

6661/2024

6615/2024

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 202101



Certified that the Document is admitted of
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document

Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

9 MAY 2024

THIS DEED OF CONVEYANCE

Made this the

9th

day of

May

, 2024

[Two Thousand Twenty Four]

BETWEEN

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250040249558

GRN Details

GRN:	192024250040249558	Payment Mode:	SBI Epay
GRN Date:	08/05/2024 14:31:35	Bank/Gateway:	SBlePay Payment Gateway
BRN :	2691599186437	BRN Date:	08/05/2024 14:33:29
Gateway Ref ID:	IGARFUMYI9	Method:	State Bank of India NB
GRIPS Payment ID:	080520242004024954	Payment Init. Date:	08/05/2024 14:31:35
Payment Status:	Successful	Payment Ref. No:	2001126100/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUPROTIM SAHA
Address:	BA-12/2B, DESHBANDHU NAGAR, KOLKATA - 700 059
Mobile:	9051231192
EEmail:	suprotim62@gmail.com
Period From (dd/mm/yyyy):	08/05/2024
Period To (dd/mm/yyyy):	08/05/2024
Payment Ref ID:	2001126100/3/2024
Dept Ref ID/DRN:	2001126100/3/2024

Payment Details

Sl. No.	Payment Ref. No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001126100/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	335920
2	2001126100/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	84014
3	2001126100/3/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	900
		Total		420834

IN WORDS: FOUR LAKH TWENTY THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.

[1] **SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY** [PAN BVCPC5284J] [OCI A 1318363], son of Late Narendra Narayan Chattopadhyay, by Religion - ~~Hindu~~, by Occupation - Doctor, by Nationality - Overseas Citizen of India, residing at 8610 French Creek CT, Roseville, under Police Station - Roseville, PIN - 95747, State - California, Country - United States of America, [2] **SRI BIDYUT KUMAR CHATTOPADHYAY** [PAN ACQPC2292J] [AADHAAR 4383 6307 0591], son of Late Narendra Narayan Chatterjee, by Religion - Hindu, by Occupation - Retired, by Nationality - ~~Indian~~, residing at Flat No. 9, Block - J, 380, Holy Hock Co-operative Housing Society Limited, Baishnabghata, Patuli, Post Office - Panchasayar, under Police Station - Patuli, District South 24-Parganas, PIN - 700 094, State - West Bengal, Country - India and [3] **SRIMATI INDRANI BHATTACHERJEE** [PAN ALZPB0955H] [AADHAAR 4348 8022 3912], wife of Sri Sangotra Bhattacharjee and daughter of Late Narendra Narayan Chattopadhyay, by Religion - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Flat No. 292, Adarsh Apartments, Pocket 16, Sector - 3, Post Office - N. S. I. T. Dwarka, under Police Station - Dabri, District - South West Delhi, PIN - 100 078, State - Delhi, Country - India, hereinafter referred to and called as the **VENDORS** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, trustees, administrators, legal representatives and/or assigns] of the **ONE PART**;

AND

SRI SUJAY KUMAR SAHA [PAN ALJPS7127G] [AADHAAR 4156 1147 9471], son of Late Sudhanshu Saha, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at BD/1, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, Country - India, hereinafter referred to as the **PURCHASER** (which terms and expressions shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**;

WHEREAS:

A. That, one **SRIMATI USHA RANI DAS**, wife of Sri Manindra Nath Das, was the sole and absolute recorded owner of **ALL THAT** piece and parcel of a plot of land measuring about **3979 Satak** more or less comprised in **R. S. Khatian No. 10** and land measuring about **3033 Satak** more or less comprised in **R. S. Khatian No. 209**, lying and situated at **Mouza -**

SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160/169, Pargana - Kalikata, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas;

