

अभिचयन पश्चिम बंगाल WEST BENGAL

50AA 263016

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188 अक्ष

1800
1400

1. The following is a list of the names of the persons who have been appointed as members of the Board of Directors of the Indian Non-Judicial Stamp Office, West Bengal, for the year 2009-2010.

RECEIVED
REGISTRAR OF ASSAM
Dibrugarh

400
200
1400
2400

ADDITIONAL DEPUTY
COMMISSIONER, SOLTA
17/8/11

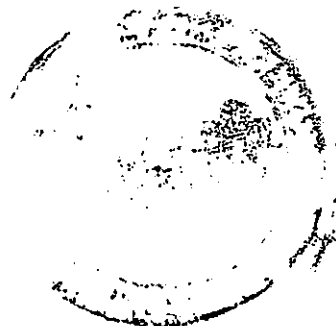
16230
H. No. DATE

17 AUG 2011

NAME
AGE 62
A.M.F.

Shri Chaudhary
ADVOCATE
100, 100/1, 100/2

Bhash



23820/08

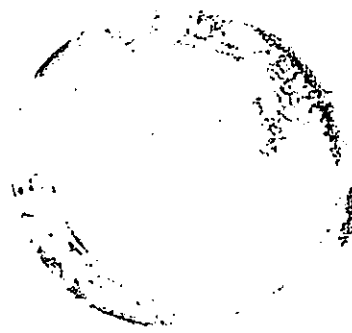
DEED OF CONVEYANCE

(The Property Valued at Rs.1,10,00,000/-)

THIS DEED OF CONVEYANCE is made this day of June,
Two Thousand and Nine (2009) A.D.

BETWEEN


- 1) **REKHA DE**, daughter of Late Srish Chandra De and niece of Late Provash Chandra Dey, by faith- Hindu, by occupation- Retired School Teacher, residing at 7B/1 Rifle Range Road, P.S. Karaya, Kolkata- 700 019, vide P.A.N. No-ACVPD3711D
- 2) **SMT. SHIBANI BOSE**, wife of Shri Samar Bose and niece of Late Provash Chandra Dey, by faith- Hindu, by occupation House Wife, residing at 106A, Ballygunge Gardens, P.S.- Gariahat, Kolkata-700 019, 3) **SMT. MAYA BOSE**, wife of Late



No.....Rs.....Date.....
Name.....
Address.....
Vendor Srt.....

Alipur Collectory
24 Parganas (South)

SUBHANKAR DAS
STAMP - VENDOR
Alipore Police Court
Kolkata-700027


Signature

(UJJAL KUMAR DAS)

2268
Signature

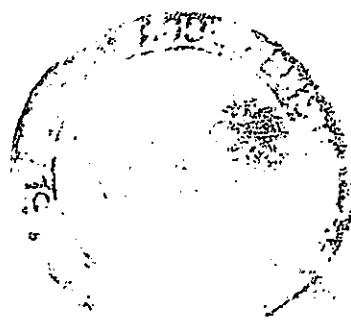


2269

Signature
(SANTOSH KUMAR DAS)

MD MAHFUZ TAKRIM

B. Sc SPL B.A. (Double) M.A. LL B.C.V.R.
Advocate, Surveyor, Valuer Real Estate Manager



Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-05863 of :2009
(Serial No. 03820, 2009)

On 03/06/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 17:50 hrs on 03/06/2009, at the Private residence by Ujjal Kumar Das, one of the Claimants

Admission of Execution(Under Section 58)

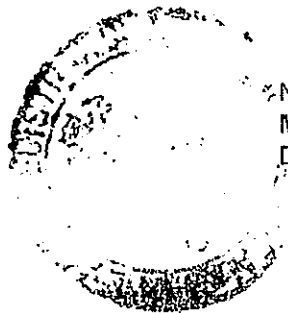
Execution is admitted on 03/06/2009 by

1. Rekha De, daughter of Lt Srish Chandra De, 7 B/1, Rifle Range Road, Kolkata-19, Thana Karaya, By caste Hindu, by Profession Retired Person
2. Alok Dey, son of Lt Indu Bhusan Dey, 19 A/15, Seal Lane, Kolkata-15, Thana Tangra, By caste Hindu, by Profession Retired Person
3. Ajay Kumar De, son of Lt Indu Bhusan Dey, 5/14/1, D Gupta Lane, Kolkata-50, Thana Cossipur, By caste Hindu, by Profession Retired Person
4. Anjan Dey, son of Lt Indu Bhusan Dey, 5/14/1, D Gupta Lane, Kolkata-50, Thana Cossipur, By caste Hindu, by Profession Service
5. Ujjal Kumar Das, son of Santosh Kumar Das, 17/1, Old Ballygunge 2nd Lane, Kolkata-19, Thana Karaya, By caste Hindu, by Profession Business
6. Ujjal Kumar Das, Director M/ S Kuber Tieup Pvt. Ltd, 41, Chowringhee Road, Kanak Building, Kolkata-1, by Profession Business
7. Ujjal Kumar Das, Director M/ S Kamrup Real Estates Pvt. Ltd, 41, Chowringhee Road, Kanak Building, Kolkata-1, by Profession Business
8. Santosh Kumar Das, son of Lt Narayan Chandra Das, 4, Sankarpukur, Sripalli, Burdwan-713103, Thana, By caste Hindu, by Profession Business

Witnessed By: Md Mahfuz Takrim, son of, 5 C, Elgin Road, Kolkata Thana, by caste Muslim, By Profession Advocate

Executed by Attorney

Execution By: Rekha De, daughter of Lt Srish Chandra De, 7 B/1, Rifle Range Road, Kolkata-19, Thana Karaya, By caste Hindu, by Profession Retired Person, as the constituted attorney of: 1. Shibani Bose 2. Maya Bose 3. Anjan Dey 4. Sambhu Nath Bose 5. Mita De 6. Manjula Chakraborty is admitted by him
Witnessed By: Md Mahfuz Takrim, son of, 5 C, Elgin Road, Kolkata Thana, by caste Muslim, By Profession Advocate



