

04754/21 VC-1205/21

I 04855/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 488185

अमन
8.30
6-21074562

[Signature]

08 JUL 2021

DEED OF DECLARATION

THIS DEED OF DECLARATION OF OWNERSHIP is made on the 2nd day of July 2021, I, SMT PRATIMA BANERJEE (AADHAR N. 309550492424) (PAN No.

2892

30.6.2021

Date
Pratima Banerjee
15/3A, Harna Rd. H. of - 700026
Rupees... 500/-

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL. C.

- Pratima Banerjee.

- Pratima Banerjee. ID NO - 3972



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS., ALIPORE

ID-3976

2 JUL 2021

Subhojit Chakrabarty
S.O. N. Chakrabarty
Alipore Police
Rd-29, B.

AHZPB2693L) widow of late Somir Banerjee aged about 89 years, by faith Hindu Hindu, by occupation Housewife, residing at 15/3A, Hazra Road, Police Station :- Bhowanipore, Kolkata - 700026, do hereby solemnly affirm and declare as follows:-

1. **THAT** one Rai Ramtaran Banerjee Bahadur was the original owner of All That piece and parcel of land measuring more or less 11 (Eleven) Cottahs 4 (Four) Chittaks 23 Sq. Ft. lying and situated at Premises No. 15/3A, Hazra Road and part of Premises No. 15/3B, 15/4 & 15/2/1, Hazra Road (which later renumbered by Calcutta Municipality as Premises No. 15A, Hazra Road, Police Station :- Bhowanipore, Kolkata - 700026, which is morefully described in the schedule.
2. **THAT** the said Rai Ramtaran Banerjee Bahadur, since deceased during his lifetime has sell, transferred and conveyed the said schedule property to his son namely Soshi Coomar Banerjee by executing a deed of conveyance, which executed on 10.01.1946 and was duly registered on office of Joint Sub-registrar at Alipore, which was recorded in Book No. I, Volume No. 6, Pages from 118 to 122, being Deed No. 118 for the year 1946.
3. **THAT** the said Soshi Coomar Banerjee, since deceased during his life time have executed a Perpetual Lease Deed in favour of his only son Somir Banerjee for land measuring more or less 11 (Eleven) Cottahs 4 (Four) Chittaks 23 Sq. Ft. being Premises No. 15A, Hazra Road (land with 100 sft. asbestos shed) and Premises No. 15/3A, Hara Road (three storied building)



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Police Station :- Bhowanipore, Kolkata – 700026 within the limit of Kolkata Municipal Corporation Ward No. 072, Assessee No. 110721300365 and 110721300377 respectively which was duly registered in the office of Joint Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 8, Pages 296 to 300, being the Deed No. 1338 for the year 1973. Thereafter, my late husnand Somir Banerjee mutated his name as Lessee in the record of Kolkata Municipal Corporation wherein Soshi Coomar Banerjee as owner.

4.**THAT** on 23.06.1984. the said Soshi Coomar Banerjee died intestate leaving behind his only son Somir Banerjee as his legal heir and successor of schedule property and the said death recorded in the Birth & Death register of register of Kolkata Municipal Corporation Registration No. HG0011/1984 / 000035 (Old Regd. No. 4651).

5.**THAT** my husband Somir Banerjee was in possession of the schedule property along with the declarant Smt. Pratima Banerjee. Somir Banerjee died intestate on 03.01.2017. leaving behind me/declarant as the only legal heir and successor in respect of schedule property. The said death recorded in Birth & Death Register of Kolkata Municipal Corporation vide no. HG011/2017/000196 (Old Regd. No. 201).

6.**THAT** after the death of Lessor/Owner Soshi Coomar Banerjee and Lessee Somir Banerjee of Perpetual lease deed dated 23.03.1973 there is no other person or persons except this declarant in the world to inherit or heir of the schedule property.

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7. **THAT** after the death of both the Lessor/Owner and Lessee of the lease deed dated 23.03.1973, the lease become determined non-existence or cease to be in force.

8. **THAT** after the death of Somir Banerjee the husband of the declarant, the said Smt. Pratime Banerjee i.e., myself became the sole and absolute Owner by operation of law.