- B. That, while thus said **SRIMATI USHA RANI DAS**, wife of Sri Manindra Nath Das, enjoying the aforesaid property as the sole and absolute recorded owner, due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **30th day of August, 1963**, said **SRIMATI USHA RANI DAS**, wife of Sri Manindra Nath Das, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 11 [eleven] Chattack 25 [twenty five] Square Feet** more or less **TOGETHER WITH** a building standing thereon, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in C. S. Dag No. 1177 corresponding to **R. S. Dag Nos. 3642 and 3643** appertaining to **R. S. Khatian No. 10**, within the local limits of **South Dum Dum Municipality**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas, unto and in favour of one **SRI SHIB KALI BANDYOPADHYAY**, son of Late Tarapada Bandyopadhyay, therein referred to and called as the **Purchaser** of the **Other Part**, which was duly registered with the **Office of the Registrar of Assurance** at **Calcutta** and recorded in Book No. I, Volume No. 162, Pages from 41 to 47, **Being No. 5336**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;
- C. That, by virtue of purchase, said **SRI SHIB KALI BANDYOPADHYAY**, son of Late Tarapada Bandyopadhyay, became the sole and absolute owner of aforesaid property and thus mutated his name with the offices of the concerned competent authorities and used to pay property tax and other outgoings against his name regularly and punctually;
- D. That, during the course of enjoyment, due to urgent requirement of lawful money by a **Saf Bikray Kobala** dated the **7th day of Agrahayan, 1380 B. S.** corresponding to **23rd day of November, 1973**, said **SRI SHIB KALI BANDYOPADHYAY**, son of Late Tarapada Bandyopadhyay, therein referred to and called as the **Vendor** of the **One Part** sold, transferred, conveyed, granted, assigned and assured **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about **2 [two] Cottahs 11 [eleven] Chattack 25 [twenty five] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154,**

Touzi No. 160, Pargana - Kalikata, comprised in C. S. Dag No. 1177 corresponding to **R. S. Dag Nos. 3642 and 3643** appertaining to **R. S. Khatian No. 10**, within the local limits of **South Dum Dum Municipality**, being **Municipal Holding No. 21 [old] 53 [new]**, **Gorakshabasi Road**, within the jurisdiction of the Office of the Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District 24-Parganas, unto and in favour of one **SRI NARENDRA NARAYAN CHATTOPADHYAY**, son of Sri Nagendra Nath Chattopadhyay, therein referred to and called as the **Purchaser of the Other Part**, which was duly registered with the **Office of the Sub-Registrar at Cossipore, Dum Dum** and recorded in Book No. I, Volume No. 141, Pages from 239 to 243, **Being No. 7869** for the year **1973**, against the consideration mentioned therein and thus handed over the peaceful, vacant and physical possession of the aforesaid property absolutely and forever;

- E. That, by virtue of purchase, said **SRI NARENDRA NARAYAN CHATTOPADHYAY**, son of Sri Nagendra Nath Chattopadhyay, became the sole and absolute owner of aforesaid property and thus mutated his name with the offices of the concerned competent authorities and used to pay property tax, cess, rents, rates, levis and other outgoings against his name regularly and punctually and thus commenced a three storied building as per plan of the **South Dum Dum Municipality** and completed the same in habitable condition in all respect;
- F. That, during the course of enjoyment, said **NARENDRA NARAYAN CHATTOPADHYAY** died intestate on 13th day of November, 2008, leaving behind him, **his wife** namely **SRIMATI AVA CHATTOPADHYAY**, **2 [two] sons** namely **[1] SRI PRANAB KUMAR CHATTOPADHYAY** and **[2] SRI BIDYUT KUMAR CHATTOPADHYAY** and **only daughter** namely **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee, as the only legal heiresses, heirs, successors and representatives towards the estate of deceased **NARENDRA NARAYAN CHATTOPADHYAY**, by virtue law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- G. That, after the demise of said **NARENDRA NARAYAN CHATTOPADHYAY**, by virtue of law of inheritance said **[1] SRIMATI AVA CHATTOPADHYAY**, wife of Late Narendra Narayan Chattopadhyay, **[2] SRI PRANAB CHATTOPADHYAY** **alias SRI PRANAB KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chattopadhyay, **[3] SRI BIDYUT KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chatterjee and **[4] SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee and daughter of Late Narendra Narayan Chattopadhyay, became the

absolute joint owners of aforesaid property and thus mutated their names with the Office of the **South Dum Dum Municipality** and used to pay property tax and other outgoings against their names regularly and punctually;

