, B. C. Chatterjee Street,, P.O:- Belgharia, P.S:- Belgharia, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGGPD5790E, Status :Individual, Executed by: Self, Date of Execution: 15/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Pvt. Residence
3	Mr Arun Ghosh Son of Late Paresh Ch Ghosh 27/ 9, Motilal Mallick Road, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700035 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGTPG6760C, Status :Individual, Executed by: Self, Date of Execution: 15/02/2018 , Admitted by: Self, Date of Admission: 15/02/2018 ,Place : Pvt. Residence

Identifier Details :

Name & address
Mr Partha Pratim Das Son of Mr Sadhan Chandra Das Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Saradindu Nandy, Mr Biswanath Deb, Mr Amit Dasgupta, Mr Arun Ghosh

Major Information of the Deed :- I-1506-01235/2018-16/02/2018

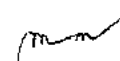
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Saradindu Nandy	Mr Biswanath Deb-1.05417 Dec, Mr Amit Dasgupta-1.05417 Dec, Mr Arun Ghosh-1.05417 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Saradindu Nandy	Mr Biswanath Deb-1.05417 Dec, Mr Amit Dasgupta-1.05417 Dec, Mr Arun Ghosh-1.05417 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Saradindu Nandy	Mr Biswanath Deb-1.05417 Dec, Mr Amit Dasgupta-1.05417 Dec, Mr Arun Ghosh-1.05417 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Saradindu Nandy	Mr Biswanath Deb-190.00000000 Sq Ft, Mr Amit Dasgupta-190.00000000 Sq Ft, Mr Arun Ghosh-190.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Saradindu Nandy	Mr Biswanath Deb-106.66666700 Sq Ft, Mr Amit Dasgupta-106.66666700 Sq Ft, Mr Arun Ghosh-106.66666700 Sq Ft

Endorsement For Deed Number : I - 150601235 / 2018

On 12-02-2018

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 90,00,002/-



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

On 15-02-2018

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

Presented for registration at 16:59 hrs on 15-02-2018, at the Private residence by Mr Amit Dasgupta, one of the Claimants.

Major Information of the Deed :- I-1506-01235/2018-16/02/2018

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

Execution is admitted on 15/02/2018 by 1. Mr Saradindu Nandy, Son of Late Hari Sankar Nandy, 13 C Tarak Bose Lane, P.O: Cossipore, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 2. Mr Biswanath Deb, Son of Late Jagadish Chandra Seb, 53 Raj Kumar Mukherjee Road, P.O: Alambazr, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Business, 3. Mr Amit Dasgupta, Son of Late Bimal Dasgupta, 855/1, B. C. Chatterjee Street, P.O: Belgharia, Thana: Belgharia, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 4. Mr Arun Ghosh, Son of Late Pares Ch Ghosh, 27/ 9, Motilal Mallick Road, P.O: Baranagar, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700035, by caste Hindu, by Profession Business

Indefied by Mr Partha Pratim Das, , Son of Mr Sadhan Chandra Das, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

On 15-02-2018

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,014/- (A(1) = Rs 90,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2018 12:56PM with Govt. Ref. No: 192017180174738691 on 12-02-2018, Amount Rs: 90,014/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 292866169 on 12-02-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,40,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 5,39,920/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1021, Amount: Rs.100/-, Date of Purchase: 09/02/2018, Vendor name: S Bhowmick

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2018 12:56PM with Govt. Ref. No: 192017180174738691 on 12-02-2018, Amount Rs: 5,39,920/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 292866169 on 12-02-2018, Head of Account 0030-02-103-003-02

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

Major Information of the Deed :- I-1506-01235/2018-16/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2018, Page from 63751 to 63779
being No 150601235 for the year 2018.



Mohul

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.02.19 11:30:46 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 19/02/2018 11:28:41
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

DEED OF CONVEYANCE

Made on 15th February, 2018

Subject matter of sale

Dist-24 Pgs(N), P.S & Muni-Baranagar, Mouza-Bonhooghly

Dag Nos-1028,1030,1031, Khatian No- 838

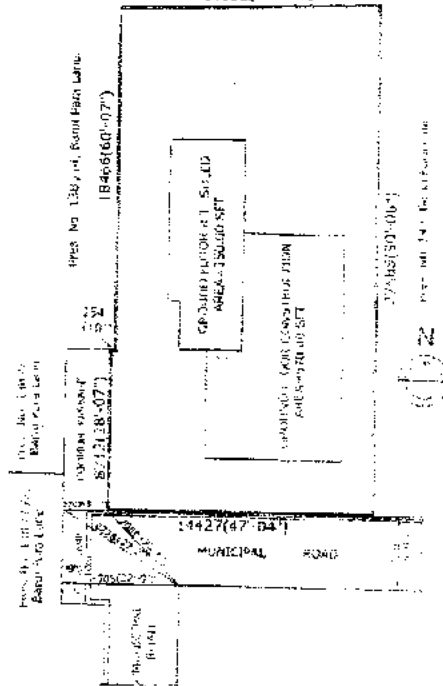
Premises No-137 Barui Para Lane

Ward- 17 Holding No-925

Land- 5 KH 12 CH

With Structure

Pres. No. 145 of, Barui Para Lane
14122(415-04)



Vendor- Sri Saradindu Nandy



**Purchasers- Sri Biswanath Deb, Sri Amit Dasgupta
& Sri Arun Ghosh**





Purchase
Link Dead

20019

Verified by ... of Bangalore
municipality. filed declaration
4/1/27.

1. Nirmalendu Ghose

Mohit Kanti Ghose for self
and constituted attorney for
2. Madan Kanti Ghose

3. Mani Kant Ghose

4. Bittika Ghose

5. Pradyumn Ghose

6. Pradyumn Roy Chowdhury

7. Swarn Lal

8. Padma Das

9. Rama Das

10. ...