Name of the Registering officer: Dines Kumar Mukhopadhyay
Designation: A. R. A. -I KOLKATA

[Dines Kumar Mukhopadhyay]
A. R. A. -I KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF KOLKATA
Govt. of West Bengal

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Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-05863 of :2009
(Serial No. 03820, 2009)

On 04/06/2009

Certificate of Admissibility(Rule 43)

Under rule 43 of West Bengal Registration Rule 1962 duly stamped under schedule 1A Article number 235
Stamp Act 1899

Payment of Fees:

See Part in rupees under article A(1) = 326601/- E = 14/- J = 55/- M(a) = 25/- M(b) = 4/- on 04/06/2009

Certificate of Market Value(WB PUVI rules 1999)

That the market value of this property which is the subject matter of the deed has been assessed at Rs-

That the required stamp duty of this document is Rs 2078433/- and the Stamp duty paid as Impresive Rs 100

Deficit stamp duty

Deficit stamp duty 1 Rs 900000/- is paid by the draft number 939906. Draft Date 01/06/2009 Bank Name STATE BANK OF INDIA, Lake Town, received on 04/06/2009. 2 Rs 278500/- is paid by the draft number 939907. Draft Date 01/06/2009 Bank Name STATE BANK OF INDIA, Lake Town, received on 04/06/2009. 3 Rs 900000/- is paid by the draft number 939905. Draft Date 01/06/2009 Bank Name STATE BANK OF INDIA, Lake Town, received on 04/06/2009

Name of the Registering officer Dines Kumar
Mukhopadhyay
Designation :A. R. A. -I KOLKATA

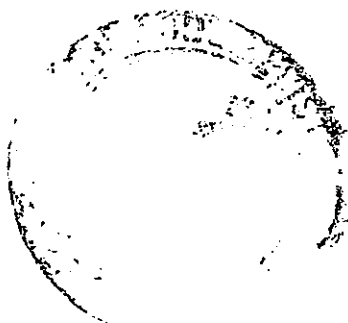


[Dines Kumar Mukhopadhyay]
A. R. A. -I KOLKATA

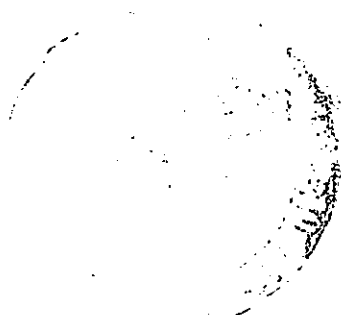
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA

Govt. of West Bengal

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Radhanath Bose and niece of Late Provash Chandra Dey, by faith- Hindu, by occupation- House Wife, residing at 1/1, Tala Park Avenue, P.S.- Chitpur, Kolkata-700 002. 4) **SMT. SAHELI DEY**, wife of Shri Sanar Nath Dey & Daughter of Late Dipali Bose, by faith- Hindu, by occupation- School Teacher, permanent residing at Part no-122, P.S-Baranagar, Kolkata-700 050 and present residing at 45, Kalicharan Ghosh Road, P.S-Baranagar, Kolkata-700 050, vide P.A.N. No ADLPD4965B. 5) **SHRI SAMBHU NATH BOSE**, son of Late Haripada Bose & Husband of Late Dipali Bose, by faith- Hindu, by occupation- Retired Person, permanent residing at AC 52/2, Arjunpur, Khaldhar, Kolkata-700 059 and present residing at 45, Kalicharan Ghosh Road, P.S-Baranagar, Kolkata-700 050. 6) **SMT. MITA DE**, wife of Late Sudhir Chandra Dey, by faith- Hindu, by occupation- House Wife, residing at Hat Lal Bagh, Motighil Road, P.S.- Murshidabad, District- Murshidabad. 7) **SMT. MANJULA CHAKRABORTY**, wife of Shri Shyamal Chakraborty and daughter of Late Sudhir Chandra Dey and niece of Late Provash Chandra Dey, by faith- Hindu, by occupation- School Teacher, residing at Hat Lal Bagh, Motighil Road, P.S.- Murshidabad, District- Murshidabad. **SI No- 2 to 5 and SI No- 6 to 7** are being represented by their **constituted Lawful Attorney** namely **REKHA DE**, daughter of Late Srish Chandra De and niece of Late Provash Chandra Dey, by faith- Hindu, by occupation- Retired School Teacher, residing at 7B/1 Rifle Range Road, P.S. Karaya, Kolkata- 700 019 **by virtue of two registered "Power of Attorney"** vide Deed No-1083/2008 and 89/2008 respectively. 8)**SHRI ALOK DEY**, son of Late Indu Bhushan Dey, by faith- Hindu, by occupation- Retired Person, permanent residing at 19A/15, Seal Lane, P.S. Tangra Kolkata-700 015, vide P.A N. No-ADDPD9960G.



9) **SHRI AJOY KUMAR DE**, son of Late Indu Bhusan Dey, by faith- Hindu, by occupation- Retired Person, permanent residing at 5/14/1, D. Gupta Lane, P.S.-Cossipur, Kolkata-700 050, vide P.A.N. No-AQKPD3056D, 10) **SHRI ANJAN DEY**, son of Late Indu Bhusan Dey, by faith- Hindu, by occupation- Service, permanent residing at 5/14/1, D. Gupta Lane, P.S.-Cossipur, Kolkata-700 050, vide P.A.N. No-ACMPD5157D hereinafter jointly called and referred to as the "**VENDORS**" (which 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/or assigns) of the **FIRST PART**.