- H. That, thereafter during the course of enjoyment, said **AVA CHATTOPADHYAY** died intestate on **24th** day of **January, 2020**, leaving behind her **2 [two] sons** said **[1] SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY** and **[2] SRI BIDYUT KUMAR CHATTOPADHYAY** and **only daughter** said **SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee, as the only legal heiresses, heirs, successors and representatives towards the estate of deceased **AVA CHATTOPADHYAY**, by virtue law of inheritance as per Hindu Succession Act, 1956, as amended up-to-date;
- I. That, after the demise of said **NARENDRA NARAYAN CHATTOPADHYAY** and said **AVA CHATTOPADHYAY**, said **[1] SRI PRANAB CHATTOPADHYAY** alias **SRI PRANAB KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chattopadhyay, **[2] SRI BIDYUT KUMAR CHATTOPADHYAY**, son of Late Narendra Narayan Chatterjee and **[3] SRIMATI INDRANI BHATTACHERJEE**, wife of Sri Sangotra Bhattacharjee and daughter of Late Narendra Narayan Chattopadhyay, the Vendors herein became the absolute joint owners of **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about **0.0450 Acre** more or less equivalent to **2 [two] Cottahs 11 [eleven] Chatta 25 [twenty five] Square Feet** more or less **TOGETHER WITH** a **Three Storied Brick construction and Brick Built Building with R. C. C. Roof** measuring about **1500 [one thousand five hundred] Square Feet** more or less, **Each Floor** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in C. S. Dag No. 1177 corresponding to **R. S. Dag Nos. 3642 and 3643** corresponding to **L. R. Dag Nos. 3660 [Classification of Land VITI/BASTU]**, measuring about **0.0331 Acre** more or less] and **3661 [Classification of Land: BASTU]**, measuring about **0.0119 Acre** more or less] appertaining to **R. S. Khatian No. 10** corresponding to **L. R. Khatian No. 2531**, within the local limits of **Ward No. 26, Circle No. 6** of the **South Dum Dum Municipality**, being **Municipal Holding No. 152 [old] 194 [new]**, **Gorakshabasi Road**, being **Premises No. 53/5, Gorakshabasi Road**, **Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is more fully and particularly mentioned in the Schedule

written hereunder and hereinafter referred to and called as the "**SAID PREMISES**";

- J. That, after and owned and acquired the aforesaid property, the Vendors herein intend to develop their property by way of erection of a multi-storied building thereon after demolition of existing three storied building, and to that effect, the Vendors herein prepared a building plan for a multi storied building with the help of a reputed Architect and submitted before the South Dum Dum Municipality for necessary sanction and/or approval vide **Plan No. 1360**;
- K. That, Vendors decided to sell, transfer and convey their aforesaid property to any intending Purchaser or Purchasers against the consideration as they think fit and proper;
- L. That, the Purchaser herein have perused and satisfied with the title of the Vendors related to the said property;
- M. That, the Vendors herein acquired good clear title, full power and absolute authority towards the said plot of land together with a Three Storied Building standing thereon and together with the all sorts of easement right of the common passage leading to the said plot of land, specifically and particularly mentioned in the Schedule written hereunder and thus the Vendors herein seized and possessed of or otherwise well and sufficiently entitled to diverge the same absolutely forever and free from all sort of encumbrances, attachments, liens, lispens, alignments, requisitions, acquisitions and liabilities whatsoever and the Vendors herein sufficiently entitled to deal with the said plot of land together with an Three Storied Building standing thereon specifically and particularly mentioned in the Schedule written hereunder;
- N. The Vendors have offered to sell **ALL THAT** piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about **0.0450 Acre** more or less equivalent to **2 [two] Cottahs 11 [eleven] Chatack 25 [twenty five] Square Feet** more or less **TOGETHER WITH** a **Three Storied Brick construction and Brick Built Building with R. C. C. Roof** measuring about **1500 [one thousand five hundred] Square Feet** more or less, **Each Floor** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - SATGAÇHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in C. S. Dag No. 1177 corresponding to **R. S. Dag Nos. 3642 and 3643** corresponding to **L. R. Dag Nos. 3660 [Classification of Land VITI/BASTU]**, measuring about **0.0331 Acre** more or less] and **3661 [Classification of Land:**