9. **THAT** I have already affirm before the Ld. Executive Magistrate, Alipore declaring myself as sole Owner in respect of mutation in Kolkata Municipal Corporation.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land measuring more or less 6 (Six) Cottahs 7(Seven) Chittaks 34 Square Feet of Vacant Land being Premises No. 15A, Hazra Road, P.S. Bhowanipore, Kolkata – 700026 within KMC Ward No. 072, KMC Assessee No. 110721300365 **AND** 4 (Four) Kathas 12 Chittaks 34 Sq. Ft. with 3 storied building standing thereof measuring constructed area of 3000 Sq. Ft. (approx) which was constructed in the year 1974 being Premises No. 15/3A, Hazra Road, Police Station :- Bhowanipore, Kolkata – 700026 within KMC Ward No. 072, KMC Assessee No. 110721300377. Total area of land of above premises more or less **11 (Eleven) Cottahs 4 (Four) Chittaks 23 Sq. Ft.** and its boundary is depicted in the sketch map marked



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with **RED** border and butted and bounded by :-

ON THE NORTH :- Premises No. 15B, Hazra Road

ON THE SOUTH :- 50 Feet Wide Hazra Road

ON THE EAST :- Premises No. 15B, Hazra Road

ON THE WEST :- Premises No. 15, Hazra Road

IN WITNESS WHEREOF the declarant herein has put her hand and seal on the day, month and year written above first.

Witnesses :-

1. *Somnath Das*
34A, S.P. Mukherjee Road
Kolkata - 700025

2. *Subhojit Das*
Alipore Police
Kolkata - 700027.

Pratima Banerjee
SIGNATURE OF DECLARANT OWNER

Harb Drafted by
Shyamal Chakraborty
Advocate *27/11*
HC 39

Alipore Court, Kolkata - 700027

Regn. No.










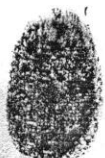



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS. ALIPORE

2 JUL 2021

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

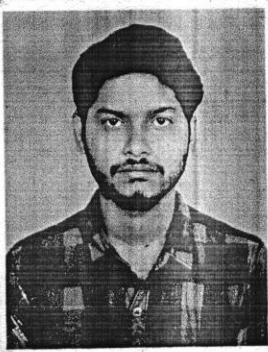


Name.....

Signature.....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... PRATIMA BANERJEE

Signature..... Pratima Banerjee

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand				
	right hand				

Name..... SUBHAJIT MALAKAR

Signature..... Subhajit Malakar



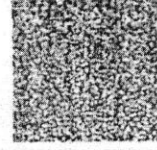
DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
2nd JUL 2021



भारत सरकार
GOVERNMENT OF INDIA



Pratima Banerjee
Date of Birth/DOB: 22/09/1932
Female/ FEMALE



3095 5049 2424

আমার আধার, আমার পরিচয়

Pratima Banerjee.

PB



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :

D/O: Narendra Nath Mukerjee, 15/3A,
HAZRA ROAD, Kalighat, Kolkata,
West Bengal - 700026



1847
1200 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 SCG2146652





নির্বাচকের নাম : শুভজিৎ মালাকার
 Elector's Name : Subhajit Malakar
 পিতার নাম : নিরঞ্জন মালাকার
 Father's Name : Niranjan Malakar
 লিঙ্গ/Scx : পুং M
 জন্ম তারিখ : 20/08/1992
 Date of Birth : 20/08/1992

Subhajit Malakar

SCG2146652

ঠিকানা:
 3/12, বিদ্যাসাগর উপনিবেশ, যাদবপুর, কোলকাতা-700047

Address:
 3/12, BIDYASAGAR UPANIBESH,
 JADAVPUR, KOLKATA-700047



Date: 10/12/2011

150-যাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 150-Jadavpur Constituency

বিজ্ঞপ্তি পরিবর্তন হলে নতুন ঠিকানায় ভোটার সীট সহ ভোটার ও একই
 নম্বরের নতুন সীট পরিচরপত্র পাওয়ার জন্য নির্দিষ্ট মর্মে এই
 পরিচরপত্রের সন্যস্তি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

148/174





पश्चिम बंगाल WEST BENGAL

44AB 872827



AFFIDAVIT

In the Court of Ld. Executive Magistrate at Alipore

I, **SMT PRATIMA BANERJEE** wife of late Somir Banerjee aged about 89 years by faith Hindu by profession Housewife residing at 15/3A, Hazra Road, P.S. Tollygunge, Kolkata – 700026, do hereby declare and affirm as follows:-

