

013121/2023

2-12749/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 467569

Q. NO. 1906-2002769420/2023

Certified that the document is submitted to registration. The Signatures Sheet and endorsement Sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
Cherapunji, Dum Dum, 24-Pgs. (North)

28 NOV 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 24<sup>th</sup> day of November Two Thousand and Twenty Three (2023).

BETWEEN

*1. Caseno. 2062/23*

7630  
30/8/2023

নম্বর PRADIP BHATTACHARJEE  
সন ও তারিখ Advocate  
ক্রেতার High Court, Calcutta

5000/-

সাক্ষিন-  
ম্যাম্প মূল্য  
ভেদার শ্রী-  
বারাসাত কোর্ট  
উত্তর-২৪ পরগনা

টি. ভি. নং-

02 AUG 2023

ম্যাম্প ক্রয়ের তারিখ-

500000

মোট ম্যাম্পের মূল্য-

ক্রেতার অফিস-বারাসাত

ভেদার শ্রী তপস কুমার সাহা

Kamal Kundu

M.C. 7618

24/8/23

Kamal Kundu

M.C. 7619

Pradip Kumar Banerjee

M.C. 7620



Pradip Kumar Banerjee

M.C. 7621

Mina Banerjee

M.C. 7622

Adl. District Sub-Registrar  
Cossipore, Dum Dum

24 NOV 2023

Pradip Kumar Banerjee

1) SRI. NISHANATH BANERJEE (PAN No. AOTPB2667C & Aadhar No. 7528 1893 7920) son of Late Sudhansu Kumar Banerjee, by occupation - Retired, by faith - Hindu, by nationality - Indian, residing at Flat No. A11, Bedh Progya, 101A Santosh Roy Road, Sakher Bazer, Purba Barisha, under Police Station - Haridevpur, Post Office - Purba Barisha, Kolkata - 700 008, District South 24 - Parganas, 2) SRI. PRODOSH KUMAR BANERJEE (PAN No. AANPB3053B & Aadhar No. 4032 2378 9953) son of Late Sudhansu Kumar Banerjee, by occupation - Retired, by faith - Hindu, by nationality - Indian, residing at 312B, May Flowergardens, 91/6, Naga Varapalya, under Police Station - Baiyapanahalli, Post Office - CV Raman Nagar, Pin Code- 560093, Bengaluru, State - Karnataka, 3) SMT. MINA BANERJEE (PAN No. AODPB8378M & Aadhar No. 6119 8838 3266) wife of Late Gopal Chandra Banerjee, by occupation - Household, by faith - Hindu, by nationality - Indian, residing at 95(new), 46(old) Nagendra Nath Road, under Police Station - Dum Dum(old) Nagerbazer(new) & Post Office - Dum Dum, Kolkata - 700 028, District North 24 Parganas, 4) SRI. SANJAY KUMAR BANDOPADHYAY (PAN No. AJXPB5678D & Aadhar No. 2473 3892 6298) son of Late G C Bandopadhyay, by occupation - Service, by faith - Hindu, by nationality - Indian, residing at Flat No. 303, Anesh Avenue, old Police Station Road, 410, Jewel Gardens, Block B, Nandini Nagar, near Sai Teja Hospital, Miyapur, Medchai-Malkajagiri, Ambekar Nagar, opposite Syndicate Bank, Miyapur, under Police Station- & Post Office - Miyapur, K.V Rangareddy, Pin Code- 500049, Telangana and 5) MISS. INDRANI BANERJEE (PAN No. AFBPB8056M & Aadhar No. 7348 2681 1131) daughter of Late Biswa Nath Banerjee, by occupation - Household, by faith - Hindu, by nationality - Indian, residing at First Floor, 196F/11, Picnic Garden Road, Pinic Park, VTC Tiljala, under Police Station & Post Office - Tiljala, Kolkata - 700 039, District South 24 Parganas hereinafter called and referred to as the hereinafter called and referred to as the "VENDORS/SELLERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

### A N D

SREEKRISHNA ENTERPRISE (PAN NO. AFDFS8158R) a Partnership firm, having its office at 1/1, Municipal Office Lane, Post Office - Motijheel, Police Station - Dum Dum(old) Nagerbazer(new), Kolkata - 700 074, District North 24- Parganas, being represented by its partners namely 1) SRI. DIPON SEN (PAN No. FEIPS2519D & Aadhar No. 4880 1915 0233) son of Sri Shyamal Chandra Sen, by faith - Hindu, by Nationality Indian, by Occupation - Business, residing at Ground Floor, Sen Villa, 119, Gorakshyabasi Road, Post Office & Police Station- Dum Dum, Kolkata- 700 028, District North 24 Parganas, 2) SRI. KAMAL KUNDU (PAN NO. AKCPK2200Q & Aadhar No. 2344 7487 6227) son of Late Kanai Lal Kundu by faith - Hindu, by Nationality- Indian, by Occupation -Business, residing at 100/73, Jessore Road, Bhagabati Colony, under Police Station - Dum Dum, Post Office - Motijheel, Kolkata - 700074 District North 24 Parganas, 3) SRI AVIRUP SAHA (PAN No. HZHPS8580J & Aadhar No. 217858097395), son of Sri Desh

Bandhu Saha, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 10, Gorakshya Basi Road, Nagar Bazar Post Office & Police Station- Dum Dum, Kolkata- 700 028, District North 24 Parganas, 4)SRI PRADIP KUMAR SAHA (PAN No. AXDPS5519A & Aadhar No. 2847 8307 5898) son of Late Pabitra Kumar Saha, by Occupation - Business, by faith - Hindu, by Nationality- Indian, residing at 13/A, D.N. Chatterjee Street, Post Office & Police Station- Belghoria, Kolkata- 700 056, District North 24 Parganas, 5)SRI RANADHIR SAHA (PAN No. AYZPS9689J & Aadhar No. 7963 1991 0731), son of Late Benimadhab Saha, by faith Hindu, by Nationality- Indian, by Occupation- Engineer(Professional), residing at 174, Purba Sinthee Bye Lane, Post Office- Ghughudanga Police Station- Dum Dum(old), Nagerbazer(new) Kolkata - 700030, District North 24 Parganas, 6)SMT SUPRIYA SAHA (PAN No. CAGPS2398M & Aadhar No. 7348 3032 2800 7639) wife of Sri Ranadhir Saha, by faith Hindu, by Nationality- Indian, by Occupation- Business, residing at 174, Purba Sinthee Bye Lane, Post Office- Ghughudanga Police Station- Dum Dum(old), Nagerbazer(new) Kolkata - 700030, District North 24 Parganas and 7)SMT MADHUSREE MUKHERJEE (PAN No. BODPM2271K & Aadhar No. 7650 0399 5083), wife of Sri. Aribanda Saha, by faith Hindu, by Nationality- Indian, by Occupation- Service, residing at AF-338, Paushali Apartment, First Floor, Rabindra Pally, Talbagan, Krishnapur, Rajarhat Gopalpur, Post Office- Keshtopur, Police Station- Baguihati, Kolkata - 700101, District North 24 Parganas. **This Partnership firm represented by Partner No. 1,2 & 6** hereinafter called and referred to as the hereinafter called and referred to as hereinafter called and referred to as the "PURCHASERS"( which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successors - in - office and assigns) of the SECOND PART.