Handwritten signature: Brijendra Chelgani

BASTU, measuring about **0.0119 Acre** more or less] appertaining to **R. S. Khatian No. 10** corresponding to **L. R. Khatian No. 2531**, within the local limits of **Ward No. 26, Circle No. 6** of the **South Dum Dum Municipality**, being **Municipal Holding No. 152 [old] 194 [new]**, **Gorakshabasi Road**, being **Premises No. 53/5, Gorakshabasi Road, Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, specifically mentioned in the Schedule written hereunder and shown in the plan attached herewith with red color border and the Purchaser herein agreed to purchase the same at and for consolidated consideration of **Rs. 84,00,000/- [Rupees eighty four lacs] only** according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendors have agreed to sell and transfer the said plot of land **TOGETHER WITH** a Three Storied Building standing thereon, for total consideration of **Rs. 84,00,000/- [Rupees eighty four lacs] only** which according to the parties herein is fair and reasonable market value of the demised plot of land.

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of an agreement and in consolidated consideration of the sum of **Rs. 84,00,000/- [Rupees eighty four lacs] only** duly paid by the Purchaser to the Vendors only at the time of execution of this instruments (the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same or every part thereof forever acquit release and discharge the Purchaser as also every portion of the demised plot of land **TOGETHER WITH** a Three Storied Building standing thereon, the Vendors doth hereby grant sell convey transfer assign and assure **ALL THAT** landed property **TOGETHER WITH** Three Storied Building more fully and particularly described in the Schedule hereunder written and hereinafter referred to as "the said property" OR **HOWSOEVER OTHERWISE** the said property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents issues profits thereof and all other legal incidents thereof all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim and demand whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating

to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity TO HAVE AND TO HOLD the said property, hereby granted transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever, free from all encumbrances whatsoever.

2. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER:-

- I) THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessors-in-title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and
- II) THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now have good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the said property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for their absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the Vendors or any person or persons whatsoever; and
- IV) THAT free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispences and attachments whatsoever; and
- V) THAT further the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or

upon the said property or any and every part thereof from, under or in trust for the Vendors and/or their predecessors-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchaser do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the said property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required; and

- VI) THAT the said property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and
- VII) THAT no notice issued under the Public Demands Recovery Act, has been served on the Vendors nor any such notice has been published; and
- VIII) THAT the Vendors and has not yet received any notice of requisition or acquisition of the property described in the Schedule below and the said property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) THAT the Purchaser and all person claiming through or under her have undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity; and
- X) THAT the Vendors shall and will, at all times hereafter be bound to indemnify the Purchaser against any loss or damage may be suffered by the Purchaser by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchaser; and
- XI) THAT simultaneously with the execution of this Deed of Conveyance, the Vendors deliver peaceful vacant possession of the said property, described in the Schedule below, unto the Purchaser for the absolute use and benefits of the Purchaser as full and absolute Owners thereof

and all rights, title, interest over the said property hereby vests unto the Purchaser by virtue of this Deed of Conveyance absolutely and forever;

XII) THAT the Vendors doth hereby declare that the said property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the said property, as described in the Schedule hereto below; and

XIII) THAT simultaneously with the execution of this Deed, the Vendors shall handover all original documents of title relating to this property unto the Purchaser.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land identified as **Scheme Plot No. "4"** measuring about **0.0450 Acre** more or less equivalent to **2 [two] Cottahs 11 [eleven] Chattack 25 [twenty five] Square Feet** more or less **TOGETHER WITH a Three Storied Brick construction and Brick Built Building with R. C. C. Roof and Cemented Flooring** measuring about **1500 [one thousand five hundred] Square Feet** more or less, **Each Floor** measuring about **500 [five hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata**, comprised in C. S. Dag No. 1177 corresponding to R. S. Dag Nos. 3642 and 3643 corresponding to L. R. Dag Nos. 3660 [Classification of Land VITI/BASTU, measuring about 0.0331 Acre more or less] and 3661 [Classification of Land: BASTU, measuring about 0.0119 Acre more or less] appertaining to **R. S. Khatian No. 10** corresponding to **L. R. Khatian No. 2531**, within the local limits of **Ward No. 26, Circle No. 6 of the South Dum Dum Municipality**, being **Municipal Holding No. 152 [old] 194 [new]**, **Gorakshabasi Road**, being **Premises No. 53/5, Gorakshabasi Road**, **Post Office - Dum Dum**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, **PIN - 700 028, State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH : PROPERTY OF CHIRANJIB KUMAR DUTTA;