AND

1) **SHRI UJJAL KUMAR DAS**, son of Shri Santosh Kumar Das, by faith- Hindu, by occupation- Business, residing at 17/1, Old Ballygunge 2nd Lane, P.S.-Karaya, Kolkata 700 019, vide P.A.N. No-AFYPD6957J, 2) **SHRI SANTOSH KUMAR DAS**, son of Late Narayan Chandra Das, by faith- Hindu, by occupation- Business, residing at 4, Sankaripukur, Sripalli, Burdwan 713103, vide P.A.N. No-AGHPD0471C, 3) **M/S KUBER TIEUP PRIVATE LIMITED**, a private limited Company incorporated under the provisions of the Companies Act-1956, having its registered office at 41, Chowringhee Road, Kanak Building, Kolkata: 700 071, vide P.A.N. No-AACCK6034F, represented by its Director Shri Ujjal Kumar Das, son of Shri Santosh Kumar Das, 4) **M/S KAMRUP REAL ESTATES PRIVATE LIMITED**, a private limited Company incorporated under the provisions of the Companies Act-1956, having its registered office at 41, Chowringhee Road, Kanak Building, Kolkata: 700 071, vide P.A.N. No-AACCK8012B.



represented by its Director Shri Ujjal Kumar Das, son of Shri Santosh Kumar Das, hereinafter jointly called and referred to as the **"PURCHASERS"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest, Legal representatives, administrators and/or assigns) of the **OTHER PART.**

WHEREAS :-

A) By an Indenture of conveyance dated 11th day of October, 1930 made between the **"SECRETARY OF STATE FOR INDIA IN COUNCIL"**, therein referred to as the Vendor of the one part and **HEM NALINI DASSI** therein referred to as the Purchaser of the other part and registered with the District Registrar at Alipur and duly recorded in Book No-I, Volume No-24, Pages in written 5 to 7, Deed No-322 and for the year 1931, the said **"SECRETARY OF STATE FOR INDIA IN COUNCIL"** for the consideration therein mentioned, granted, transferred, conveyed, assured and assigned unto and in favour of the said **HEM NALINI DASSI** All That piece and parcel of land containing an area measuring more or less 13 Kattah 10 Chittaks 38 Sqft situate lying at and being plot nos. 7, 2 and 3 of premises No-8, Rifle Range Road formed out of Old Ballygunge Rifle Range, Calcutta, shown and delineated in the map or plan annexed thereto and more fully and particularly described in the schedule there under written (hereinafter referred to as the first plot of land) absolutely and forever.

B) By an Indenture of conveyance dated 6th day of May, 1931 made between the said **HEM NALINI DASSI** therein referred to as the Vendor of the one part and **PROVASH CHANDRA DEY** therein referred to as the Purchaser of the other part and



registered with the Sub- Registrar at Sealdah and duly recorded in Book No-I, Volume No-35, Pages in written 93 to 98. Deed No-1708 and for the year 1931, the said "**HEM NALINI DASSI** " for the consideration therein mentioned, granted, transferred, conveyed, assured and assigned unto and in favour of the said **PROVASH CHANDRA DEY** All That piece and parcel of land containing an area measuring more or less 13 Kattah 10 Chittaks 38 Sqft situate lying at and being plot nos. 7, 2 and 3 of premises No-8, Rifle Range Road the first plot of land more fully and particularly described in the schedule there under written (hereinafter referred to as the first plot of land) absolutely and forever.

C) By another Bengali "Deed of Lease" dated the 7th day of May, 1931 made between the said **HEM NALINI DASSI** therein referred to as the Lessor of the one part and **PROVASH CHANDRA DEY** therein referred to as the Lessee of the other part and registered with the Sub- Registrar at Sealdah and duly recorded in Book No-I, Volume No-44, Pages in written 103 to 106, Deed No-1713 and for the year 1931, the said "**HEM NALINI DASSI**" for the consideration therein mentioned, granted a lease for a term of 999 years in respect of the piece and parcel of land containing an area measuring more or less 9 Kattah 10 Chittaks 2 Sqft situate lying at and being part of premises No-7, Rifle Range Road, Calcutta and more fully described in the schedule there under written (hereinafter referred to as the Second plot of land).

D) And thus said **PROVASH CHANDRA DEY** became the absolute right and he had been enjoying the right, title, interest and possession in respect of the aforesaid land measuring more or less 23 Kattah 04 Chittaks as per

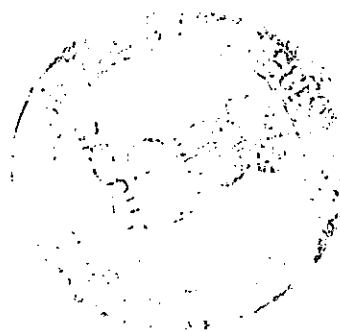


physical measurement situate and lying at and being part of premises No-7 & 8, Rifle Range Road, Calcutta (hereinafter referred to as the First & Second plot of land).

E) The said leasehold interest of **PROVASH CHANDRA DEY** became absolute by virtue of the Estate Acquisition Act, coming in force.

F) Thereafter the said **PROVASH CHANDRA DEY** became the absolute owner of the schedule premises measuring more or less 23 Kattah 04 Chittaks and he had been enjoying, possessing and holding the same with all absolute rights of ownership and the said two plots (First plot of land & Second plot of land) in premises no- 7 and 8 Rifle Range Road, Calcutta were amalgamated and was renumbered as premises no- 7/1, Rifle Range Road, Calcutta by the then Calcutta Municipal Corporation, and at the same time he had mutated his name before the authority of Kolkata Municipal Corporation vide Assessee no. 11-065-27-0027-5 and since then he had been paying his taxes regularly in respect of the Schedule premises no. 7/1, Rifle Range Road, Kolkata-700 019 more fully and particularly described in the schedule hereunder written (hereinafter referred to as the Schedule Property).

G) By a Danpatra (Deed of Gift) written in Bengali dated 25th day of June, 1952 made between the said **PROVASH CHANDRA DEY** therein referred to as the Donor of the one part and **SUDHIR CHANDRA DEY** therein referred to as the Donee of the other part and registered with the Sub- Registrar at Sealdah and duly recorded in Book No-1, Volume No-31, Pages in written 114 to 117, Deed No-1468 and for the year



1952, the said **PROVASH CHANDRA DEY** in consideration of his natural love and affection towards his younger brother **SUDHIR CHANDRA DEY**, granted, transferred, conveyed, assured and assigned unto and in favour of the Donee All That the undivided piece and parcel of land containing an area measuring more or less 10 Kattah 11 Chittaks. (hereinafter referred to as the Gifted land and which is part and parcel of the schedule premises 7/1, Rifle Range Road, Kolkata- 700 019).