WHEREAS one Girija Prosanna Sen was the absolute owner of land including garden, tanks, ponds, jheels thus admeasuring an area of 13(Thirteen) Bighas more or less situated at 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid plot of land including garden, tanks, ponds, jheels thus admeasuring an area of 13(Thirteen) Bighas more or less situated at 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas due to paucity fund, Girija Prosanna Sen alongwith Smt. Sarojini Debi wife Bhagabati Prosanno Sen as the Confirming Party sold, released, transferred and conveyed of the said plot of land by virtue of a Deed of Conveyance dated 9<sup>th</sup> day of August 1946 and the same was registered before Registrar of Assurances and the same was copied in Book No. I, Volume No. 96, Pages No. 72 to 82, Being No. 2942 for the year 1946 infavour of Sonar Bangla Bank Ltd.(the then in Liquidation) against in a valuable consideration mentioned therein.

**AND WHEREAS** after purchased of the aforesaid plot of land including garden, tanks, ponds, jheels thus admeasuring an area of 13(Thirteen) Bighas more or less situated at 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas due to paucity fund intend to sell out some portion of their entire land and thereafter the piece & parcel of garden land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less they demarcated and partitioned in small two numbers of plots each admeasuring an area of 3(Three)Cottahs 13(Thirteen)Chittacks 26(Twenty Six) Sq.ft. more or less and thereafter Sonar Bangla Bank Ltd.(the then in Liquidation) due to paucity fund, sold, released, transferred and conveyed a plot of garden land admeasuring an area of 3(Three)Cottahs 13(Thirteen)Chittacks 26(Twenty Six) Sq.ft. more or less marked as 3B(B) being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas by virtue of a Deed of Conveyance dated 11<sup>th</sup> day of January 1950 and the same was copied in Book No. I, Volume No. 6, Pages No. 214 to 222, Being No. 99 for the year 1950 infavour of Sri. Keshab Chandra Dutt son of Late Haridas Dutt against in a valuable consideration mentioned therein.

**AND WHEREAS** after purchased of the aforesaid plot of land plot of garden land admeasuring an area of 3(Three)Cottahs 13(Thirteen)Chittacks 26(Twenty Six) Sq.ft. more or less comprised in Mouza - Satgachi, in J. L No. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, marked as 3B(B) being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas by Sri. Keshab Chandra Dutt son of Late Haridas Dutt due to paucity fund by virtue of a Agreement for Sale dated 15<sup>th</sup> day of February 1954 intend to sell out of the aforesaid land against a valuable consideration with one Sri. Kalidas Banerjee son of Late Rajendra Chandra Sashtri Bahadur and subsequently a Deed of Conveyance executed & registered dated 5<sup>th</sup> day of April 1954 and the same was registered before Sub Registrar at Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 3, Pages No. 53 to 60, Being No. 1876 for the year 1954. (copy of concerned Deed of Conveyance placed herein in Annex 1).

**AND WHEREAS** after purchased of the aforesaid plot of land including garden, tanks, ponds, jheels thus admeasuring an area of 13(Thirteen) Bighas more or less situated at 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas due to paucity fund intend to sell out some portion of their entire land and thereafter the piece & parcel of garden land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less they demarcated and partitioned in small two numbers of plots each admeasuring an area of 3(Three)Cottahs 13(Thirteen)Chittacks 26(Twenty Six) Sq.ft. more or less

and thereafter Sonar Bangla Bank Ltd.(the then in Liquidation) due to paucity fund, sold, released, transferred and conveyed a plot of garden land admeasuring an area of 3(Three)Cottahs 13(Thirteen)Chittacks 26(Twenty Six) Sq.ft. more or less marked as 3(A) being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas by virtue of a Deed of Conveyance dated 11<sup>th</sup> day of January 1950 and the same was copied in Book No. I, Volume No. 8, Pages No. 16 to 24, Being No. 98 for the year 1950 infavour of Smt. Joyabati Mitra wife of Late Sris Chandra Mitra and Sri. Sudhin Chandra Mitra son of Late Sris Chandra Mitra against in a valuable consideration mentioned therein.

**AND WHEREAS** after purchased of the aforesaid plot of land plot of garden land admeasuring an area of 3(Three)Cottahs 13(Thirteen)Chittacks 26(Twenty Six) Sq.ft. more or less comprised in Mcuza - Satgachi, in J. L No. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, marked as 3(A) being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum under the jurisdiction of Sub Registrar at Cossipore Dum Dum, in the District of 24 Parganas by Smt. Joyabati Mitra and Sri. Sudhin Chandra Mitra due to paucity fund by virtue of a Agreement for Sale dated 15<sup>th</sup> day of February 1954 intend to sell out of the aforesaid land against a valuable consideration with one Sri. Kalidas Banerjee son of Late Rajendra Chandra Sashtri Bahadur and subsequently a Deed of Conveyance executed & registered dated 12<sup>th</sup> day July 1954 and the same was registered before Sub Registrar at Cossipore, Dum Dum and the same was copied in Book No. I, Volume No. 54, Pages No. 129 to 131, Being No. 3923 for the year 1954. (copy of concerned Deed of Conveyance placed herein in Annex 2).

**AND WHEREAS** after purchase of the aforesaid property by Sri. Kalidas Banerjee son of Late Rajendra Chandra Sashtri Bahadur by virtue of two numbers of deeds became the joint owners plot of land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals comprised in Mouza - Satgachi, in J. L No. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, being 10, Satgachi Road thereafter 10, Nagendra Nath Road under Police Station Dum Dum, Kolkata - 700 028, under the local limits of South Dum Dum Municipality, in the District of North 24 Parganas and thereafter duly mutated his name before the records of Block Land & Land Revenue Office at Sodepur, Barrackpore and obtained L.R Khatian No. 1146 against in L.R Dag No. 4335 and also converted his land bagan to bastu and duly mutated his name before the South Dum Dum Municipality and obtained Municipal Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, under Post Office & Police Station - Dum Dum, Kolkata - 700 028, in Ward No. 24 and since then paid municipal taxes and khajnas regularly without any delay or default without any interruptions or encumbrances. (copy of Digitally authenticated ROR in favour of Sri Kalidas Banerjee is placed herein in Annex 3).

**The land is bounded by :**

- ON THE NORTH** : Plot of Dag No. 4307 & 4308 & Plot of Nirmala Chatterjee.  
**ON THE SOUTH** : 31 Feet wide Nagendra Nath Road.  
**ON THE EAST**: : Colony Drain.  
**ON THE WEST** : 12 feet wide Nagendra Nath Road.

A SKETCH of the land is attached in Annex 4.