115000

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शुद्ध 180000. एक एक मूल्यांकित साक्षर ठेका पर

मुदतार तक विकल्प कार्याला मलिन ।

कार्याला प्रतीका

1. मूल्यांकित करी, जिहा के सति मकर करी, बाकि सिन्, हणना सतमा, मार 100मि, कारक वरु हलन, धाना छिपुत्र कलिकाता 2 ।

कार्याला मारता 3-

21 के निर्दिष्टक हवाय, जिहा मूठ मूठेनु हवायन हवाय मार 90101, कलक द्वार हराड, धाना ठेका मिकक, कलिकाता 301

22 के हवायिक कारि हवाय, जिहा मूठ मूठेनु हवायन हवाय मार 21 एन कलिकाता हराड, कलिकाता 12 ।

ADDITIONAL DISTRICT SUB-REGISTRAR
MANGALORE DUM DUM. NORTH 24-FEB.

A 1582 n
7591 n

501292
158 n
208 n

~~1264~~
~~Case No. 12~~
~~...~~

5-30 pm

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U. N. ...
 Suresh ...
 Golf Club ... 7-32-81
 Kanti Kanti ...
 Manoj ...
 ... 7-28-81

Private ...
 Nirmala ...

VT9
 771

Nirmala

...
 Kanti ...
 Golf ...
 ... 7-24-81 ...
 ... 7-28-81

Nirmala

VT9
 772

...
 ... 7-13-81 ...

...
 and constituted attorney for ...
 Malar Kanti Ghose

VT9
 773

Malar Kanti Ghose

...
 ... 7-13-81 ...
 ... 7-13-81 ...
 ... 7-13-81 ...

VT9
 774

Bilhika Ghose

NOTICE OF DEEDS AND REGISTRATION
 ...



Notaranda Ghose
Mohit Kanti Ghose for self
and constituted attorney
for Malay Kanti Ghose 121

Malay Kanti Ghose
Pilbarky Ghose
Chittaranjan Ghose
Moujussai Roy Chowdhury
Swaru Bose
Pratima Das
Ruma Das
Pratima Das
Pratima Das
Pratima Das

- ४। श्री महनाथ कान्ति दयाल , पिता मृत सुधात्म दयाल दयाल
 नार २८८ डि मयूर विहार सिटी मिल्स ११००२१ ।
- ५। श्रीमती विधीका दयाल , नानी मृत सुनाल कान्ति दयाल
- ६। श्री सुधा नयन दयाल , पिता मृत सुनाल कान्ति दयाल
 नार ०१८, उरुडे, चांदे, वि) ६५/ इरुम २, कलक शीम, कलिकाटा ८६१
- ७। श्री मलय कान्ति दयाल , पिता मृत शिवात्म दयाल दयाल
 नार इकाशाटार नर २२, टादेन ०, इरुकेर ०, एना८ शानीपुर
 इरुम देडे, वि) मयूरविहार । नरक वापदमाजुतार २५० दाता -
- ८। श्री दयाल कान्ति दयाल , पिता मृत सुधात्म दयाल दयाल ।
- ९। श्रीमती मऊ श्री शाय इजोधरी, नानी श्री मयूर शाय इजोधरी,
 नार रक्षमान , इरुमा रक्षमान ।
- १०। श्रीमती मऊ इरु , नानी श्री सुनाल कान्ति इरु , नार शायपुर

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9

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VT9

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VT9

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Manjivari Roy Chowdhury.

VT9

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Suresh De.

VT9

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P. Prasad Das.

VT9

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P. Prasad Das.

VT9

780

Handwritten text, possibly a name or title.

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Handwritten signature/initials

Sanjay Prasad Das
Advocate, Allahabad Judge's Court
30.12.74

Whit Kanti Ghosh & Co
Advocates, Allahabad
2/4 case filed by Mr. Kanti Ghosh
before the Hon'ble Judge for
Allahabad Judge's Court is received
by me

Handwritten signature/initials

Sanjay Prasad Das
Adv. Allahabad Judge's
Court

Handwritten signature/initials

OFFICE OF DISTRICT JUDGE
ALLOHABAD, U.P.



*Nir malan de Ghose
Mohit kanti Ghose. for self
and constituted attorney
for Malay kanti Ghose*

Manj Kanti Ghose

*Bathika Ghose
Chittaranjan Ghose*

Majeesi Poy Anandhy.

*Susni D.
Pratima Das.
Anura Das*

*गुणती (सुते)
गुणती (सुते) (सुते)
गुणती (सुते) (सुते)*

गुणती (सुते)

101

११०३, रामनगर, कलिकाता ७२ ।

११०४, शिवती कनगी हवाय, गुणती कृत विमालु हवायन हवाय
नार १०९५२ हाऊस नं. ११३१ एन, शाना बुराहनगर, कलिकाता ७६ ।

११०५, शिवती प्रविषा नाग, गुणती कृत दिनीप नाग, नार -
६११८, कार्ल बार्कन नरुनी, कलिकाता २० ।

११०६, शिवती कुरमा नाग, गुणती कृत नुरव नाग, नार -
७९११०, नुरवीर हवान हुराड, कलिकाता २० ।

११०७, नाराजिका रुना हवाय, निवा कृत विमालु हवायन हवाय
कल नाराजिका नरुन नाराजिक नाराजिक नरुना नरुनी नाता १५९
गुणती कनगी हवाय, गुणती कृत विमालु हवायन हवाय,
नार १०९५२ हाऊस नं. ११३१ एन, शाना बुराहनगर, कलिकाता ७६ ।

~~Sarah Jane Hardy~~

~~130 Park Road~~

~~...~~

...