1. That my husband Somir Banerjee died on 03/01/2017 and his death recorded in the Birth/Death Register of Kolkata Municipal Corporation vide HG/011/2017/000196 (Old Regn. No. 201).
2. That my late husband Somir Banerjee was the only son (child) of his father Soshi Coomar Banerjee who died on 23/06/1984.
3. That on 24/03/1973 late Soshi Coomar Banerjee executed a purported lease deed in favour of his son i.e., my late husband Somir Banerjee in respect of Premises No. 15A & 15/3A, Hazra Road, P.S. Tollygunge, Kolkata – 700026 within KMC Ward No. 072 and the said lease was registered in the office of Jt. Sub-Registrar at Alipore and recorded in Book No. I Volume No. 8, Pages 296 to 300 Being No. 1338 for the year 1974 and thereafter Premises No. 15A, Hazra Road (Assessee No. 110721300365 and Premises No. 15/3A, Hazra Road (Assessee No. 110721300377) recorded with Kolkata Municipal Corporation, Soshi Coomar Banerjee as Lessor and Somir Banerjee as Lessee in respect of Premises No. 15A, Hazra Road and 15/3A, Hazra Road.



4. That further on 06/12/1974 Soshi Coomar Banerjee executed a sale deed in favour of his only child Somir Banerjee in respect of Premises No. 15A, Hazra Road (Assessee No. 110721300365) and Premises No. 15/3A, Hazra Road (Assessee No. 110721300377) but unfortunately prior to his death my late husband Somir

Banerjee have not rectified/recorded his name as sole owner of Premises No. 15A, Hazra Road with Kolkata Municipal Corporation.

5. That the said sale deed dated 06/12/1974 have not registered because the valuation of property mentioned Rs.90/- and as per Stamp Act it is not mandatory to register such document which is below Rs.100/-. I have the unregistered sale deed which is duly signed by both Soshi Coomar Banerjee (Seller) and Somir Banerjee (Buyer).

6. That being the only heir of my late husband Somir Banerjee I will apply to Kolkata Municipal Corporation for mutation and strike off the name of Somir Banerjee Lessee and record my name as Owner in respect of Premises No. 15A, Hazra Road (Assessee No. 110721300365) and Premises No. 15/3A, Hazra Road (Assessee No. 110721300377).

7. That I hereby declare that if the above statement is found false any time, then I shall be liable to be punished under section 193 of the Indian Penal Code.

That the above statements are true to the best of my knowledge and belief.

Pratima Banerjee
Deponent

Identified by

Amitava Ray
Amitava Ray
Advocate
Alipore Police Court
W.B./236/1984

No. 445/50 Dated 24/02/2021
Solamly affirmed before me
by the declarant on proper
identification by the Lawyer.

Executive Magistrate
Court Alipur
84 Parganas South





Property Tax (PD) e-Receipt for 2020-2021
Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 14/02/2021

RECEIPT INFORMATION

Receipt No: E1262696
Transaction Id: 0120200000218744
Receipt Date and Time: 31/07/2020 09:10:04

BILLING ADDRESS AND ASSESSEE INFORMATION

ASSESSEE NAME: SRI SASHI COOMAR BANERJEE
ASSESSEE NO: 110721300377
PREMISES NO: 15/3A
STREET NAME: HAZRA ROAD
WARD NO: 072

OWNER INFORMATION

OWNER: SRI SASHI COOMAR BANERJEE (SRI SASHI BANERJEE)
OWNER: SRI SASHI COOMAR BANERJEE (SRI SASHI BANERJEE)

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
1	1 2020-2021	34.4	0	0	654
2	2 2020-2021	68.8	0	0	619
3	3 2020-2021	68.8	0	0	619
4	4 2020-2021	68.8	0	0	619

Amount in Words: Rupees Two Thousand Five Hundred Eleven only

Total amount paid Rs.2511.0



E. and O.E.

This document being an e-Receipt of Property Tax (PD), does not require any signature





THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department
No Outstanding Certificate (NOC)

NOC No: E1263922020/110721300377
NOC Issue Date : 14/02/2021

From
The Assessor-Collector

To

The Owner
SR. SASHI COOMAR BANERJEE (SRI SAMIR BANERJEE /LESS

Dear Sirs/Madam(s)

Re: Assessee No : 110721300377
Premises No : 15/3A, HAZRA ROAD
Ward No : 072

This is to inform that, as per our records, there is no outstanding amount due against the above mentioned assessee no as on date.