ON THE SOUTH : PROPERTY OF BANKIM CHANDRA SAHA;

ON THE EAST : TWELVE FEET WIDE ROAD;

ON THE WEST : PROPERTY OF SURENDRA LAL KUNDU;

IN WITNESS WHEREOF the **VENDORS** and the **PURCHASER** set and subscribed their hands and seal on the day month and year above written.

SIGNED, SEALED and DELIVERED by the **VENDORS** and the **PURCHASER** in the presence of: -

1.

Suprotim Saha
Advocate

Pranab Chatterjee

Bidyut Ray

2. Desbandhu Chatterjee
BC-1/10, D.B. Nagar.
Bagmati, Kol- 59.

Indrani Bhattacharjee

SIGNATURE OF VENDORS

Drafted by me and prepared in my Office

Suprotim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

Sujay Kumar Saha.

SIGNATURE OF PURCHASER

RECEIPT

RECEIVED a sum of **Rs. 84,00,000/-** [Rupees eighty four lacs] only from the above named Purchaser according to the memo of consideration stated hereinafter.

MEMO OF CONSIDERATION

Date	Bank	Branch	Draft/Cheque	Amount [Rs.]
07.05.2024	State Bank of India	Baguiati	996920	21,56,000.00
07.05.2024	State Bank of India	Baguiati	811044	6,44,000.00
		[Tax under Form No. 26QB]		
07.05.2024	State Bank of India	Baguiati	996921	27,72,000.00
07.05.2024	State Bank of India	Baguiati	811046	28,000.00
		[Tax under Form No. 26QB]		
09.05.2024	UCO Bank	Dakshinpara	153702	27,72,000.00
07.05.2024	UCO Bank	Dakshinpara	001481	28,000.00
		[Tax under Form No. 26QB]		
Total Consideration Rs.				84,00,000.00

Rupees eighty four lacs only.

WITNESSES:

1.

[Signature]
Adyate

[Signature]
Bidyut Chatterjee

2. Desanlin Chatterjee

[Signature]
Indrani Bhattacharyee

**SIGNATURE OF VENDORS/
RECIPIENTS**

the Plan of a plot of land identified as Scheme Plot No. "4", lying and situated at Mouza - SAT GACHIL, J. L. No. 20, Re. Sa. No. 154, Touzi No. 160, Pargana - Kalikata, C. S. Dag No. 1177, R. S. Dag Nos. 3642 and 3643, L. R. Dag Nos. 3660 and 3661, R. S. Khatian No. 10, L. R. Khatian No. 2531, within the local limits of Ward No. 26, Circle No. 6 of the South Dum Dum Municipality, Municipal Holding No. 152 [old] 194 [new], Gorakshabasi Road, Premises No. 53/5, Gorakshabasi Road, Post Office - Dum Dum, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal;



Area of Land: 0.0450 Acre more or less

equivalent to 2 Cottahs 11 Chattack 25 Square Feet more or less

Area of Building:

Ground Floor: 500 Square Feet more or less

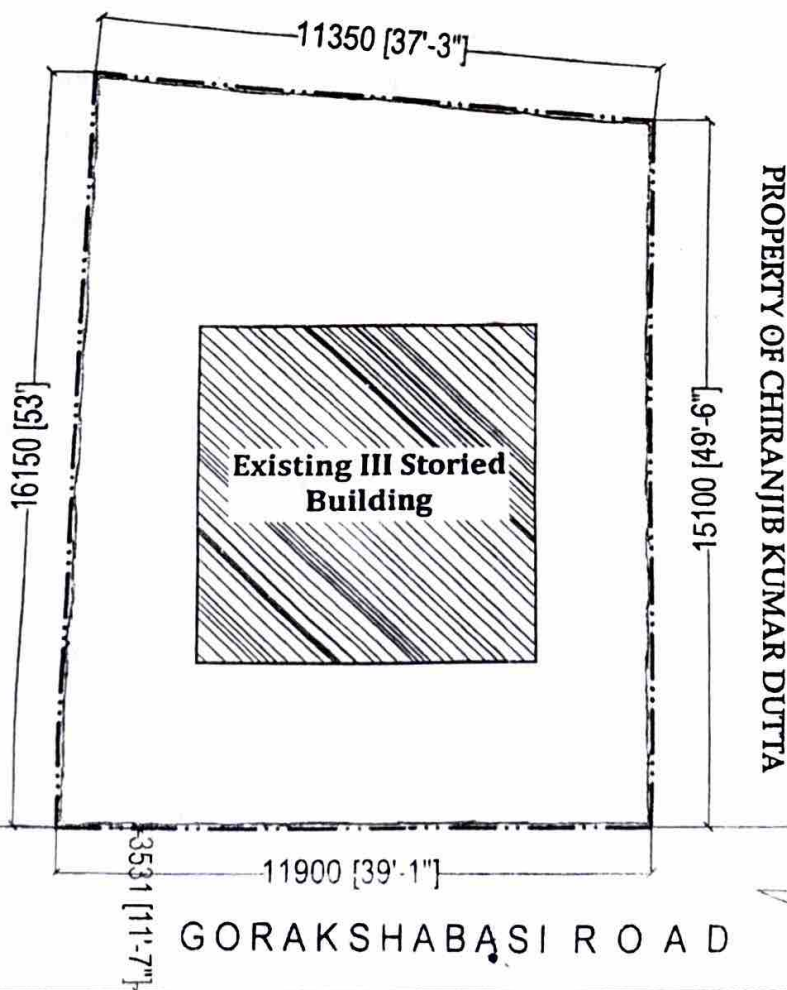
First Floor: 500 Square Feet more or less

Second Floor: 500 Square Feet more or less

Total Area: 1500 Square Feet more or less

PROPERTY OF SURENDRA LAL KUNDU

PROPERTY OF BANKIM CHANDRA SAHA



[Handwritten Signature]

[Handwritten Signature]

Indraneel Bhattacharya

Signature of Vendors

[Handwritten Signature]

Signature of Purchaser

Drawn by: *[Handwritten Signature]*
T. Choudhury

SPECIMEN FOR TEN FINGER PRINTS

SL. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**



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]

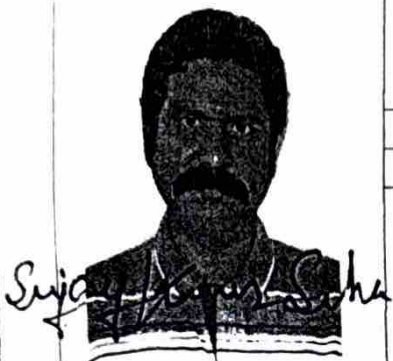
Bidy

Sadya Bidy

Indira Bhattacharya

SPECIMEN FOR TEN FINGER PRINTS

SL. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**

					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]					
PHOTO					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
	THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]					
PHOTO					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
	THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]					

Major Information of the Deed

Deed No.:	I-1904-06615/2024	Date of Registration	09/05/2024
Query No / Year	1904-2001126100/2024	Office where deed is registered	
Query Date	04/05/2024 6:25:10 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPROTIM SAHA BA-12/2B, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 84,00,000/-	Rs. 84,00,000/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 3,36,020/- (Article:23)	Rs. 84,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

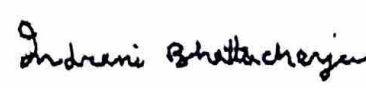
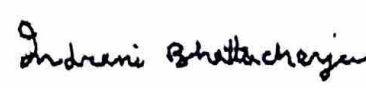
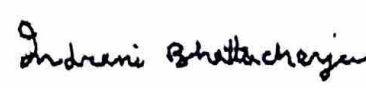
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Satgachi, Premises No: 53/5, JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3660 (RS :-)	LR-2531	Bastu	Bastu	0.0331 Acre	45,00,000/-	45,00,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-3661 (RS :-)	LR-2531	Bastu	Bastu	0.0119 Acre	25,00,000/-	25,00,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			4.5Dec	70,00,000 /-	70,00,000 /-	
		Grand Total :			4.5Dec	70,00,000 /-	70,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	14,00,000/-	14,00,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 2, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1500 sq ft	14,00,000 /-	14,00,000 /-	