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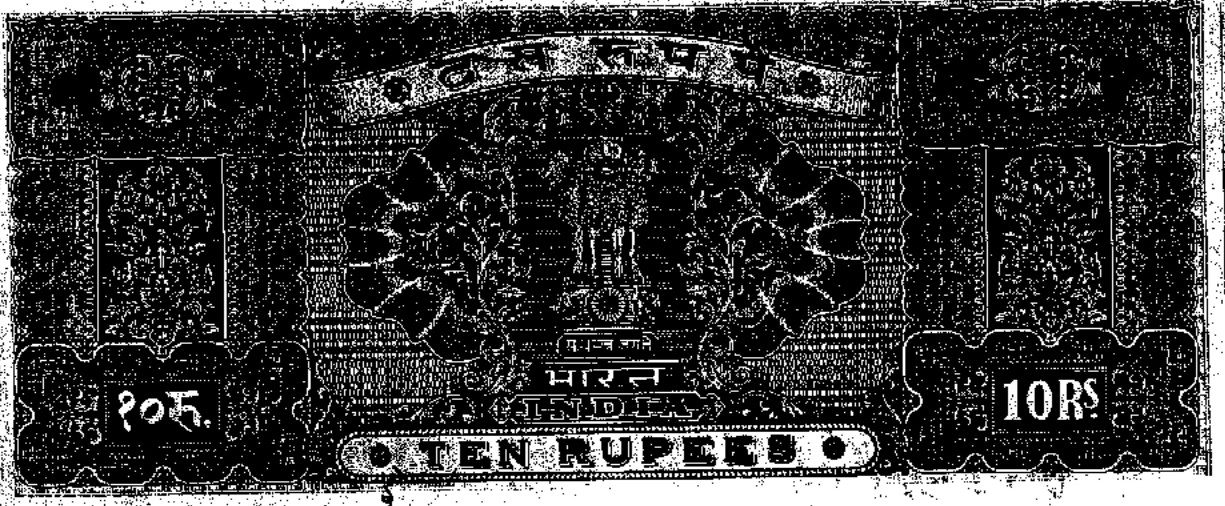
20.12.53

...



Nimlenda Ghose
Mohit Kanti Ghose for self
and constituted attorney
for Malang Kanti Ghose
Manj Kanti Ghose
Bithika Ghose
Ranjit Kumar Ghose
Manjuresi Poyamallay
Suresh De.
Protima Das.
Ramesh Das.
Sanjay Kumar
Manoj Kumar
Manoj Kumar

कम अक्षयि प्रजा मुद्रण नृनीय परिभाषण कयदयन 1040 पाँच काठे वार छठीक
वानु वधि वार उदुपतिनिक ठाडिधानि मयन सु वारवृक नानुधाना कन नाकक्या मञ्जु
धानि अतनुय वार वावरीय छाडिभनरु वावरीय कादवकमान आदि आनायदवत -
वावरातिक ऐकदवके गुनादि नर मञ्जु निदीय ७ निदीय अतनुय निःशुपु नाक विक्रय
दकानाला मजिन पञ्च विमर कार्या कादव ४ -
दकला डेउर २४ पत्रमगा , धाना वृदादमगर , वार दुरदमञ्जी कानीपुत्र मयमय -
अनाकाधीन वृदादमगर विडेविमिगालिठिउ अतुनर १०१ नर वारु ऐपाडा दमम दपुविदमन
दुकु दमोजा वमञ्जली प्रुदव दकड अमड मर ७, दुरड मर ८, पत्रमगा कडिकावा दकला
कादमकठाहीर ००२१ नर दयोमि दुकु नादवक १८२ ७ १८२ नर वधिगादम दान ८०८ मर



Nirmalendu Ghose
Mohit Kant Ghose for Self
and constituted attorney
for Malay Kant Ghose

Manj Kant Ghose

Balika Ghose 101

Rathindranath Ghose

Manjusri Prof. Gumbalung.

Susri de.

Pratima Das.

Parma Das.

Sumati Ghose
101

Sumati Ghose

কতিয়াদেশ দিকি ১০২৮, ১০৩০, ১০৩১ নং দাখল কবছন ১০৭০ নীচ কাটা বার
 ঘটক বাসু মনি আমাদেশু অত্র দলিল দাতা গণেশ পূর্ণাধিকারীদি দাতা এবং
 নিয়ামতী মিতনী স্মৃতি বাল্য ঘোষ বিগত ২৭ ১৭১৪।১৯৪৮ তারিখে জটক ঙ পত্র
 স্ত্রী বর মহাপুত্রী দিকি উইতে কাশীপুর দক্ষয় নাম হুইলেন্দুী অকিচন হুইলেন্দুীক
 ১৭৭ নম্বর ৩১ নং দাতার ২১৩ বহুত ২২৩ নং পাঠায় দিকি ১৭০০ নং এক কেস
 নাক হুইলেন্দুী মনিলেন্দুী হুইলেন্দুী উকয়ু পন মুলো বহুত করিয়া ত্রি ভিনফাল
 হনটেলমেন্টে করিওন ও মিউনিসিপালিটিতে ডাবার নিজ নাম পত্র করিয়া ধার্যক
 বাজনা ও টাকনাদি আদায় দিয়া এবং উক্ত মনিলেন্দুী গুহাদি বিধান করিয়া বাহন
 ভোগ্যুই ও মনিলেন্দুী বাবা কবায় উক্ত মনিলেন্দুী মন্য ২৭ ২১১৩।১৯৬৬ তারিখে
 একবার উইল করিয়া দিয়া পত্রলোক মনন করেন । তৎপূ উক্ত উইলেন্দুী গুহাট মন্য

Nirmalendra Ghose
 Mohit Kant Ghose for
 self and co-constituted
 attorney for Malay Kamti Ghose

Manj Kant Ghose

Bihika Ghose
 Pankaj Ghose

Moujibul Roy Chowdhury

Susri De.

Protonima Das.

Rumana Das.