**AND WHEREAS** while seized and possessed of the aforesaid property without any interruptions or encumbrances Sri. Kalidas Banerjee died intestate on 6<sup>th</sup> day of February 1974 leaving behind his four sons namely Sri. Sudhansu Kumar Banerjee alias Sudhangsu Kumar Banerjee, Sri. Sunil Chandra Banerjee alias Sunil Ch Banerjee, Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay and Sri. Biswanath Banerjee as his legal heirs and successors according to Hindu Succession Act, 1956 and his wife namely Tarakali Banerjee died intestate long years ago.

**AND WHEREAS** That by virtue of inheritance, Sri. Sudhansu Kumar Banerjee alias Sudhangsu Kumar Banerjee, Sri. Sunil Chandra Banerjee alias Sunil Ch Banerjee, Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay and Sri. Biswanath Banerjee became the joint owners plot of bastu land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals comprised in Mouza - Satgachi, in J. L No. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, L.R Dag No. 4335, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, L.R Khatian No. 1146 within the jurisdiction of Dum Dum(old), Nagerbazer(new) Police Station, Post Office-Dum Dum, being Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, Kolkata - 700 028, under Ward No. 24 of South Dum Dum Municipality, District North 24 Parganas.

**AND WHEREAS** while seized and possessed of the aforesaid joint property by Sri. Sudhansu Kumar Banerjee alias Sudhangsu Kumar Banerjee, Sri. Sunil Chandra Banerjee alias Sunil Ch Banerjee, Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay and Sri. Biswanath Banerjee out of them Sri. Sudhansu Kumar Banerjee alias Sudhangsu Kumar Banerjee died intestate on 30<sup>th</sup> day of August 2009 leaving behind his two sons namely Sri. Nishanath Banerjee and Sri. Prodosh Kumar Banerjee as his legal heirs and successors according to Hindu Succession Act, 1956 and his wife namely Urmila Devi Banerjee died intestate on 9<sup>th</sup> day of July 2019.

**AND WHEREAS** while seized and possessed of the aforesaid joint property by Sri. Sunil Chandra Banerjee alias Sunil Ch Banerjee, Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay, Sri. Biswanath Banerjee out of them Sri. Sunil Chandra Banerjee alias Sunil Ch Banerjee died intestate on 6<sup>th</sup> day of May 1996 and his wife namely Namita Banerjee died intestate on 25<sup>th</sup> day of December 2012 and as issuesless leaving behind legal heirs and successors of deceased Kalidas Banerjee and Tarakali Banerjee according to Hindu Succession Act, 1956.

**AND WHEREAS** while seized and possessed of the aforesaid joint property by Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay and Sri. Biswanath Banerjee out of them Sri. Gopal Chandra Banerjee alias Gopal Chandra Bandopadhyay died intestate on 17th day of May 2021 leaving behind his wife namely Smt. Mina Banerjee and only son namely Sri. Sanjay Kumar Bandopadhyay as his legal heirs and successors according to Hindu Succession Act, 1956.

**AND WHEREAS** while seized and possessed of the aforesaid joint property by Sri. Biswanath Banerjee and others out of them Sri. Biswanath Banerjee died intestate on 2<sup>nd</sup> day of August 2017 leaving behind his only unmarried daughter namely Miss. Indrani Banerjee as his only legal heir and successor according to Hindu Succession Act, 1956 and his wife namely Santi Banerjee died intestate on 12<sup>th</sup> day of October 2012.

The inheritance list and the dates of deaths described above have also been approved by the Chairperson South Dum Dum Municipality (vide Annex 5 placed herein). Thereafter the South Dum Dum Municipality have issued Mutation Certificate in favour of the present day five living joint owners of the property (vide Annex 6 placed herein).

**AND WHEREAS** That since then by virtue of inheritance, Sri. Nishanath Banerjee, Sri. Prodosh Kumar Banerjee, Smt. Mina Banerjee, Sri. Sanjay Kumar Bandopadhyay and Miss. Indrani Banerjee became the joint owners plot of bastu land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals comprised in Mouza - Satgachi, in J. L No. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, L.R. Dag No. 4335, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, L.R Khatian No. 1146 within the jurisdiction of Dum Dum(old), Nagerbazer(new), Police Station, Post Office-Dum Dum, being Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, Kolkata - 700 028, under Ward No. 24 of South Dum Dum Municipality, District North 24 Parganas.

**AND WHEREAS** the Vendors are sufficiently entitled to free from encumbrances in the messuages land hereditaments and premises fully described in the schedule hereto ALL THAT piece & parcel of bastu land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals comprised in Mouza - Satgachi, in J. L No. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, L.R Dag No. 4335, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, L.R Khatian No. 1146 within the jurisdiction of Dum Dum(old), Nagerbazer(new) Police Station, Post Office-Dum Dum, being Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, Kolkata - 700 028, under Ward No. 24 of South Dum Dum Municipality, District North 24 Parganas.

**AND WHEREAS** the Purchasers have fully satisfied themselves as to the title of the Vendors of the said Property, the Vendors have agreed to sell ALL THAT piece & parcel of bastu land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals alongwith 3000(Three Thousand) Sq.ft. Pucca structure with Cement Flooring comprised in Mouza - Satgachi, in J. L No. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, L.R Dag No. 4335, in C.S Khatian No. 207, in R.S Khatiar, No. 80, 81, 171, 207, 369, L.R Khatian No. 1146 within the jurisdiction of Dum Dum(old), Nagerbazer(new) Police Station, Post Office-Dum Dum, being Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, Kolkata - 700 028, under Ward No. 24 of South Dum Dum Municipality, District North 24 Parganas and have also inspected the said land and property and hereby assures and covenants with the Vendors that they are fully satisfied themselves in respect thereof and have agreed not to raise any objection or dispute whatsoever or howsoever over and in respect thereof.

**AND WHEREAS** the Purchasers have fully satisfied themselves as to the title of the Vendors of the said Property, the Vendors have agreed to sell ALL THAT piece & parcel of bastu land admeasuring an area of 7 (Seven) Cottahs 11 (Eleven) Chittacks 6 (Six) Sq.ft. more or less equivalent to 12.05 (Twelve point Zero Five) Decimals alongwith 3000(Three Thousand) Sq.ft. Pucca structure with Cement Flooring comprised in Mouza - Satgachi, in J. L No. - 20, in Touzi No. 3/162, 169, 189, in Re Su No. 154, in C.S Dag No. 1492, in R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in L.R Dag No. 4335, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, in L.R Khatian No. 1146 within the jurisdiction of Dum Dum(old), Nagerbazer(new) Police Station, Post Office-Dum Dum, being Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, Kolkata - 700 028, under Ward No. 24 of South Dum Dum Municipality, District North 24 Parganas and have also inspected the said land and property and hereby assures and covenants with the Vendors that they are fully satisfied themselves in respect thereof and have agreed not to raise any objection or dispute whatsoever or howsoever over and in respect thereof.

Now, whereas the Vendors jointly assure / commit that :

- 1) The Vendors as joint legal owners of the property described above now wish to sell the property (land plus existing constructions on the land) in as is where is status.
- 2) The Vendors do 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 in the schedule hereto below.
- 3) The Vendors doth hereby declare and confirm that they do not hold any excess of land within the meaning of West Bengal Land Reforms Act, 1956 and also Urban Land (Ceiling & Regulation) Act, 1976.
- 4) The interest which the Vendors do hereby profess to transfer subsists and

release and Vendors have full right, power and absolute authority to grant, convey, transfer, assign and assure the said land & property unto the Purchasers and the properties appurtenant thereto in the manner aforesaid.