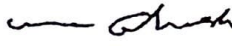
Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PRANAB CHATTOPADHYAY Son of Late Narendra Narayan Chattopadhyay Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>09/05/2024</td> <td></td> <td>LTI 09/05/2024</td> <td>09/05/2024</td> </tr> </tbody> </table> , OCI No A 1318363, 8610, French Creek CT, Roseville, City:- , P.O:- Roseville, California, United States, PIN:- 000000 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: United States Date of Birth: XX-XX-1XX7 , PAN No.: bvxxxxxx4j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri PRANAB CHATTOPADHYAY Son of Late Narendra Narayan Chattopadhyay Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured		09/05/2024		LTI 09/05/2024	09/05/2024
Name	Photo	Finger Print	Signature										
Shri PRANAB CHATTOPADHYAY Son of Late Narendra Narayan Chattopadhyay Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured											
09/05/2024		LTI 09/05/2024	09/05/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri BIDYUT KUMAR CHATTOPADHYAY Son of Late Narendra Narayan Chatterjee Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>09/05/2024</td> <td></td> <td>LTI 09/05/2024</td> <td>09/05/2024</td> </tr> </tbody> </table> Holy Hock Co Operative Housing Society Limited, Balshnabghata, Patuli, Block/Sector: Block J, Flat No: 9, City:- , P.O:- Panchasayar, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: acxxxxxx2j, Aadhaar No: 43xxxxxxxx0591, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri BIDYUT KUMAR CHATTOPADHYAY Son of Late Narendra Narayan Chatterjee Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured		09/05/2024		LTI 09/05/2024	09/05/2024
Name	Photo	Finger Print	Signature										
Shri BIDYUT KUMAR CHATTOPADHYAY Son of Late Narendra Narayan Chatterjee Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured											
09/05/2024		LTI 09/05/2024	09/05/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt INDRANI BHATTACHERJEE Wife of Shri Sangotra Bhattacherjee Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>09/05/2024</td> <td></td> <td>LTI 09/05/2024</td> <td>09/05/2024</td> </tr> </tbody> </table> Adarsh Apartment, Pocket 16, Sector 3, Flat No: 292, City:- , P.O:- N S I T Dwarka, P.S:-DABRI, District:-South West, Delhi, India, PIN:- 100078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX2 , PAN No.: alxxxxxx5h, Aadhaar No: 43xxxxxxxx3912, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Smt INDRANI BHATTACHERJEE Wife of Shri Sangotra Bhattacherjee Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured		09/05/2024		LTI 09/05/2024	09/05/2024
Name	Photo	Finger Print	Signature										
Smt INDRANI BHATTACHERJEE Wife of Shri Sangotra Bhattacherjee Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured											
09/05/2024		LTI 09/05/2024	09/05/2024										

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SUJAY KUMAR SAHA (Presentant) Son of Late Sudhangshu Saha Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>09/05/2024</td> <td>09/05/2024</td> <td>09/05/2024</td> <td>09/05/2024</td> </tr> </tbody> </table> Son of Late Sudhangshu Saha BD/1, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: alxxxxxx7g, Aadhaar No: 41xxxxxxxx9471, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri SUJAY KUMAR SAHA (Presentant) Son of Late Sudhangshu Saha Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured		09/05/2024	09/05/2024	09/05/2024	09/05/2024
Name	Photo	Finger Print	Signature										
Shri SUJAY KUMAR SAHA (Presentant) Son of Late Sudhangshu Saha Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office		 Captured											
09/05/2024	09/05/2024	09/05/2024	09/05/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
UMA GHOSH Wife of Raju Ghosh Jagadishpur, City:- , P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135		 Captured	
09/05/2024	09/05/2024	09/05/2024	09/05/2024