Pratima Das

AGRE WITH THE REQUEST
 MADE BY THE ABOVE PARTIES
 TO THE COURT

Pratima Das

আমি পূর্ব ডিষ্ট্রিক্ট হেজমেন্টে আদালতের ৩৯ খার্টা নম্বর ১৯৭৫ সালের ৯০ নং প্রদত্ত
 নামনা দায়ের কর্তৃক উক্ত প্রদত্ত দের ২।১২।১৯৭৬ খার্টিতে আদালত হেডে আদেশ
 অনুসারে মক্কেল সাক্ষ্য হয়। উক্ত আদেশের পরে মক্কেল সাক্ষ্যের উদ্দেশ্যে লিখিত
 নর্ড দোস্তাভক পরামর্শ ওয়ারিশমানগ ও সূত্রাভিভিক্তা গা এম উক্ত উদ্দেশ্যে অপর
 বর্ণিত সম্পত্তিতে মালিক দাবিকার হইয়া যু যু নর্ড অনুযায়ী খাচন ভোগরান ও
 দাবিকার হইতেছি ও আছি এবং উক্ত সম্পত্তি আমাদেদের বিক্রয় হোয়ায় নির্বৃত্ত মূহ
 বিলম্বমান আছে।

বর্তমান আমরা উক্ত উক্ত আদেশ বসবাস করিতেছি বিধায় হদধাপনা অধিধা হকু এবং
 আমাদেদের মানান্তিক টেক সর্ব কার্জন মগদ টোকার বিক্রয় আদেশক হকু আমরা -
 আমাদেদের উপস্থাপিত প্রাপ্তি ও নিম্ন অপরীচন বিক্রয় হাচর বর্ণিত ১০৫০ বর্গ কাঠা
 হার হটাক হাপু হাপি হায় অধুপত্রিত মূহা দিতে হোলানা মকল দিতার অধিকার
 হোলদোক্তা নং ১৪৫০০০ এক মন পূহাশ্রিত হাচার টোকা পন মূহো বিক্রয় করিব
 হোয়ালা করিলে আপন অর হোবালা প্রদীবা হাশা অরগত হইয়া উক্ত সম্পত্তি উক্ত
 মূহো হত্রিত করিবার হেচ্ছা প্রকাশ করায় আমরা উহাচর মক্কেল ও হাশী হইয়া এবং
 হাশাচর উচিত মূলা জানিয়া অদ্য খার্টিতে আপনায় নিকটে হইতে হার্যাক্ত পদে
 মাক্কা নং ১৪৫০০০ এক মন পূহাশ্রিত হাচার টোকা নিম্ন প্রায়কর মূহিয়া পায়ে
 ও উক্ত প্রাপ্তি মূহিকার অর নিঃসূহ মাক বিক্রয় হোবালা মলিন আপনার নাম হরার
 হবার্যতি সহ সম্পাদন করিয়া দিয়া এবং হাচার মূহিকার অধিকার প্রকাশ ও প্রচার
 করিতেছি হে -

Nirmalananda Ghose
Mohit Kant Ghose for self
and constituted attorney
for Malaya Kant Ghose

Manj Kant Cant

Bithika Ghose
Bithika Ghose

Manjuresi Poy Chowdhury

Suren de

Pratima Das

Perma Das

Pratima Das

Pratima Das
Pratima Das
Pratima Das

Pratima Das

উপনীত বর্ণিত বিক্রিত সম্পত্তির আদায়ের বাবা কিছু গুরু শ্রমিক দারী দাওয়া দল
অধিকার লভ্য হক অধিকার আদি ছিল ও আছে বহু সদস্য অন্য হইলে অত্র বিক্রয়
উদ্যোগে বহু আবাদিগ হইলে চিরকালের স্থল ও বিপুল হইয়া আদায়ের প্রতি বর্ণিত ও
অর্জন । আদায় অন্য হইলে উদ্যোগে আদায়ের যাতীয় নুহে নুহান ও পথলৈ দখলিকার
হইয়া মালিক নুহায়ে ও মিউনিসিপালিটিতে নিজ নাম পত্তন করিয়া কার্যকর -
বাহ্য ও টাকাদি আদায়ের উদ্যোগে আরও গৃহাদি দামান ইয়াত্রাদি কিয়তেন
কৃপ নলকৃপ হইল আদায়ের উদ্যোগে পায়খানা ইয়াত্রাদি ধনেন ইয়াত্রাদি উদ্যোগে ও অন্যান্য
কাছকমান আদি হইয়া যদিচ্ছা বহু পথলৈ কার্য পরিচালনে দান বিক্রয় বহুকাদি
দ্বারা নহু প্রকার যন্ত্রাদি ক্রয়াদি ও অন্য়াদি করণের উপযুক্ত সমতা দ্বারা বহু বণোত্রাদি
ওয়ার্শিপান ও সূত্রাভিযুক্ত গুণ ক্রমে পত্তন নুহে উদ্যোগ দল করিতে থাকুন । তাহাতে
আদায়ের কি আদায়ের কোন ওয়ার্শিপান ও সূত্রাভিযুক্ত ক্রমে কেহ কোন প্রকার
ওত্র আদায়ের দারী দাওয়া করিতে পারিব না বা পারিবেক না করিলেও তাহা নহুদা
নহুদা নহু আদায়েরে বাহিল মামলার ও ওত্রায়া হইবে ।
উপনীত বর্ণিত বিক্রিত সম্পত্তি আদায়ের হইতে নহু অন্য কোন সূত্রেন দান বিক্রয়
বহুকাদি দ্বারা কোন প্রকার যন্ত্রাদি করি নাই বা যন্ত্রাদি করিবার নিষিদ্ধ অত্র
কাহারও নহি কোন চুক্তি করি নাই বা উদ্যোগে আদায়ের অত্র কোন পত্রিক বা
অপীদার নাই বা আদায়ের কাহারও চননামদার নহি বা উদ্যোগে কোন চার্জ বা
লিয়েন নাই বা কোন মামলা ইত্যাদির বিষয়ীভূত সম্পত্তি নহে বা উদ্যোগে -
কোন প্রচারিদি বা ভাড়াটিয়া নাই বা নুহায়ে বাহাদুর হইলে বা কোন দ্বোধ

Nirmala Devi Ghose
 Mohit Kandi Ghose for self
 and constituted attorney
 for Malaya Kandi Ghose.