- 5) The property is free from all encumbrances and mortgages etc. as on date.
- 6) The said property or any or every part thereof it is not attached any proceedings 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 Wealth Tax and or Estate Duty Authorities or any kind of Acquisition.
- 7) Till date the Vendors have not received any notice of requisition or acquisition of the property described in the schedule below and the said property has been affected by any scheme of road alignment or for any other purposes.
- 8) No notice issued under the Public Demand Recovery Act has been served on the Vendors nor have any such notice been published.
- 9) The Vendors, by mutual consent are agreeable to receive payment against Sale proceeds of the property in the following ratio, viz.
- 10) On successful completion of promised and agreed payments, completion of registration of the Deed of Conveyance (Previous related all link or title deed/s) and receipt of a copy of the Registered Deed of Conveyance, vacant possession of the property will be handed over by the Vendors to the Purchasers within on the day of registration after completion of all formalities.
- 11) The Vendors further declare and confirm that they handed over khas and vacant possession of the said property and no one else have any right, title and interest therein or any part thereof as occupant or otherwise and have on this day handed over vacant and khas possession of the schedule mentioned property formally to the Purchasers.
- 12) On successful completion in all respect the Deed of Conveyance and fulfillment of all terms of agreement stated therein, the Purchasers and all person claiming through or under them, have undisputed and all manner or rights through or over the said property and all other rights of easements at law and in equity.
- 13) By virtue of this Deed of Conveyance the Purchasers shall became the joint owners of the said land & property mentioned herein with all right to sell, gift, mortgage, or without any interference of the Vendors.
- 14) It shall be lawfull for the Purchasers from time to time and at all times hereinafter to enter into and upon hold and enjoy the said land and property as joint owners thereof and the properties appurtenant thereto and to receive rents, issue and profits thereof without any interruptions, disturbance, claim or demand whatsoever from or by the Vendors and or any person / persons claiming through under or entrust from the Vendors and the land & property is free from all encumbrances, trusts, liens and attachments.
- 15) The Vendors shall from time to time and at all times hereinafter upon every reasonably request and at the cost of the Purchasers made do execute, acknowledge and perform all such further and / or other lawful and reasonable acts, deeds, matters and things whatsoever for further

betterment or more perfectly assuing the said land and the property appurtenant thereto unto the Purchasers in the manner aforesaid.

- 16) That further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the said property or any every part thereof from, under in trust for the Vendors and or their predeceassor - in - title or any of their shall and will from time to time and all times hereafter the requests and costs of the Purchasers 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 Purchasers in the manner aforesaid as may be reasonably required.

**AND WHEREAS** the Purchasers after being satisfied about the commitments of the Vendors stated above and being satisfied about the title of the Vendors in respect of the said Property more particularly mentioned and described in the First Schedule hereunder written and after inspection of the relevant papers and documents the proposed land have agreed to purchase ALL THAT piece & parcel of bastu land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals alongwith 3000 (Three Thousand) Sq.ft. Pucca structure with Cement Flooring comprised in Mouza - Satgachi, in J. L No. - 20, Touzi No. 3/162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, L.R Dag No. 4335, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, L.R Khatian No. 1146 within the jurisdiction of Dum Dum(old), Nagerbazer(new) Police Station, Post Office-Dum Dum, being Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, Kolkata - 700 028, under Ward No. 24 of South Dum Dum Municipality, District North 24 Parganas together with all easement rights, title, interest and share of the land at and for the total consideration of Rs. 2,60,00,000/- (Rupees Two Crores Sixty Lacs) only.

**AND WHERAS** the PURCHASERS jointly agree that :

- a) The Purchasers agree to purchase the property outright by making a total payment of Rs. 2,60,00000 /- (Rupees Two Crores and Sixty Lakhs only) to the Vendors and mentioned in the table above.
- b) The Purchasers shall not delay taking possession of the property after the sale formalities are completed and on getting possession of the property shall issue a letter to the Vendors confirming the possession of the property.
- c) Immediately after taking possession of the property after the purchase, The Purchasers shall take up on their own necessary steps to get Mutation Certificate issued in their names by the South Dum Dum Municipality immediately after the purchase is completed.
- d) The Purchasers agree to ensure timely payment of Property Tax and other taxes / levies as may fall due for the property in possession of the property by the Purchasers.
- e) The Purchasers shall arrange for necessary electricity connection as after the purchase is completed.
- f) The Purchasers shall abide by all civic laws / by-laws regarding the property

and to undertake lawful activities only under approval of the appropriate competent Civic Authority

- g) The Purchasers shall be fully responsible for the security of the property in their possession.
- h) On possession of the property the Purchasers shall relieve the Vendors from all future liabilities financial or otherwise, relating to the property sold by the Vendors to the Purchasers.

Whereas the assurances and commitments of the Vendors stated above are acceptable to the Purchasers and the assurances and commitments of the Purchasers stated above are acceptable to the Vendors, successful completion of this Deed of Conveyance including signing by both Parties, completion of scheduled payments and Registration of the Deed shall mean agreement and commitment by both the Vendors and the Purchasers to honour and abide by all the provisions stated herein.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement and in consideration of the said sum of **Rs. 2,60,00,000/- (Rupees Two Crores Sixty Lacs)** only paid by the Purchasers to the Vendors as per memo of consideration given hereunder at or before the execution of these presents, the receipt whereof the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge to the Purchasers free from all encumbrances, liens, charges, demands, claims and dues in any nature and other defects in title ALL THAT piece & parcel of bastu land admeasuring an area of 7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft. more or less equivalent to 12.05(Twelve point Zero Five) Decimals alongwith 3000(Three Thousand) Sq.ft. Pucca structure with Cement Flooring comprised in Mouza - Satgachi, in J. L No. - 20, Touzi No. 37 162, 169, 189, Re Su No. 154, C.S Dag No. 1492, R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, L.R Dag No. 4333, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, L.R Khatian No. 1146 within the jurisdiction of Dum Dum(old), Nagerbazer(new) Police Station, Post Office-Dum Dum, being Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, Kolkata - 700 028, under Ward No. 24 of South Dum Dum Municipality, District North 24 Parganas togetherwith all easement right, privileges whatsoever in nature in the land and property including right to sell, gift, let out and mortgage to be appended more particularly mentioned and described in the Schedule hereinunder written with all external drains, water courses together with the benefit of all ancient and other rights, liberties, assessments, advantages, benefits, privileges and appurtenances belonging thereto the said property and also absolute and full liberty to the Purchasers, and all other parts free from all encumbrances, liens, and lispendens, attachments whatsoever **TO HAVE AND TO HOLD POSSESS** the said land & property and all other rights hereby granted, sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the said Purchasers absolutely and forever AND the Vendors doth hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors made done executed or knowingly suffered to the