H) That after registration of the said gift deed, the said **PROVASH CHANDRA DEY** became the owner of the rest undivided bastu land measuring more or less 12 Kattah 9 Chittaks which is part and parcel of the schedule premises and whereas the said **SUDHIR CHANDRA DEY** became the owner of the said undivided bastu land measuring more or less 10 Kattah 11 Chittaks which is also part and parcel of the schedule premises 7/1, Rifle Range Road, Kolkata- 700 019 and thus both of them i.e. **PROVASH CHANDRA DEY** and **SUDHIR CHANDRA DEY** had been enjoying, possessing and holding the same with all absolute rights of ownership.

I) The said **PROVASH CHANDRA DEY** died intestate and bachelor on 5th May, 1967 leaving intestate him surviving his three brothers namely **SRISH CHANDRA DE**, **SUDHIR CHANDRA DEY** and **INDU BHUSAN DE** as his only legal heirs and successors who upon his death became jointly entitled to All That the undivided piece and parcel of bastu land measuring more or less 12 Kattah 9 Chittaks in respect of the schedule premises 7/1, Rifle Range Road, Kolkata- 700 019.

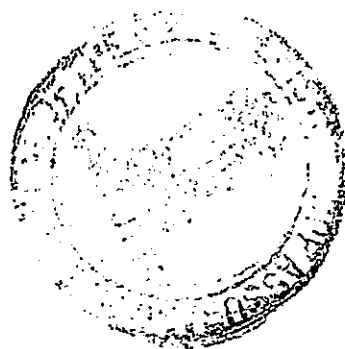


J) The said **INDU BHUSAN DE** died intestate on 9th May, 1968 leaving him surviving his three sons namely **ALOK DEY**, **AJAY KUMAR DE** and **ANJAN DEY**, the Vendor No- 8 to 10 herein as his only legal heirs and successors, his wife Tara Sundari De having predeceased him, who upon his death became jointly entitled to All That his undivided 1/3rd part or share in respect of the said 12 Kattah 9 Chittaks property lying at schedule premises 7/1, Rifle Range Road, Kolkata- 700 019.

K) The said **SRISH CHANDRA DE** died intestate on 24th January, 1978 leaving him surviving his four daughters namely **REKHA DE**, **SHIBANI BOSE**, **MAYA BOSE** and **DIPALI BASU** since deceased, the Vendor No- 1 to 3 herein as his only legal heirs and successors, his wife Sushama De having predeceased him, who upon his death became jointly entitled to All That his undivided 1/3rd part or share in respect of the said 12 Kattah 9 Chittaks property lying at schedule premises 7/1, Rifle Range Road, Kolkata- 700 019.

L) The said **DIPALI BASU** died intestate on 2nd November, 1993 leaving surviving her husband and one daughter namely **SAMBHU NATH BOSE** and **SAHELI DEY**, the Vendor No- 4 to 5 herein as her only legal heirs and successors, who upon her death became jointly entitled to All That his undivided 1/12th part or share in respect of the said 12 Kattah 9 Chittaks property lying at schedule premises 7/1, Rifle Range Road, Kolkata- 700 019.

M) The said **SUDHIR CHANDRA DEY** died intestate on 6th December, 2000 leaving him surviving his wife namely **MITA DEY** and one daughter namely **MANJULA CHAKRABORTY**, the Vendor No- 6 to 7 herein as his only legal heirs and



successors, who upon his death became jointly entitled to All That his undivided 1/3rd part or share in respect of the said 12 Kattah 9 Chittaks property lying at schedule premises 7/1, Rifle Range Road, Kolkata- 700 019 and full share in the said gifted land measuring more or less 10 Kattah 11 Chittaks which is also part and parcel of the schedule premises 7/1, Rifle Range Road, Kolkata- 700 019.

AND WHEREAS the Vendors being the joint owners of undivided share or interest in respect of the schedule property measuring more or less **23 Kattah 04 Chittaks lying at premises no- 7/1, Rifle Range Road, Kolkata- 700 019, Police Station -Karaya, under Kolkata Municipal Corporation Ward no. 65, within the limit of District- 24 Pargana (South)** and the said Vendors have been holding the absolute rights of ownership and transfer.

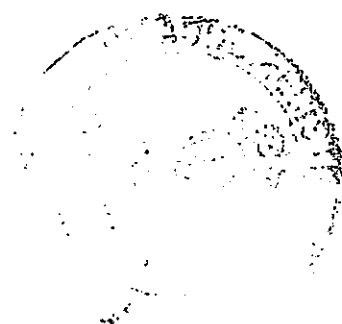
AND FURTHER WHEREAS while the present owners have been enjoying their right, title and interest in respect of the schedule property, mutated their names before the authority of Kolkata Municipal Corporation on 04/03/2008 vide reference case no-0/065/22-FEB-08/26942 and **vide Assessee no. 11-065-27-0027-5** and they have been jointly paying their concern taxes before K.M.C. authority regularly.

AND WHEREAS while the said Vendors No- 2 to 5 namely **SMT. SHIBANI BOSE**, wife of Shri Samar Bose, **SMT. MAYA BOSE**, wife of Late Radhanath Bose, **SMT. SAHELI DEY**, wife of Shri Samar Nath Dey, **SHRI SAMBHU NATH BOSE**, son of Late Haripada Bose had been enjoying the right, title, interest and possession in respect of their undivided share in the schedule property, and the said owners/vendors for the sake of their convenience to transfer the schedule property



executed a registered 'Power of Attorney' on 26/02/2008 through which they duly nominated, constituted and appointed **REKHA DE**, daughter of Late Srish Chandra De which was registered in the office of A.R.A-III, Kolkata and duly recorded in the Book No - IV, Volume No-19, Pages in written-272 to 277, Deed No - 1083 and for the year 2008. And similarly, while the said Vendors No- 6 to 7 namely **SMT. MITA DE**, wife of Late Sudhir Chandra Dey and **SMT. MANJULA CHAKRABORTY**, wife of Shri Shyamal Chakraborty had been enjoying the right, title, interest and possession in respect of their undivided share in the schedule property and the said owners/vendors for the sake of their convenience to transfer the schedule property executed a registered 'Power of Attorney' on 10/12/2008 through which they duly nominated, constituted and appointed **REKHA DE**, daughter of Late Srish Chandra De which was registered in the office of District Sub-Registrar-I, Murshibad and duly recorded in the Book No - IV, Volume No-1, Pages in written-306 to 313, Deed No - 00089 and for the year 2008.