Manjant Singh

Bilhika Ghose
 Bilhika Ghose

Pranipurna Roy Chowdhury

Sushri De.

Pratima Das.

Ruma Das.

20/11/2022
 2022
 2022

20/11/2022

প্রতিষ্ঠান হইতে কোন প্রকার প্রাক্কর্তন বা প্রিকর্তন হইবে না। উহা সম্পূর্ণ
 নির্ধারিত ও নির্দিষ্ট অবস্থায় আবাদের উপযোগ্য হইতে যান দখলে বিদ্যমান থাকে -
 অবস্থায় অত্র ইকোমালদা দলিল মূলে আপনাকে বিক্রয় করিয়া বিক্রি ও সম্পত্তি হইতে
 আত্মতা হায় ওয়াস্তিমানগল ক্রমে এককালীন চিত্তবহুত বিঃস্তু ও দখলিচ্য হইলান ও
 অন্যই আপনাকে যান দখল প্রদান করিলাম।
 যদি উল্লিখিত আবাদের কোন দায় ও দায় থাকে প্রকাশে বা কোন উক্তি বিখ্যাত
 বা তৎকর্তা থাকে প্রকাশে আপনায় স্তম্ভ দখলের কোন বাধা বিধি হইবে বাহা হইলে
 দায়িক আইন আশ্রমে আসিব ও আপনায় স্তম্ভ প্রকার বতি পূরণ সহ পন মূল্যের সাক্ষ্য
 টোকা আদি দায় ওয়াস্তিমানগল ক্রমে এককালীন হস্তান্তর দিতে বাধ্য হইলিাম ও হইলি।
 উক্ত স্তম্ভ বসন্ত উল্লিখিত কোন সম্পত্তি বা পরিপূরক দলিল করিয়া দেনওয়ার
 আত্মনাক হইলে বাহাও আপনায় বিনা দেন আপনায় তদন্ত ও পরচায় তাহা সম্পাদন
 ও হস্তান্তর করিয়া দিতে আত্মতা দায় ওয়াস্তিমানগল ক্রমে বাধ্য হইলিাম ও হইলি।

এতদর্থে স্তম্ভ পরোক্ত স্তম্ভ দখল অসম্মত সিরাস্তোথে ও বিনা প্রত্যাচনায় অত্র
 দলিল পাঠ করিয়া ও করায়িয়া মুক্তি করিয়া স্তম্ভ সত্যক অক্ষয় হইয়া ও ধার্যকৃত -
 পন মূল্যের সাক্ষ্য টোকা নিম্ন জায়গত করিয়া দায়েরা ও উক্ত প্রাপ্তি গীকারে অত্র -
 বিঃস্তু সাক্ষ্য ইকোমালদা দলিল আপনায় নাম বস্তায়ের চব্বার্তীতি সহ সম্পাদন
 করিয়া দিলাম। ইতি তারিখ ১৯৯২ সালের ৩০শে ডিসেম্বর

তারিখ ১৯৯২ সালের ২৪ ই- জোরে

Nirmala Devi Ghose
 Mohit Kanti Ghose for
 Self and constituted
 attorney for Malayband Ghose

Nanj Kanti Ghose

Bilhika Ghose
Substantive Attorney

Pranjeri Popsingh

Suresh De.

Pratima Das.

Ruma Das.

Pratima Das

Pratima Das
Pratima Das
Pratima Das

Pratima Das

ଉତ୍ତମୀଳ ବିଷୟ ଓ ମାମୁଲି ମାମୁଲି :-

ହଜା ୧୦୨୪ ୨୫ ମୂଲ୍ୟା , ଶାନ୍ତୀ ବସନ୍ତନଗର , ନାମ ହେଲେଣ୍ଡୀ ଉଲ୍ଲି କାମୀପୁର ମସଜିଦ୍ -
 ଏକାକୀର ବସନ୍ତନଗର ବିଡିମିନିଗଟାଲିଟିର କୁର୍ଗି ୧୦୨୨ ନଂ ବାବୁର ହେ ମାଜା ମେନ ମୁସଲିମନ
 ଉକ୍ତ ହୋଇ ବସନ୍ତନଗର ଗ୍ରାମେ ହଜା ୧୦୨୫ ନଂ ୬, ହଜା ୧୦୨୬ ନଂ ୬, ମୂଲ୍ୟା କଲିକାତା , ହଜା
 କାଲେକଟାରୀର ୦୦୨୨ ନଂ ହୋଇ ଉକ୍ତ ହାଲ ୧୦୮ ନଂ ବାବୁର ହେ ମାଜା ୧୦୨୮ ଏକ ହାଲର
 ହାଟାମ ୧୦୩୦ ଏକ ହାଲର ହିଲ ୧୦୩୧ ଏକ ହାଲର ଏକମିଲ ନଂ ମାଜଗୁର ଉକ୍ତ ମହ ୭
 ଉକ୍ତ ମାଜଗୁର ଏକାକୀର ନାମ ନକମାୟ ନାମ ହେଲେଣ୍ଡୀ ମାଜା ହାଟା ଚିକିତ୍ସ କରତମ ୧୦୨୦
 ମାଜା କାଠା ବାବୁ ହୋଇ ବାବୁ ଉକ୍ତ ମାୟ ପଦ୍ମପୁତ୍ରୀର ଚାରିବାସି ମୟନ ଉକ୍ତ , ବାବୁର ହେ ,
 ମାୟବାନା କଲ, ମାୟବାନା ବାୟ ନାମ ମାଜା ହାଟା ହାଟାବାସି ୭ ମାୟବାସି ଉକ୍ତ ଉକ୍ତ ଉକ୍ତ
 ମାୟବାସି କାଲେକଟାରୀର ଉକ୍ତ ହାଲର ହାଟାବାସି ହେଲେଣ୍ଡୀ ମାୟବାସି ମହ ଉକ୍ତ ହୋଇ
 ମାଜା ମୁକ୍ତ ବିଷୟ ଓ ମାମୁଲି ହେଲେଣ୍ଡୀ । ହେଲେଣ୍ଡୀ ହାଟାବାସି ବାର୍ଷିକ ହାଲବା ୬୧ ମୂଲ୍ୟା
 ହାଲ ମାଜା ମହ ବଃ ହାଲ ମାଜା ମହ ୧୦୨୪ ୨୫ ମୂଲ୍ୟା କାଲେକଟାରୀର ହାଲର ହେଲେଣ୍ଡୀ
 ହାଲର ମାଜା ହେ ।