contrary the Vendors had at all times theretofore and now have good and marketable right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land & property unto and to the use of the said Purchasers in the manner aforesaid free from all encumbrances AND THAT the Purchasers, their heir/heirs, executors, administrators, representatives and assigns shall and may at all times hereinafter peaceable and quietly enter into hold, possess and enjoy the said land & property and every part thereof in the said land with the absolute right to sell, mortgage, let out, lease out, or transfer by way of gift and or otherwise alienated the said land or any part or every part thereof hereby conveyed, incurring all the necessary expenses and received the rents, issues and profits thereof to and for their own use and benefits without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the said Vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them **AND FURTHERMORE** the said Vendors do hereby covenant with the Purchasers that they have not done any act, matter, deed or thing wherein the said land had or have been encumbered wholly or in part and the Vendors are whereby hindered from transferring and conveying the said land or any part thereof unto and to the use of the Purchasers and have not transferred the said land or any part thereof to any one by any means in the manner aforesaid and the said land or any part thereof is not the subject matter of Civil or Criminal cases **AND THAT** free and clear and freely and clearly, absolutely, acquitted, exonerated, discharged and released well and sufficiently save indemnified of from and against and all manner claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHERMORE THAT** the Vendors having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendors shall and will from time to time and at all times hereinafter at the request and costs of the Purchasers, their heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds, matter and things whatsoever for **FURTHERMORE** better and more perfectly assuring the undivided proportionate impartible share in the said land and the said land unto and to the use of the Purchasers according to the true intent and meaning of these presents as shall or may be reasonably required and **AND** the Purchasers doth hereby declare that they shall mutate their names in the records of local South Dum Dum Municipality and shall bear the charges of Municipal Taxes from the date of Registration of this Deed of Conveyance **AND THIS INDENTURE FURTHERMORE WITNESSETH** that the physically vacant, peacefully possession of the said land & property thereof and every part thereof is being handed over by the Vendors unto and in favour of the Purchasers herein simultaneously upon execution of this Deed of Conveyance free from all encumbrances whatsoever.

**THE SCHEDULE ABOVE REFERRED TO**  
**(Entire Property)**

ALL THAT piece & parcel of bastu land admeasuring an area of **7(Seven)Cottahs 11(Eleven)Chittacks 6(Six) Sq.ft.** more or less equivalent to 12.05(Twelve point Zero Five) Decimals alongwith 3000(Three Thousand) Sq.ft. Pucca structure with Cement Flooring comprised in **Mouza - Satgachi**, in J. L No. - 20, in Touzi No. 3/162, 169, 189, in Re Su No. 154, in C.S Dag No. 1492, in R.S Dag No. 1475, 1476, 1478, 1479, 1480, 1492, 1491/1606, 1491/1605, 1477, 1481, 1482, 1491, in L.R Dag No. 4335, in C.S Khatian No. 207, in R.S Khatian No. 80, 81, 171, 207, 369, in **L.R Khatian No. 1146** within the jurisdiction of Dum Dum(old), Nagerbazer(new) Police Station, Post Office-Dum Dum, being **Premises No. 46, Municipal Holding No. 92, Nagendra Nath Road, Kolkata - 700 028**, under Ward No. 24 of South Dum Dum Municipality, District North 24 Parganas within the jurisdiction of Additional District Sub Registrar at Cossipore Dum Dum, which is butted and bounded as follows :-

**ON THE NORTH** : Plot of Dag No. 4307 & 4308 & Plot of Nirmala Chatterjee.

**ON THE SOUTH** : 31 Feet wide Nagendra Nath Road.

**ON THE EAST** : Colony Drain.

**ON THE WEST** : 12 feet wide Nagendra Nath Road.

**IN WITNESS WHEREOF** the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

In presence of :-

1. *Sanjay Sarkar*  
29/ Dum Dum Road  
Kul - 30.

1) *Wishuash Banerjee*  
2) *Pradosh Kumar Banerjee*  
3) *Myna Banerjee*  
4) *Budhraj Banerjee*  
5) *Indrani Banerjee*

.....  
Signature of the Vendors /Sellers

**SREE KRISHNA ENTERPRISE**

*Dipak Kundu*  
Kamal Kundu.  
Sukanya Saha.

Partner

.....  
Signature of the Purchasers

Drafted by me :-

*Pradip Bhattacharjee* 15/01/2010

**PRADIP BHATTACHARJEE**  
B.A LL.B, LL.M  
Advocate  
High Court, Calcutta

RECEIPT

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs. 2,60,00,000/- (Rupees Two Crores and Sixty Lacs) only as per memo below :-

MEMO OF CONSIDERATION

By RTGS/Bank Transfer No. 1010R52023112336324740 dated 23.11.2023 in favour of SMT SRI NISHANATH BANERJEE Drawn on Indian Bank, Nagar Bazar (Dum Dum) Branch. **Rs. 64,35,000.00**

By RTGS/Bank Transfer No. 1010R52023112336324652 dated 23.11.2023 in favour of SMT SRI PRODOSH KUMAR BANERJEE Drawn on Indian Bank, Nagar Bazar (Dum Dum) Branch. **Rs. 64,35,000.00**

By RTGS/Bank Transfer No. 1010R5202311233632376 dated 23.11.2023 in favour of SMT SMT INDRANI BANERJEE Drawn on Indian Bank, Nagar Bazar (Dum Dum) Branch. **Rs. 64,35,000.00**

By RTGS/Bank Transfer No. 1010R52023112336324776 dated 23.11.2023 in favour of SMT SMT MIRA BANERJEE Drawn on Indian Bank, Nagar Bazar (Dum Dum) Branch. **Rs. 32,50,000.00**

By RTGS/Bank Transfer No. 1010R52023112336324692 dated 23.11.2023 in favour of SRI SANJAY KUAMR BANDOPADHYAY Drawn on Indian Bank, Nagar Bazar (Dum Dum) Branch. **Rs. 32,50,000.00**

By INCOME TAX DEDUCTION AT SOURCE under Section 194-IA dated 23.11.2023 in the name of SRI NISHANATH BANERJEE. **Rs. 65000.00**

By INCOME TAX DEDUCTION AT SOURCE under Section 194-IA dated 23.11.2023 in the name of SRI PRODOSH KUMAR BANERJEE - **Rs. 65000.00**

By INCOME TAX DEDUCTION AT SOURCE under Section 194-IA dated 23.11.2023 in the name of SMT INDRANI BANERJEE. **Rs. 65000.00**

.....  
Total Rs. 2,60,00,000.00

(Rupees Two Crores and Sixty Lacs)