AND FURTHER WHEREAS the present owners, being in financial requirement, have decided to sell and transfer their scheduled property measuring more or less **23 Cottahs 04 Chittaks** in "As is, Where is and Whatsoever is" basis and on negotiations with the Purchasers herein, the Vendors have agreed to sell and the Purchasers have agreed to purchase the said land fully described in the schedule hereunder written and herein after called the said land at a price of **Rs. 1,10,00,000/- (Rupees One Crore & Ten Lakhs) only** which is free from all charges, mortgages, acquisitions, requisitions, alignments.



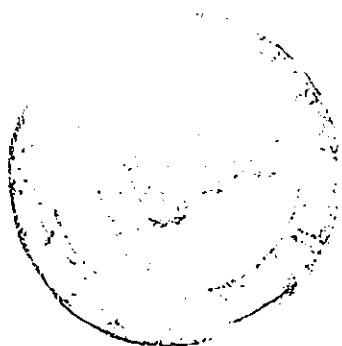
AND FURTHER WHEREAS the Vendors have assured and represented unto the purchasers as follows:

- 1) The Vendors having their permanent heritable and transferable rights in the said land and are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the land and are entitled to deal with transfer the said land without any restriction, denial, claim or obligation from any body else.
- 2) The said land is free from all charges, mortgages, acquisitions, requisitions and alignments.
- 3) The Vendors have not received and are not aware of any notice of acquisitions or requisition or alignments of the said land or any part thereof and no suit or proceedings relating to the said land has been initiated and /or is pending in any court of law.
- 4) The Vendors have not entered into any agreement with any third party for sale or otherwise in respect of the Schedule undivided share of land or any portion thereof.
- 5) That physically the Schedule land is **Bastu** in nature.

AND FURTHER WHEREAS relying on the said assurances and representation of the Vendors and believing the same to be correct and true, the Purchasers have agreed to complete the purchase of the Schedule land and pay the consideration money to the Vendors herein as per negotiated with them on or before registration date and have conveyance thereof.



NOW THIS INDENTURE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,10,00,000/- (Rupees One Crore & Ten Lakhs) only** paid by the Purchasers to the Vendors at the time of execution of these presents (the receipt of which the Vendors hereby admit and acknowledged). The Vendor doth hereby sell, convey, transfer, grant, assure and assign, acquit, release and forever discharge all their right, title and interest in the **SCHEDULE PROPERTY** shown in the annexed plan and delineated in **RED** ink granted, transferred, sold, assigned and assured unto and in favour of the Purchasers in "As is, Where is and Whatsoever is" basis and the estate right, title, interest, inheritance, use, trust, property claim and demand whatsoever **ALL THAT** the Vendors had unto and upon the same or in part thereof **OR HOWSOEVER** otherwise the **SCHEDULE** mentioned property hereby sold or any part or portion thereof now are or at any time heretofore bounded, called, known, numbered, describe or distinguished **TOGETHER WITH ALL** easements, rights, lights, pathways, water courses, pipes, drains, ditches and the ground of soil and other benefits thereof and all and every manner and other rights, appurtenances, appurtenances whatsoever being in and upon on belonging or in anyway appertaining to the schedule property and every part thereof or with which the same now are or is at any time or times heretofore were or was held, used, occupied or enjoyed therewith or reputed to, belong to or be appurtenant to and the reversion or reversions, remainder or remainders and issues and profits thereof and all the estate right, title, interest, property claim whatsoever both at law or in equity of the Vendors unto and upon the **SCHEDULE** mentioned property hereby sold, transferred and assigned to the Purchasers in "As is, Where is and Whatsoever is" basis.



THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS as follows:

I) The right, title and interest in the land of the said premises which the Vendors do hereby profess to transfer and that the Vendors have the absolute right, full power and absolute authority to grant, sell, convey transfer unto the Purchasers in "As is, Where is and Whatsoever is" basis.

II) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and upon to hold, use and enjoy the said land and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Vendors and their predecessors-in-title or any person or persons claiming through under or in trust for the Vendors.

III) The Vendors shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchasers and from time to time make do, acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises together with the benefits and rights hereby granted unto the Purchasers as in the manner aforesaid.

IV) The Vendors have not done any act, deed or thing or made any grant whereby or by reason whereof the transfer of land hereby made and the rights of the Purchaser hereunder may be prejudicially affected.

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V) That if it is found that the said premises is hereby sold, conveyed, transferred by the Vendors herein, the Vendors shall be liable legal actions which will be taken by the Purchaser and the Vendors.

VI) That the Vendors to the best of their knowledge hereby further state that the Schedule mentioned property or any part thereof was / is not effected by any provisions of West Bengal Land Reforms Act or West Bengal Land Acquisition Act or West Bengal Land Regulation Act or if any other provision or any other Act or Acts.

VII) That if any error or omission in the recital of the "Deed of Conveyance", transpires at a later date, by the Vendor at the cost and request of the purchaser and shall do and execute or cost to be done or executed any 'Supplementary Deed' or 'Deed of Declaration' or 'Deed of Rectification' whatsoever require in favour of the Purchaser.

THE PURCHASERS DOTH HEREBY COVENANT WITH THE VENDORS as follows:

The Purchasers have examined the title of the Vendors to the SCHEDULE mentioned premises, the plan and all other related papers and documents relevant in this regard and is fully satisfied with regard thereto and the nature, scope and extent of purchasing the SCHEDULE mentioned property in "As is, Where is and Whatsoever is" condition and the Purchaser doth hereby undertake not to make any claim of whatsoever nature against the Vendors concerning the same or raise any question in future.



SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of Bastu land measuring more or less **23 Kattahs 04 Chittaks** together with 11350 Sqft Darma shed structure lying at **Premises no-7/1, Rifle Range Road, Police Station -Karaya, Kolkata-700 019** under **Kolkata Municipal Corporation Ward no. 65** within Borough No- within the limit of District- 24 Pargana (South), together with all rights of easements, quasi-easement, appurtenances, appendages and right ways, water connection, Telephones lines; sewer, drain, surface and/or overhead/beneath of the soil thereto and more fully shown in the copy of annexed plan delineated in the "**RED BORDER**" which is butted and bounded as follows:-

North --- Palm Avenue and thereafter Premises no-7B/1, Rifle Range Road.

South --- Office of Dey's Chemical.

East --- Rifle Range Road.

West --- Premises No- 47, Palm Avenue.



IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hand and seal the day month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in the presence of:

1. *Indo Kumar (6/8/9)*
2260/2 M.B. 2 (M)
30.06.2019

1)

Rekha De

REKHA DE as self & Lawful Constituted
 Attorney of SHIBANI BOSE,
 MAYA BOSE, SAHELI DEY, SAMBHU
 NATH BOSE, MITA DE,
 MANJULA CHAKRABORTY

2. Santanu Sarker,
 13A, T. M. G. Road,
 Kolkata - 4.

2)

Wahid Khan

3)

Ajay Kumar

4)

Anyam

(SIGNATURE OF VENDORS)

1)

Signature

2)

Signature

3)

For KUBER TIEUP PVT. LTD.
Signature
 Director

4)

For KAMRUP REAL ESTATES PVT. LTD.

Signature

Director

(SIGNATURE OF PURCHASERS)

Drafted by me as per documents
 and information furnished by the
 Parties.

Signature
 Advocate

MD MAHFUZ T KREM
 B. Sc, SPL, B.A. (Double), M.A., LL.B., C.V.R.,
 Advocate, Surveyor, & Real Estate Manager



MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers, We the Vendors hereby receive the within mentioned sum of Rs. 1,10,00,000/- (Rupees One Crore & Ten Lakhs) only being the consideration money in full and final payment as per memo below:-

SL	PARTICULARS	ISSUED IN THE NAME OF	AMOUNT IN RUPEES
1a.	Banker's Cheque vide no.019085 dated:1/6/09, issued by Axis Bank Ltd, Rash Bihari Avenue Branch.	REKHA DE	Rs.27,50,000/-
1b.	Banker's Cheque vide no.310674 dated:3/6/09, issued by Syndicate Bank, Sunny Park Branch.	REKHA DE	Rs.27,50,000/-
1c.	Banker's Cheque vide no.158554 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	REKHA DE	Rs.27,50,000/-
1d.	Banker's Cheque vide no.158556 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	REKHA DE	Rs.5,50,000/-
2.	Banker's Cheque vide no.158557 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	SHIBANI BOSE	Rs.2,00,000/-
3.	Banker's Cheque vide no.158558 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	MAYA BOSE	Rs.2,00,000/-
4.	Banker's Cheque vide no.158559 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	SAHELI DEY	Rs.1,00,000/-
5.	Banker's Cheque vide no.158560 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	SAMBHU NATH BOSE	Rs.1,00,000/-
6.	Demand Draft vide no.939910 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	MITA DE	Rs.4,00,000/-
7.	Demand Draft vide no.939911 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	MANJULA CHAKRABORTY	Rs.4,00,000/-
8.	Banker's Cheque vide no.158553 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	ALOK DEY	Rs.2,66,667/-
9.	Banker's Cheque vide no.158561 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	AJOY KUMAR DE	Rs.2,66,667/-
10.	Banker's Cheque vide no.158555 dated:1/6/09, issued by State Bank of India, Lake Town Branch.	ANJAN DEY	Rs.2,66,666/-
TOTAL=			Rs. 1,10,00,000/-

Total Amount= Rupees One Crore & Ten Lakhs only.

WITNESSES:

1) *[Signature]*
2060/2 1/6/09
2 (017 24-09)

[Signature]

[Signature]

REKHA DE as self & Lawful Constituted
Attorney of SHIBANI BOSE,
MAYA BOSE, SAHELI DEY, SAMBHU
NATH BOSE, MITA DE,
MANJULA CHAKRABORTY

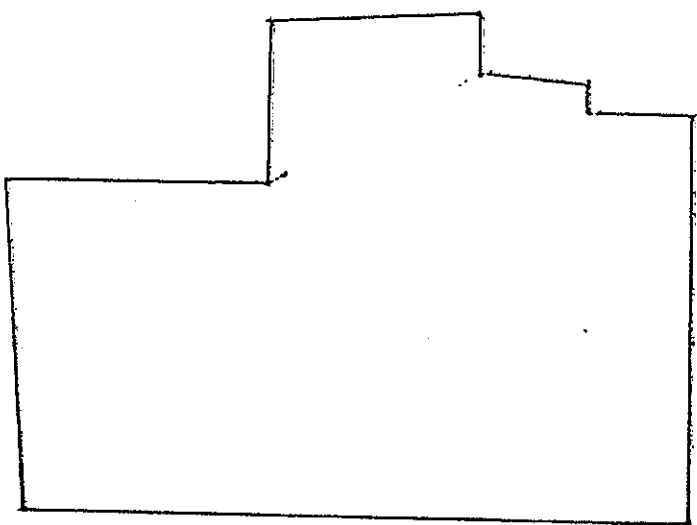
2) Santanu Dasgupta,
12A, T. M. G. Road,
Kolkata-41





[Handwritten signature]
[Handwritten signature]

For KUDR TIEUP PVT. LTD.
[Handwritten signature]
Director



ST KAMRUP REAL ESTATES PVT. LTD.
[Handwritten signature]
Director

REKHA DE as self & Lawful Constituted
Attorney of SHIBANI BOSE,
MAYA BOSE, SAHELI DEY, SAMBHU
NATH BOSE, MITA DE,
MANJULA CHAKRABORTY