ହେଲେଣ୍ଡୀ ଚୌଦସି :-

- ଉକ୍ତର :- ୧୦୨୧୨୨ ନଂ ବାବୁର ହେ ମାଜା ମେନ ମୁସଲିମନ ।
- ମାଜା :- ୧୬ କୁଟି ମୂଲ୍ୟା ହାଟା ।
- ମୁକ୍ତ :- ମାଜା ହାଲର ବିଷୟ ବାଜି ।
- ମାଜା :- ହେଲେଣ୍ଡୀ ମାଜା ବାଜି ଓ ଉକ୍ତ ହେଲେଣ୍ଡୀ ବାଜି ।

Nirmaladevi Ghose
Mohit Kant Ghose
and constituted attorney
for Malay Vaid Ghose

Malay Kant Ghose

Bilhake Ghose
Munjabhai Rajwade

Munjabhai Rajwade
Suresh De.
Pratima Das
Rama Das

20/11/1957

Mohit Kant Ghose
and constituted attorney
for Malay Vaid Ghose

20/11/1957

देवांगी नगर :-

महाराष्ट्र राज्य सरकारचे वकिलद्वारे - 180000 टिका
महाराष्ट्र सरकार वकिलद्वारे देवांगी टिका नगर ।

Pratima Das
Rama Das
Munjabhai Rajwade
Suresh De
Pratima Das
Rama Das

Nirmaladevi Ghose
Mohit Kant Ghose for self and
constituted attorney for
Malay Vaid Ghose
Malay Kant Ghose
Bilhake Ghose
Munjabhai Rajwade
Munjabhai Rajwade
देवांगी :-

देवांगी नगर
महाराष्ट्र राज्य सरकारचे वकिलद्वारे
महाराष्ट्र सरकार वकिलद्वारे देवांगी टिका नगर ।

Bijan Bhanu Leanne
Advocate High Court Judge's Court
महाराष्ट्र राज्य सरकारचे वकिलद्वारे
महाराष्ट्र सरकार वकिलद्वारे देवांगी टिका नगर ।

देवांगी नगर
महाराष्ट्र राज्य सरकारचे वकिलद्वारे
महाराष्ट्र सरकार वकिलद्वारे देवांगी टिका नगर ।

Niran K. Bhanu
1/7 Feroz Road Col-19

and. cam. 1977 -
and. cam. 1978 - 50



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ADDITIONAL DISTRICT JUN-REGISTRAR
CORPORATE NUM NUM. NORTH 24-000

ADDITIONAL DISTRICT JUN-REGISTRAR
CORPORATE NUM NUM. NORTH 24-000

23.693

Quinn



1602
249 - 262
42
6793

SITE PLAN OF PRE: NO 137 BARUI PARA LANE CIL-35.
 P.S. BARANAGAR DIST NORTH 24 PGS. MOUNZA MOHMOGLI
 T.C. NO 6. R.S. NO 5. TOUNZI NO 3027. DAG NOS 1028, 1030, & 1031
 R.S. KHATIM NO 838. SCALE 1/8" = 1' (1")

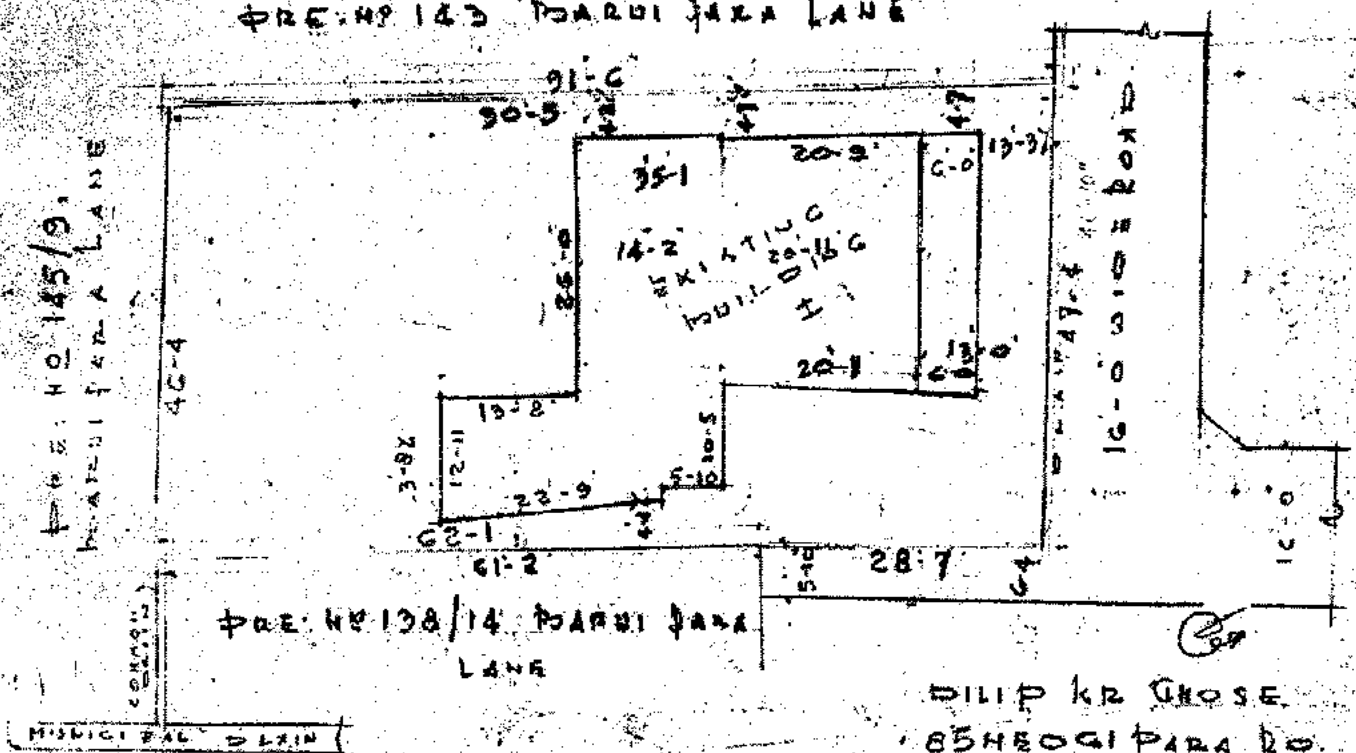
- 1. SRI MOHIT KANTI GHOSE
- 2. SRI MANOJ KANTI GHOSE
- 3. SRI NIRMALENDU GHOSE
- 4. SRI BITHIKA GHOSE
- VENDORS 5. SRI PRITHI NANDAN GHOSE
- 6. SRI TULSHI GHOSE
- 7. SRI PRATIMA DAS.
- 8. SRI RUMA DAS.
- 9. SRI JHUNA GHOSE