WITNESSES

1. Sanjay Sahar

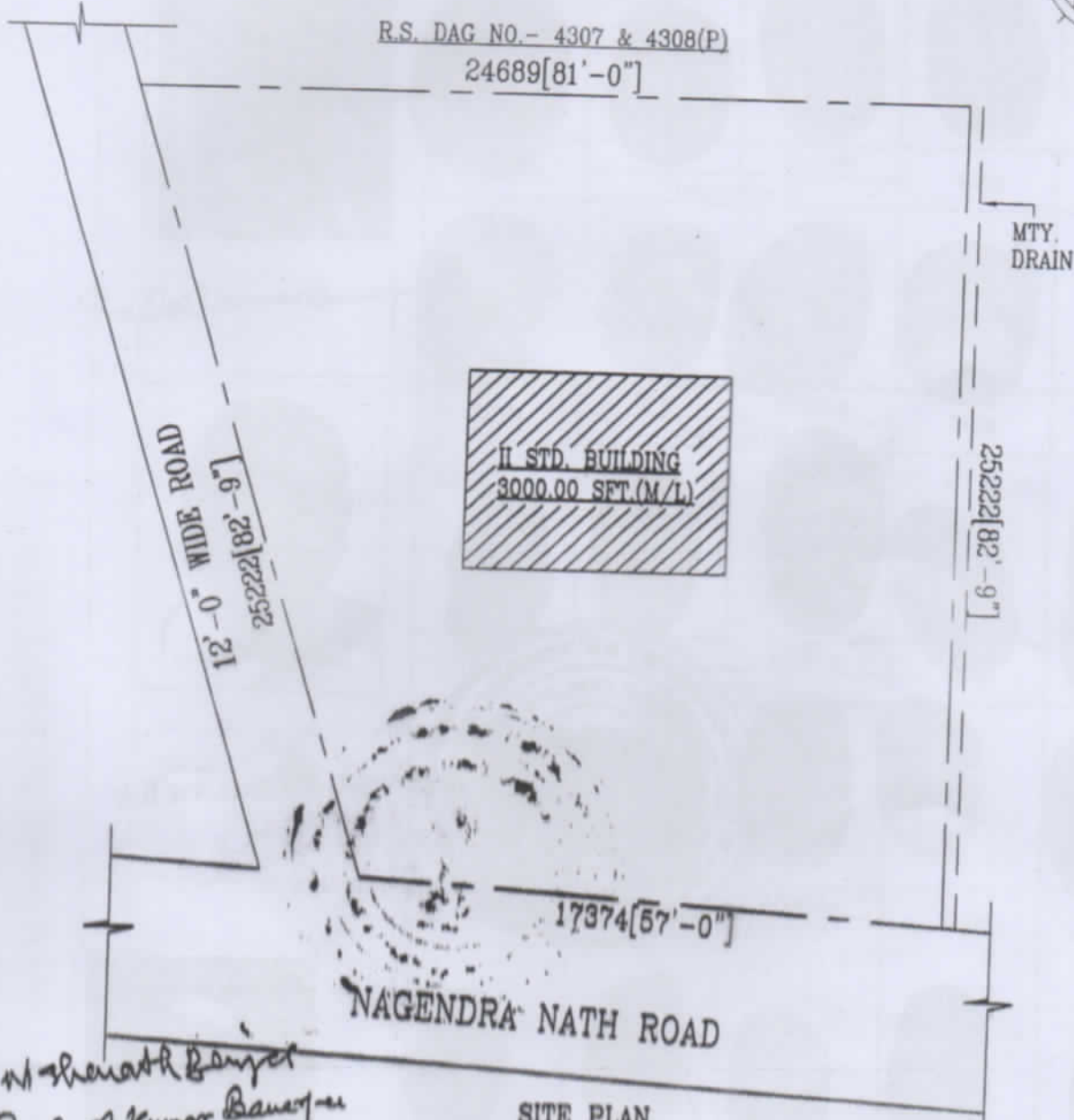
2. P. Bhattacharya

Nishanath Banerjee  
Prodosh Kumar Banerjee  
Mira Banerjee  
Bandyopadhyay  
Indrani Banerjee

.....  
Signature of the Vendors / Sellers

OF A PIECE OF LAND SITUATED AT MOUZA- SATGACHI, J.L. NO.- 20, IN R.S. DAG NO.- 4307, L.R. NO.- 1146, 171, 207, 369, 80; L.R. DAG NO.-4335, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1491/1606, 1491/1605; IN RESPECT OF MUNICIPAL HOLDING NO.-92, NAGENDRA NATH ROAD, WARD 24, UNDER SOUTH DUM DUM MUNICIPALITY, P.S.- DUMDUM, DISTRICT- 24 PARGANAS (N).

AREA OF LAND-07 KH. 11 CH. 07 SFT.(M/L)  
 OF THE PURCHASER - SREE KRISHNA ENTERPRISE.



R.S. DAG NO.- 4307 & 4308(P)  
 24689[81'-0"]

MTY. DRAIN



II STD. BUILDING  
 3000.00 SFT.(M/L)

12'-0" WIDE ROAD  
 25222[82'-9"]

25222[82'-9"]

17374[57'-0"]

NAGENDRA NATH ROAD

SITE PLAN  
 SCALE - 1:200

SREE KRISHNA ENTERPRISE

*Kamal Kumar*  
 Partner

SREE KRISHNA ENTERPRISE

*Dipak Sen*  
 Partner

SREE KRISHNA ENTERPRISE

*Sankuja Saha*  
 Partner

SIGNATURE OF PURCHASER

- 1) *M. Shekhar Banerjee*
- 2) *Pradosh Kumar Banerjee*
- 3) *Mina Banerjee*
- 4) *Bandopadhyay*
- 5) *Indrani Banerjee*

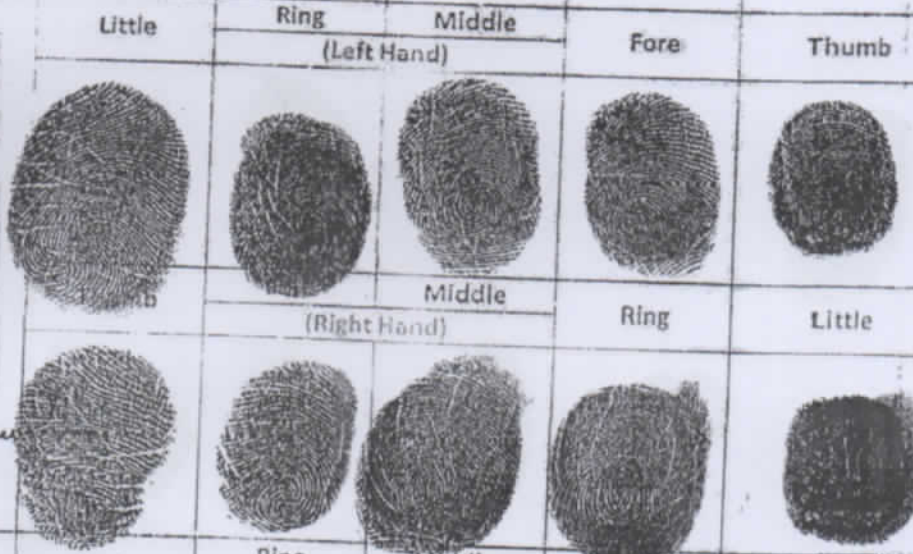
ATURE OF VENDOR

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No Signature of the Executants / Presentants