[Handwritten signature]
(ALOK KUMAR DEY)

[Handwritten signature]
Ajay Kumar De

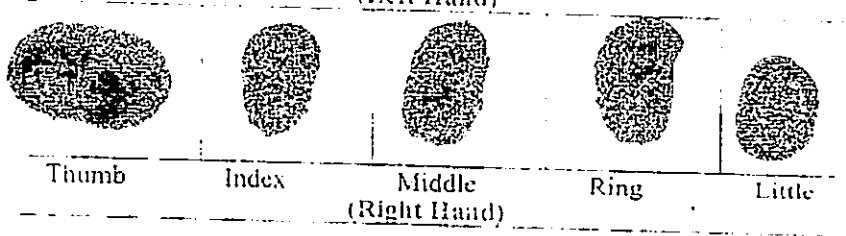
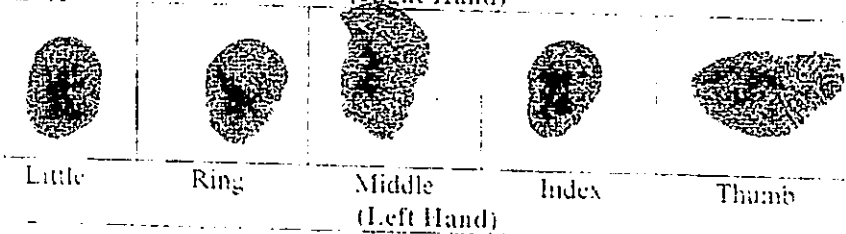
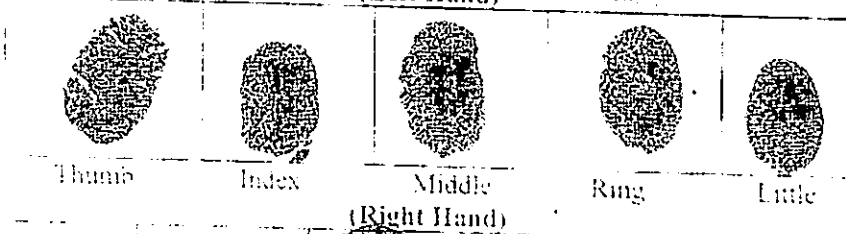
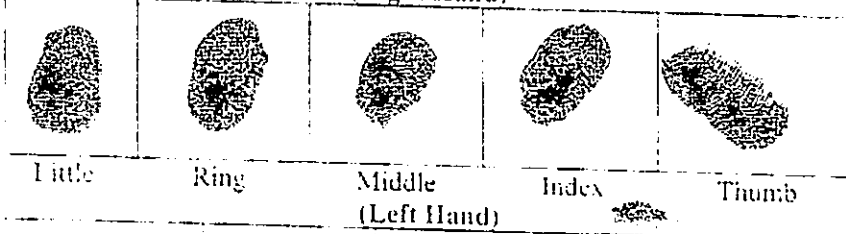
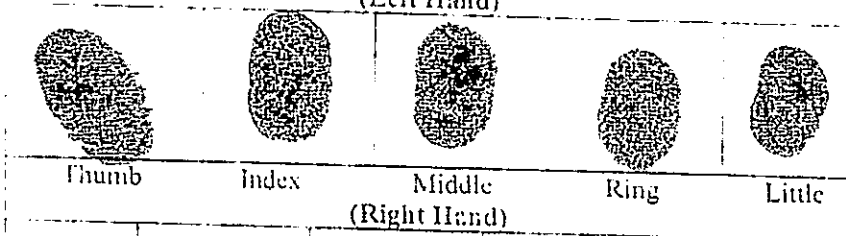
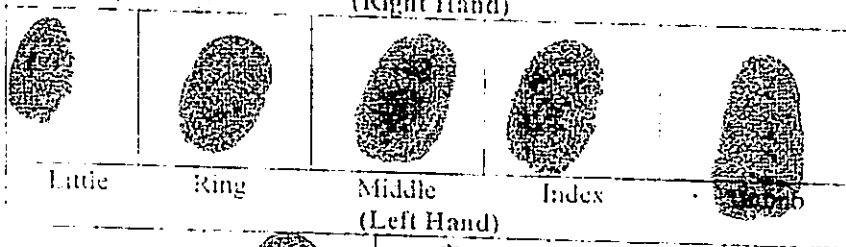
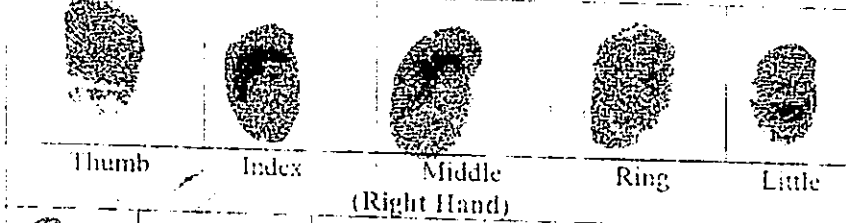
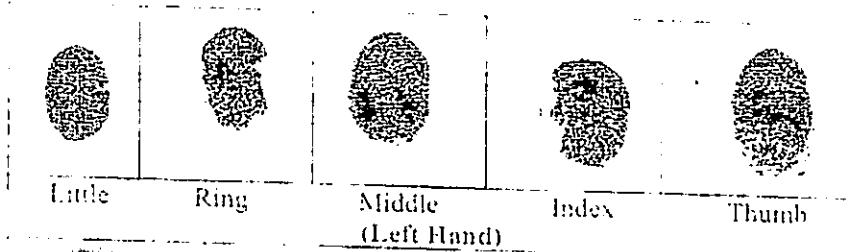
[Handwritten signature]
Anjan De

[Handwritten signature]
Bijoy Sarkar



Signature
 Name
 Address

SPECIMEN FOR TEN FINGERPRINTS



27



Signature of
 Applicant
 Presentant

SPECIMENS FOR TEN FINGERPRINTS



[Handwritten signature]