Nirmalendu Ghose
 Mohit Kanti Ghose for self
 and consiluted attorney for
 Malay Kanti Ghose.
 Manj Kanti Ghose
 Bithika Ghose
 Prithi Nandan Ghose
 Manjuresi Roy Chowdhury
 Susri de
 Prati Das.
 Ruma Das.
 K-CH-3FT.
 5-12-0

VENDOR SRI SARADINDU HANDBY.

AREA OF LAND & BUILDING
 IS BEING SOLD SHOWN IN COLOUR RED BORDER.

PRE: NO 143 BARUI PARA LANE



DILIP KR GHOSE
 85HEOGI PARA RD.

Young
ADDITIONAL DISTRICT SUB-REGISTRAR,
SINGAPORE DUM DUM, NORTH 24-PRE

Amber
ADDITIONAL DISTRICT SUB-REGISTRAR,
SINGAPORE DUM DUM, NORTH 24-PRE
23.6.93

492793

923

OFFICE**Partha Pratim Das, M.A., L.L.B**

Advocate, Alipore Judges Court & Barasat Judges Court

Phone No-9836545422

Residence

110/1 Barasat Road

Near Gopal Baba Ashram

P.S-Ghola, P.O-Sodepore, Kol-110

SEARCH REPORTDated-20th December 2019**Reference Schedule of Property**

From the documents produced before me it is found that the property to be searched is the land containing by estimation an area of 5 (Five) Cottah 12 (Twelve) Chittak more or less in the portion of Plot/Dag Nos -1028,1030,1031, in Khatian No- 838, under of J.L. No-6, Mouza- Bonhoogly, Re. Sa. No-5, Touzi No-3027, P.S.- Baranagar within the limit of Baranagar Municipality, Ward No-17, Premises No.- 137 Barui Para Lane, A.D.S.R.O.-Cossipore Dum Dum, Dist.- North 24 Parganas together with constructed residential dwelling house further with all other appurtenances including but not limited to customary and other rights of easements for beneficial use thereto.

Present Owner

From the documents produced before me it is found that the present Owners are Sri Biswanath Deb son of Late Jagadish Chandra Deb, residing at 53 Raj Kumar Mukherjee Road, P.O- Alambazar, Police Station-Baranagar, District- - North 24 parganas, Kolkata-700035, Sri Amit Dasgupta, son of Late Bimal Das Gupta, by faith Hindu, by Occupation -Business, residing at 855/1, B. C. Chatterjee Street, P.O. & P.S.-Belghoria, District-North 24 Parganas, Kolkata- 700056 and Sri Arun Ghosh, son of Late Paresh Ch. Ghosh, by faith- Hindu, by occupation - Business, residing at 27/ 9, Motilal Mallick Road, P.O. & Police Station- Baranagar, District- North 24 Parganas, Kolkata- 700035.

TITLE

From the documents produced before me it is found that one Smt. Sumati Bala Ghose (Since deceased) wife of Surendra Mohan Ghose by virtue of sale deed registered in the office of the Cossipore Dum, dated 17th April, 1948 Being No- 1700, copied in Book No.- I, Volume No.- 31, Pages from 213 to 223, was initially the sole absolute owner of the properties of piece and parcel of aforesaid land and seized, possesses & enjoyed peacefully being free from all encumbrances, and her name was mutated and recorded in Plot/Dag Nos -1028,1030,1031, in Khatian No- 838 in the office of the competent authorities under West Bengal Land Reforms Act-1955 and also in the assessment record of Baranagar Municipality and paid rents, rates and taxes punctually and regularly to the concerned Authorities.

Will-During life time of said Smt. Sumati Bala Ghose, executed one Will & Testament dated 29th March, 1966 in respect of her aforesaid properties, which was duly registered in the office of the Cossipore Dum. Being No- 22, copied in Book No.- III, Volume No.- 2, Pages from 39 to 41. Application for Probate-Whereas said Smt. Sumati Bala Ghose died on 27th November, 1968 and thereafter 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal and 3) Mrinal Kanti Ghose through their Ld. Advocate Sri Jagadish Chandra Majumder filed on 3rd April, 1975 one application for granting of the Probate of the said Will dated 29th March, 1966 made by deceased Sumati Bala Ghose in the Humble Tenth Subordinate Judges' Court at Alipore, South 24 Parganas registered as being Case No.-90 of 1975.