This NOC is based on the AV Rs. 9440 w.e.f. 4/2005

This warrant status is valid upto 31/03/2021.

For, Assessor-Collector

Date : 14/02/2021

Current unpaid amount Rs. 0.

Pending GR - 20114 .

As per available data as on our record.

This NOC will not cover any fresh/supplementary demand on account of General Revaluation/Interim Revaluation.

This NOC will be treated as invalid and cancelled, if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed.

This document being computer generated does not require any signature





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
8	072	13	1573A	HAZRA ROAD	NO	NO	110721300377	0000

Tract or Block	Map	Plat	Conceded (in Sq. M.)	Flooded (in Sq. M.)	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter	Operative GR Quarter	Operative GR Quarter
												472005		

Name and address of owner and/or person liable to pay consolidated rate (1) Name: SRI. SAMIR CHANDAR BANERJEE / SRI SAMIR BANERJEE / LESS..... Address: DR SAMIR BANERJEE, 10/3A, HAZRA ROAD, CALCUTTA-700026.....	Initial and date of the H.A./Asstt. making correction (2)
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------

Amount of Rebate 3 any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)	Quarterly payable Consolidated Rate (8)	Date of Effect of Alteration (7)	Date of Alteration of Annual Valuation Column 3(5)	Amount of Consolidated Rate (5)	Amount of Rebate 3 any u/s 171(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
0	496.44	496.44	2000-01-01 00:00:00.0	31/03/2001	19.7	0	496.44
0	606.52	606.52	2005-01-01 00:00:00.0	31/03/2009	25.7	0	606.52

Sl. No. of the Tender/Particulars in the A/E (1)	Proportionate AM when 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) (15)	Amount of General Rebate (0.5% w/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(10)	Initial of Authenticating Officer w/s 19(4) (20)	Order of Issuing of Fresh or Supplementary Bills as per Alterations(21)	Remarks (22)
10.20			50	39.99	537	26.85	510				ARY
10.21			50	69.39	598	34.4	654				ARY

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



Major Information of the Deed

Deed No :	I-1603-04655/2021	Date of Registration	08/07/2021
Query No / Year	1603-2001074562/2021	Office where deed is registered	
Query Date	30/06/2021 3:34:08 PM	1603-2001074562/2021	
Applicant Name, Address & Other Details	SUBHAJIT MALAKAR ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240835511, Status :Deed Writer		
Transaction		Additional Transaction	
[0901] Declaration, Declaration relating to immovable property			
Set Forth value		Market Value	
		Rs. 7,30,41,941/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 500/- (Article:4)		Rs. 39/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Hazra More -- Sarat Bose Road (Premises Nos. 1 to 21, 88A to 113)) , , Premises No: 15A, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 7 Chatak 34 Sq Ft		4,06,90,333/-	Width of Approach Road: 52 Ft.,

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Hazra More -- Sarat Bose Road (Premises Nos. 1 to 21, 88A to 113)) , , Premises No: 15/3A, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	4 Katha 12 Chatak 34 Sq Ft		3,01,01,608/-	Width of Approach Road: 52 Ft.,
Grand Total :				18.6152Dec	0 /-	707,91,941 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	3000 Sq Ft.	0/-	22,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	0 /-	22,50,000 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PRATIMA BANERJEE (Presentant) Wife of Late SOMIR BANERJEE 15/3A, HAZRA ROAD, City:- , P.O:- KALIGHAT, P.S:-Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx3L, Aadhaar No: 30xxxxxxxx2424, Status :Individual, Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 02/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 02/07/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
SUBHAJIT MALAKAR Son of N MALAKAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of PRATIMA BANERJEE			

Endorsement For Deed Number : I - 160304655 / 2021

On 02-07-2021

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

Presented for registration at 20:30 hrs on 02-07-2021, at the Private residence by PRATIMA BANERJEE ,Executant.

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

Execution is admitted on 02/07/2021 by PRATIMA BANERJEE, Wife of Late SOMIR BANERJEE, 15/3A, HAZRA ROAD, P.O: KALIGHAT, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife

Indetified by SUBHAJIT MALAKAR, , , Son of N MALAKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-07-2021

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 : 4 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no L488185, Amount: Rs.500/-, Date of Purchase: 30/06/2021, Vendor name: Samiran Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 146068 to 146085
being No 160304655 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.07.27 15:37:17 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/07/27 03:37:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)