Little	Ring	Middle (Left Hand)	Index	Thumb

Thumb	Index	Middle (Right Hand)	Ring	Little



Little	Ring	Middle (Left Hand)	Index	Thumb

Thumb	Index	Middle (Right Hand)	Ring	Little

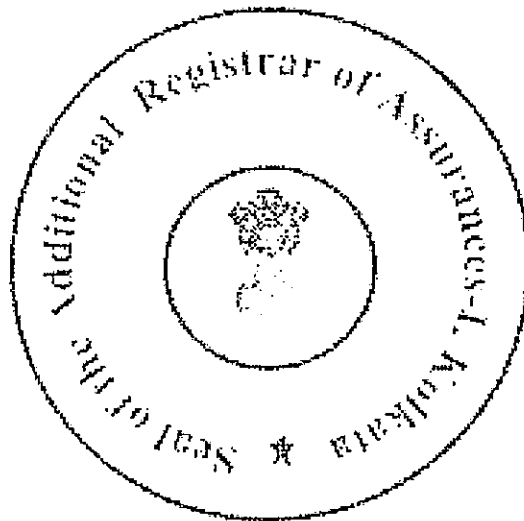
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Thumb	Index	Middle (Right Hand)	Ring	Little

Little	Ring	Middle (Left Hand)	Index	Thumb
Thumb	Index	Middle (Right Hand)	Ring	Little



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 503 to 526
being No 05863 for the year 2009.



(Dines Kumar Mukhopadhyay) 06-June-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

Certified to be a True Copy.



**ADDITIONAL REGISTRAR OF
ASSURANCES-I KOLKATA**

19/8/11

038902

THE KOLKATA MUNICIPAL CORPORATION

ASSESSMENT - COLLECTION DEPARTMENT

5, S. N. BANERJEE ROAD, KOLKATA - 700 013

MUTATION CERTIFICATE

07065/25-28/2009

CASE No.:

SUB : Your application for mutation dated 28/06/2009

In respect of

Premises situated at 41, CHOWRINGHEE ROAD, KOLKATA - 700 071

Assessee No.:

To,

Sri/Smt

UJJAL KUMAR DAS, SANTOSH KUMAR DAS,
M/S KUBER TIEUP PRIVATE LIMITED
M/S KAMRUP REAL ESTATES PRIVATE LIMITED

Mailing Address of the Applicant(s)
41, CHOWRINGHEE ROAD, KOLKATA - 700 071

700071

Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation
28/06/2009

has been granted in your favour by this department on _____ and henceforth the
person(s) who will be treated as owner(s)/person(s) liable to pay tax in respect of the premises in question
are as follows.

UJJAL KUMAR DAS, SANTOSH KUMAR DAS
M/S KUBER TIEUP PRIVATE LIMITED
M/S KAMRUP REAL ESTATES PRIVATE LIMITED

Dated : 30/06/2009

Yours faithfully

Dy. Assessor-Collector

By: *[Signature]*

For: *[Signature]*

- Assessment Home
- Process Of Mutation
- Unit Area Assessment
- Tax Rates/Fees
- Download Forms
- Message Board
- Notice
- Check Hearing Notices
- Check Mutation Status
- Download NOC(A.C.)
- Check Payment Status
- Check Demands Payable
- Application for Upto 50% Interest Waive
- Print Unpaid Bill
- Make Online Payment
- Reprint a-recolpt
- Assessee Information Search
- Assessment Register
- Apply for Mailing Address Change
- Online Mutation Application
- Help for Online Mutation Application
- Litigated Property
- FAQs
- Contact Details

[Home](#) > [Assessment Home](#) > [Assessee Search](#)

Assessee Search Details

Assessee Search Details

Ward No: 065
 Street: RIFLE RANGE ROAD
 Premise No: 7/1
 Assessee No:

Search

Assessee Details

Assessee No	Owner Name	Address	Owner Name
110652700275	UJJAL KUMAR DAS,SANTOSH KUMAR D...	41, CHOWRINGHEE ROAD, KA	Owner Name: UJJAL KUMAR DAS,SANTOSH KUMAR DAS,M/S KUBER TIEUP PRIVATE LIMITED,M/S KAMRUP REAL ESTATES PRIVATE LIMITED,.....



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THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK (Portal Copy)
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No	Ward No	Street No	Premises No	Street Name	Heritage	Pond	Assessee No	Nathi No
7	055	27	7/1	RIFLE RANGE ROAD	NO	NO	110652700275	0000

No of Stories	Nature of Use	Plot((in Sq.Mt.))	Covered((in Sq.Mt.))	Floor((in Sq.Mt.))	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
	COR SHED											4/2016		

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./Asstt. making correction (2)
Owner : UJJAL KUMAR DAS,SANTOSH KUMAR DAS,M/S KUBER TIEUP PRIVATE LIMITED,M/S KAMRUP REAL ESTATES PRIVATE LIMITED..... Address : 41, CHOWRINGHEE ROAD, KANAK BUILDING, 1ST FLOOR, KOL-71,.....	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
11800		29.7	25/07/2007	1988-10-01 00:00:00.0	876.15	0	876.15
31240		40	25/07/2007	1994-10-01 00:00:00.0	3124	0	3124
37490		40	25/07/2007	2000-10-01 00:00:00.0	3749	0	3749
296200		40	05/12/2013	2006-10-01 00:00:00.0	29620	0	29620
325820		40	15/09/2022	2017-01-01 00:00:00.0	32582	0	32582

Quarterly Howrah Bridge Tax at leviable on the AV (11)	Proportionate AV where applicable (12)	Proportionate Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any(rounded off to the nearest rupee) (16)	Amount of General Rebate @5% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 191(4) (20)	Quarter of Issuing of Fresh or Supplementary Bills as per Alternations(21)	Remarks (22)
14.75			50	0	891	44.55	846				ARV
39.05			50	78.1	3241	162.05	3079				ARV
46.86			50	1874.5	5671	283.55	5387				ARV
370.25			50	14810	44800	2240	42560				ARV
407.28			50	16291	49280	2464	46816				ARV

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.