OFFICE

Partha Pratim Das, M.A., L.L.B
Advocate, Alipore Judges Court & Barasat Judges Court
Phone No-9836545422

Residence

110/1 Barasat Road
Near Gopal Baba Ashram
P.S-Ghola, P.o-Sodepore, Kol-110

Order Of Probate- Whereas order of Probate had been granted by the B. Bhattacharjya, Hon'ble Judge, or District Delegate, Tenth Subordinate Judges at Alipore, South 24 Parganas on 2nd February, 1976 and the Probate of the said Will of said deceased Sumati Bala Ghose had been granted in favour of her 2 (Two) sons namely 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal and Three (Three) grandsons namely 1) Mrinal Kanti Ghose 2) Mohit Kanti Ghose and 3) Manoj Kanti Ghose.

Probate Certificate -Whereas as per terms of the said order of Probate dated 2nd February, 1976 as well as issuing of the Probate Certificate, 1) Himangshu Mohan Ghose alias Chapal 2) Nirmalendu Ghose alias Badal 3) Mrinal Kanti Ghose 4) Mohit Kanti Ghose and 5) Manoj Kanti Ghose became the sole absolute owner of the aforesaid properties.

Purchase by Sri Saradindu Nandy- Sri Saradindu Nandy by virtue of Sale Deed Being No- 6793 dated 30th December, 1992 registered in the office of the Addl. Dist. Sub-Registrar Cossipore Dum, purchased the aforesaid properties from 1)Nirmalendu Ghose alias Badal 2) Mohit Kanti Ghose and legal heirs of Manoj Kanti Ghose, Himangshu Mohan Ghose alias Chapal & Mrinal Kanti Ghose and enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions

Mutation in Baranagar Municipality - Sri Saradindu Nandy, has mutated his name in the Assessment Register of the Baranagar Municipality as Premises No.- 137 Barui Para Lane, Holding No-925 within the present limit Ward No- 9 and has been paying rents, rates and taxes punctually and regularly to the concerned Authorities and collecting receipts thereof and has been in occupation and enjoyment of the said property freely and absolutely.

Purchase by Sri Biswanath Deb, Sri Amit Dasgupta and Sri Arun Ghosh- Sri Biswanath Deb, Sri Amit Dasgupta and Sri Arun Ghosh, by virtue of Sale Deed registered in the office of the Addl. Dist. Sub-Registrar Cossipore Dum, Being No- I-150600158/2018 dated 10/01/2018 preserved in Book-I, Volume No: 1506-2018, Page No: 16469 to 16492 purchased the aforesaid properties from Sri Saradindu Nandy and enjoyed peacefully being free from all encumbrances, charges, liabilities, of any and every nature whatsoever including but not limited to lis-pendence, attachments, liens, charges mortgages/ suffered an attachment or prohibition on the ownership, trusts, debutters, reversionary rights, residuary rights, claims and statutory prohibitions

SEARCHING REPORT

I have made necessary searches through my clerk in the following Offices.

I have made necessary searches in the Office of the Addl.-District Sub-Registrar Cossipore Dum in Index- I, in the name of Sri Saradindu Nandy for the year 2002 to 2018 for record kept therein.

I have also made necessary searches in the Office of the District Sub-Registrar-I North 24 Parganas in Index- I, in the name of Sri Saradindu Nandy for the year 2003 to 2018 for record kept therein.

OFFICE**Partha Pratim Das, M.A., L.L.B**

Advocate, Alipore Judges Court & Barasat Judges Court

Phone No-9836545422

Residence

110/1 Barasat Road

Near Gopal Baba Ashram

P.S-Ghola, P.o-Sodepore, Kol-110

I have also made necessary searches in the Office of the District Sub-Registrar-I North 24 Parganas in Index- I, in the name of Sri Saradindu Nandy for the year 1992 to 2018 for record kept therein.

I have also made necessary searches in the Office of the Addl. Registrar of Assurances-II, Kolkata in Index- I, in the name of Sri Saradindu Nandy for the year 2002 to 2012 for record kept therein.

I have also made necessary searches in the Office of the Addl. Registrar of Assurances-IV, Kolkata in Index- I, in the name of Sri Saradindu Nandy for the year 29-08-2015 to 2018 for record kept therein.

Notice is issued in Bengali newspaper and English newspaper for any objection, demand, claim over the aforesaid properties but no objection, demand, claim over the aforesaid properties is received.

During my above searches I have found no other entries or no transfer has been made in respect of the name of Sri Saradindu Nandy son of Late Hari Shankar Nandy save and except the entries mentioned above, as per available records and books supplied in good condition by said offices.


I have made necessary searches in the names of Sri Biswanath Deb son of Late Jagadish Chandra Deb, residing at 53 Raj Kumar Mukherjee Road, P.O-Alambazar, Police Station- Baranagar, District- - North 24 parganas, Kolkata-700035, Sri Amit Dasgupta, son of Late Bimal Das Gupta, by faith Hindu, by Occupation -Business, residing at 855/1, B. C. Chatterjee Street, P.O. & P.S.-Belghoria, District-North 24 Parganas, Kolkata-700056 and Sri Arun Ghosh, son of Late Paresh Ch. Ghosh, by faith- Hindu, by occupation - Business, residing at 27/ 9, Motilal Mallick Road, P.O. & Police Station- Baranagar, District- North 24 Parganas, Kolkata- 700035 for the year 2018 to 2019 for record kept in the Office of the Addl. District Sub-Registrar Cossipore Dum in Index- I and in the Office of the Addl. Registrar of Assurances-IV, Kolkata in Index- I and District Sub-Registrar-I North 24 Parganas in Index- I,

OPINION

On scrutiny of the relevant documents as produced before me and per inspection of the relevant documents, records, books etc. by said offices, I hereby certify that above referred property of Sri Biswarath Deb, Sri Amit Dasgupta, and Sri Arun Ghosh is free from all encumbrances and the said property have a free and marketable title to transfer by anyway to anybody.

Be it stated here that the above searches were carried as per availability of records and condition the same on the date of searching in the respective office concern

ENCL:- The search receipts are enclosed herewith.



Partha Pratim Das,

Advocate, Barasat Judges' Court.