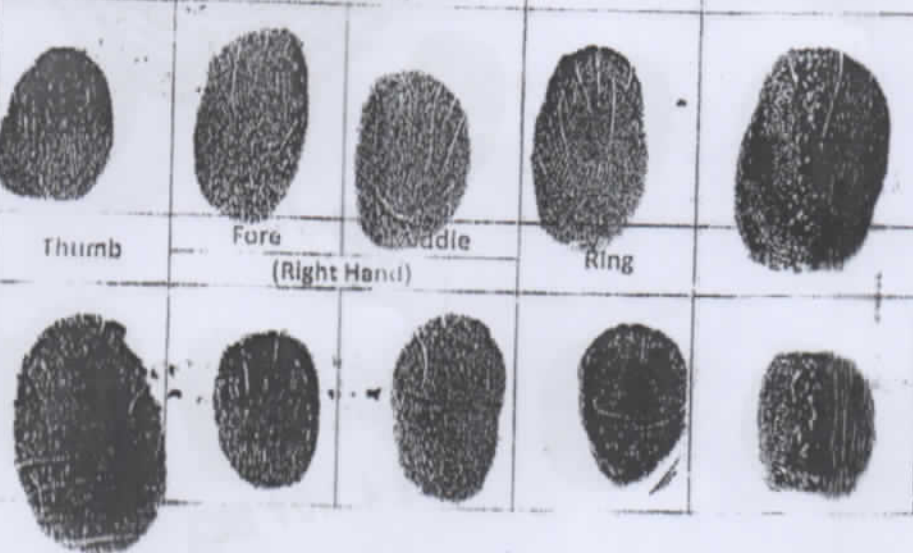
Pradeep Kumar Banerjee



Nishu Rani



Kishori Bannaji



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No Signature of the Executants / Presentants



Mina Banerjee

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



Binayon Nited Colo























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



S. S. S. S.

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

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>Kamal Kunder.</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Supriya Saha</i>	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)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No Signature of the Exe cutants / Presentants



*Prasanna Kumar*

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



*Manu Kher*

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



*Anirup Saha*

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

SPECIMEN FORM FOR TEN FINGERPRINTS







Sl No Signature of the Executants / Presentants





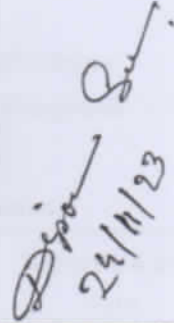


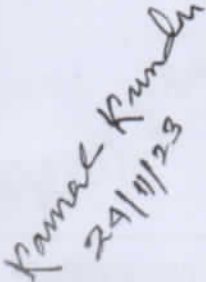


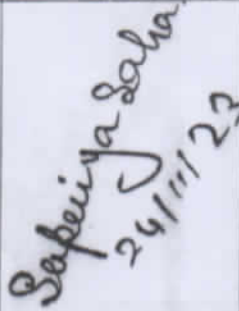
Ranadhir Saha

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)				

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mina Banerjee 95 Nagendra Nath Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028	Seller			Mina Banerjee 24/11/23
4	Sanjay Kumar Bandopadhyay Anesh Avenue Old Police Station Road 410 Jewel Gardens, Block/Sector: B, Flat No: 303, City:- , P.O:- Miyapur, P.S:-CCS RANGAREDDY, District:-Rangareddy, Andhra Pradesh, India, PIN:- 500049	Seller			Sanjay Kumar 24/11/23
5	Indrani Banerjee 196F/11 Plonic Garden Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700039	Seller			Indrani Banerjee 24/11/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr Dipon Sen Ground Floor, Sen Villa, 119, Gorakshyabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	Representative of Buyer [SREEKRISHNA ENTERPRISE ]			
7	Mr Kamal Kundu 100/73, Jessore Road, Bhagabat Colony, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Representative of Buyer [SREEKRISHNA ENTERPRISE ]			
8	Mrs Supriya Saha 174, Purba Sinthee Bye Lane, City:- Not Specified, P.O:- Ghughudanga, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030	Representative of Buyer [SREEKRISHNA ENTERPRISE ]			









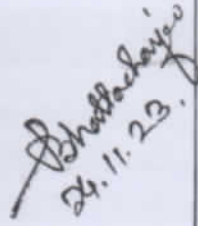
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15062002769420/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Nishanath Banerjee Bedh Proggya 101A Santosh Roy Road, Flat No: A11, City:- , P.O:- Purba Barisha, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	Seller			<i>Nishanath Banerjee 24/11/23</i>
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Prodosh Kumar Banerjee 312B May Flower Gardens 91/6 Naga Verapalya, City:- , P.O:- CV Raman Nagar, P.S:-BHARATHINAGAR, District:-Bangalore, Karnataka, India, PIN:- 560093	Seller			<i>Prodosh Kumar Banerjee 24/11/2023</i>

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Pradip Bhattacharjee Son of Late A N Bhattacharjee 47 R G Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074	Nishanath Banerjee, Prodosh Kumar Banerjee, Mina Banerjee, Sanjay Kumar Bandopadhyay, Indrani Banerjee, Mr Dipon Sen, Mr Kamal Kundu, Mrs Supriya Saha			 24.11.23.

(Kaustava Dey)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 COSSIPORE DUMDUM  
 North 24-Parganas, West  
 Bengal



### Major Information of the Deed

Deed No :	I-1506-12749/2023	Date of Registration	28/11/2023
Query No / Year	1506-2002769420/2023	Office where deed is registered	
Query Date	07/11/2023 9:29:30 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Bhattacharjee Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700074, Mobile No. : 9804360504, 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. 2,60,00,000/-	Rs. 2,60,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 13,00,020/- (Article:23)	Rs. 2,60,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Nagendranath Road, Mouza: Satgachi, Premises No: 46, , Ward No: 24, Holding No:92 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4335 (RS :-)	LR-1146	Bastu	Bastu	7 Katha 11 Chatak 6 Sq Ft	1,90,00,000/-	1,90,00,000/-	Width of Approach Road: 31 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>12.6981Dec</b>	<b>190,00,000 /-</b>	<b>190,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	70,00,000/-	70,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>3000 sq ft</b>	<b>70,00,000 /-</b>	<b>70,00,000 /-</b>	

**eller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Nishanath Banerjee</b>                      Son of Late Sudhansu Kumar Banerjee Bedh Proggya 101A Santosh Roy Road, Flat No: A11, City:- , P.O:- Purba Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aoxxxxxx7c, Aadhaar No: 75xxxxxxxx7920, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence</p>
2	<p><b>Prodosh Kumar Banerjee</b>                      Son of Late Sudhansu Kumar Banerjee 312B May Flower Gardens 91/6 Naga Varapalya, City:- , P.O:- CV Raman Nagar, P.S:-BHARATHINAGAR, District:-Bangalore, Karnataka, India, PIN:- 560093 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aaxxxxxx3b, Aadhaar No: 40xxxxxxxx9953, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence</p>
3	<p><b>Mina Banerjee</b>                      Wife of Late Gopal Chandra Banerjee 95 Nagendra Nath Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxxx8m, Aadhaar No: 61xxxxxxxx3266, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence</p>
4	<p><b>Sanjay Kumar Bandopadhyay</b>                      Son of Late G C Bandyopadhyay Anesh Avenue Old Police Station Road 410 Jewel Gardens, Block/Sector: B, Flat No: 303, City:- , P.O:- Mlyapur, P.S:-CCS RANGAREDDY, District:-Rangareddy, Andhra Pradesh, India, PIN:- 500049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx8d, Aadhaar No: 24xxxxxxxx6298, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence</p>
5	<p><b>Indrani Banerjee</b>                      Daughter of Late Biswa Nath Banerjee 196F/11 Picnic Garden Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxxx8m, Aadhaar No: 73xxxxxxxx1131, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023                      , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence</p>