Identifier Of Shri PRANAB CHATTOPADHYAY, Shri BIDYUT KUMAR CHATTOPADHYAY, Smt INDRANI BHATTACHERJEE, Shri SUJAY KUMAR SAHA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRANAB CHATTOPADHYAY	Shri SUJAY KUMAR SAHA-1.10333 Dec
2	Shri BIDYUT KUMAR CHATTOPADHYAY	Shri SUJAY KUMAR SAHA-1.10333 Dec
3	Smt INDRANI BHATTACHERJEE	Shri SUJAY KUMAR SAHA-1.10333 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri PRANAB CHATTOPADHYAY	Shri SUJAY KUMAR SAHA-0.396667 Dec
2	Shri BIDYUT KUMAR CHATTOPADHYAY	Shri SUJAY KUMAR SAHA-0.396667 Dec
3	Smt INDRANI BHATTACHERJEE	Shri SUJAY KUMAR SAHA-0.396667 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri PRANAB CHATTOPADHYAY	Shri SUJAY KUMAR SAHA-500.00000000 Sq Ft
2	Shri BIDYUT KUMAR CHATTOPADHYAY	Shri SUJAY KUMAR SAHA-500.00000000 Sq Ft
3	Smt INDRANI BHATTACHERJEE	Shri SUJAY KUMAR SAHA-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Satgachi, Premises No: 53/5, JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3660, LR Khatian No:- 2531	Owner: শ্রী প্রানব চট্টোপাধ্যায়, Gurdian: শ্রী প্রানব চট্টোপাধ্যায়, Address: বিজ, Classification: বহু, Area: 0.03310000 Acre,	Shri PRANAB CHATTOPADHYAY
L2	LR Plot No:- 3661, LR Khatian No:- 2531	Owner: শ্রী প্রানব চট্টোপাধ্যায়, Gurdian: শ্রী প্রানব চট্টোপাধ্যায়, Address: বিজ, Classification: বহু, Area: 0.01190000 Acre,	Shri PRANAB CHATTOPADHYAY

Endorsement For Deed Number : I - 190406615 / 2024

On 09-05-2024

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

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

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

Presented for registration at 15:02 hrs on 09-05-2024, at the Office of the A.R.A. - IV KOLKATA by Shri SUJAY KUMAR SAHA, Claimant.

Certificate of Market Value (WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 84,00,000/-

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

Execution is admitted on 09/05/2024 by 1. Shri PRANAB CHATTOPADHYAY, Son of Late Narendra Narayan Chattopadhyay, , OCI No A 1318363, 8610, French Creek CT, Roseville, P.O: Roseville, California, United States, PIN - 000000, by caste Hindu, by Profession Professionals, 2. Shri BIDYUT KUMAR CHATTOPADHYAY, Son of Late Narendra Narayan Chatterjee, Holy Hock Co Operative Housing Society Limited, Baishnabghata, Patuli, Sector: Block J, Flat No: 9, P.O: Panchasayar, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Retired Person, 3. Smt INDRANI BHATTACHERJEE, Wife of Shri Sangotra Bhattacharjee, Adarsh Apartment, Pocket 16, Sector 3, Flat No: 292, P.O: N S I T Dwarka, Thana: DABRI, , South West, DELHI, India, PIN - 100078, by caste Hindu, by Profession House wife, 4. Shri SUJAY KUMAR SAHA, Son of Late Sudhangshu Saha, BD/1, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by UMA GHOSH, , , Wife of Raju Ghosh, Jagadishpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 84,098.00/- (A(1) = Rs 84,000.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 84,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2024 2:33PM with Govt. Ref. No: 192024250040249558 on 08-05-2024, Amount Rs: 84,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 2691599186437 on 08-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,36,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 3,35,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16835, Amount: Rs.100.00/-, Date of Purchase: 22/04/2024, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/05/2024 2:33PM with Govt. Ref. No: 192024250040249558 on 08-05-2024, Amount Rs: 3,35,920/-, Bank: SBI EPay (SBIEPay), Ref. No. 2691599186437 on 08-05-2024, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 333416 to 333441

being No 190406615 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.09 17:14:22 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 09/05/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.