**Buyer Details :**

Sl No	Name,Address,Photo,Signature and Finger Print
1	<p><b>SREEKRISHNA ENTERPRISE</b>                      1/1, Municipal Office Lane, City:- Not Specified, P.O:- Motlheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AFxxxxxx8R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Dipon Sen</b> Son of Mr Shyamal Chandra Sen Ground Floor, Sen Villa, 119, Gorakshyabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FExxxxxx9D, Aadhaar No: 48xxxxxxxx0233 Status : Representative, Representative of : SREEKRISHNA ENTERPRISE (as partner)
2	<b>Mr Kamal Kundu (Presentant )</b> Son of Late Kanai Lal Kundu 100/73, Jessore Road, Bhagabati Colony, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0Q, Aadhaar No: 23xxxxxxxx6227 Status : Representative, Representative of : SREEKRISHNA ENTERPRISE (as partner)
3	<b>Mrs Supriya Saha</b> Wife of Mr Ranadhir Saha 174, Purba Sinthee Bye Lane, City:- Not Specified, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx8M, Aadhaar No: 73xxxxxxxx2800 Status : Representative, Representative of : SREEKRISHNA ENTERPRISE (as partner)

**Identifer Details :**

Name	Photo	Flago, Filar	Signature
<b>Pradip Bhattacharjee</b> Son of Late A N Bhattacharjee 47 R G Colony, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700074			

Identifer Of Nishanath Banerjee, Prodosh Kumar Banerjee, Mina Banerjee, Sanjay Kumar Bandopadhyay, Indranl Banerjee, Mr Dipon Sen, Mr Kamal Kundu, Mrs Supriya Saha

**Transfer of property for LI**

Sl.No	From	To. with area (Name-Area)
1	Nishanath Banerjee	SREEKRISHNA ENTERPRISE-2.53962 Dec
2	Prodosh Kumar Banerjee	SREEKRISHNA ENTERPRISE-2.53962 Dec
3	Mina Banerjee	SREEKRISHNA ENTERPRISE-2.53962 Dec
4	Sanjay Kumar Bandopadhyay	SREEKRISHNA ENTERPRISE-2.53962 Dec
5	Indranl Banerjee	SREEKRISHNA ENTERPRISE-2.53962 Dec

**Transfer of property for SI**

Sl.No	From	To. with area (Name-Area)
1	Nishanath Banerjee	SREEKRISHNA ENTERPRISE-600.00000000 Sq Ft
2	Prodosh Kumar Banerjee	SREEKRISHNA ENTERPRISE-600.00000000 Sq Ft
3	Mina Banerjee	SREEKRISHNA ENTERPRISE-600.00000000 Sq Ft
4	Sanjay Kumar Bandopadhyay	SREEKRISHNA ENTERPRISE-600.00000000 Sq Ft
5	Indranl Banerjee	SREEKRISHNA ENTERPRISE-600.00000000 Sq Ft

## and Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Nagendranath Road, Mouza: Satgachi, Premises No: 46, , Ward No: 24, Holding No:92 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:- 4335, LR Khatian No:- 1146	Owner:কপি দাস বন্দোপাধ্যায়, Gurdian:মায় রাজেন্দ্র চন্দ্র, Address:মিজ , Classification:বাত, Area:0.12050000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150612749 / 2023

On 23-11-2023

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,60,00,000/-

*Kaustava Dey*

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM

North 24-Parganas, West Bengal

On 24-11-2023

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

Presented for registration at 10:45 hrs on 24-11-2023, at the Private residence by Mr Kamal Kundu .,

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

Execution is admitted on 24/11/2023 by 1. Nishanath Banerjee, Son of Late Sudhansu Kumar Banerjee, Bedh Proggya 01A Santosh Roy Road, Flat No: A11, P.O: Purba Barisha, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person, 2. Prodosh Kumar Banerjee, Son of Late Sudhansu Kumar Banerjee, 312B May Flower Gardens 91/6 Naga Varapalya, P.O: CV Raman Nagar, Thana: HARATHINAGAR, , Bangalore, KARNATAKA, India, PIN - 560093, by caste Hindu, by Profession Retired Person, 3. Binina Banerjee, Wife of Late Gopal Chandra Banerjee, 95 Nagendra Nath Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 4. Sanjay Kumar Bandyopadhyay, Son of Late G C Bandyopadhyay, Anesh Avenue Old Police Station Road 410 Jewel Gardens, Sector: , Flat No: 303, P.O: Miyapur, Thana: CCS RANGAREDDY, , Rangareddy, ANDHRA PRADESH, India, PIN - 500049, by caste Hindu, by Profession Service, 5. Indrani Banerjee, Daughter of Late Biswa Nath Banerjee, 196F/11 Picnic Garden Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife

Identified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-11-2023 by Mr Dipon Sen, partner, SREEKRISHNA ENTERPRISE (Partnership Firm), 1, Municipal Office Lane, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 24-11-2023 by Mr Kamal Kundu, partner, SREEKRISHNA ENTERPRISE (Partnership Firm), 1, Municipal Office Lane, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

Execution is admitted on 24-11-2023 by Mrs Supriya Saha, partner, SREEKRISHNA ENTERPRISE (Partnership Firm), 1/1, Municipal Office Lane, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Identified by Pradip Bhattacharjee, , Son of Late A N Bhattacharjee, 47 R G Colony, P.O: Motijheel, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Advocate

*Kaustava Dey*

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

On 28-11-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,60,014.00/- ( A(1) = Rs 2,60,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,60,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 23/11/2023 1:35PM with Govt. Ref. No: 192023240293032811 on 23-11-2023, Amount Rs: 2,60,014/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. CKY7491082 on 23-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 13,00,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 12,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7630, Amount: Rs.5,000.00/-, Date of Purchase: 30/08/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 23/11/2023 1:35PM with Govt. Ref. No: 192023240293032811 on 23-11-2023, Amount Rs: 12,95,020/-,

Bank: State Bank of India ( SBIN0000001), Ref. No. CKY7491082 on 23-11-2023, Head of Account 0030-02-103-003-02

*Kaustava Dey*

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

of Registration under section 60 and Rule 69.  
ed in Book - I  
e number 1506-2023, Page from 369654 to 369687  
No 150612749 for the year 2023.



*Kaustava Dey*

Digitally signed by KAUSTAVA DEY  
Date: 2023.12.05 13:46:02 +05:30  
Reason: Digital Signing of Deed.

(Kaustava Dey) 05/12/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
North Bengal.