

No. FIO/2014/ 24347

KOLKATA MUNICIPAL CORPORATION
ASSESSMENT - COLLECTION DEPARTMENT (NORTH/SOUTH)
5, S. N. BANERJEE ROAD, KOLKATA - 700 013

O/034/21 NOV 17/107003

MUTATION CERTIFICATE

21/11/2017

CASE No. :

Premises Number: 1C, MYSORE ROAD

SUB : Your application for mutation dated 16/11/2016

in respect of

Nature of Premise: D HOUSE

Assessee No. :

To,
Sri/Smt.

PRASAN LATA KSHETTRY

Mailing Address of the Applicant (s):
1C, MYSORE ROAD
KOL

700026

Dear Sir/Madam,

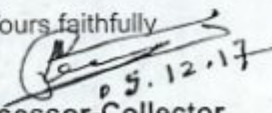
30/11/2017

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on _____ and henceforth the person(s) who will be treated as owner(s) / person(s) liable to pay tax in respect of the subject premises/assessee is/are as follows. PRASAN LATA KSHETTRY

05/12/2017

Dated :

Yours faithfully


05.12.17
Dy. Assessor-Collector

02040/24 VC-683/22

1- 1924/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 313029

H 313029

3.2.22
3.45
6-2/336474

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this the 3rd day of February, 2022 (Two Thousand and Twenty Two) ;

BETWEEN



SMT. PRASAN LATA KSHETTRY (PAN : AFTPA2088N) (AADHAAR NO.7124 6532 1743) wife of Late Shambhu Nath Kshettry, residing at 1C, Mysore Road, P.S - Tollygunge, P.O - Kalighat, Kolkata 700026, hereinafter referred as the **VENDOR** (which term or expression unless the meaning is excluded by or repugnant to the context hereof shall include her heirs, executors and administrators) of the **FIRST PART**.

AND

(1) **MRS. INDRAWATI JAISWAL** (PAN : AGJPJ7540H) (Aadhar No.7880 8987 0243) wife of Mr. Suresh Jaiswal, by faith Hindu, by occupation - Housewife, by nationality - Indian, residing at Ichhapur Kamardanga, P.O. and P.S. - Santragachi, District : Howrah, Pin : 711104 (2) **MD. NISAR ALIAS MOHAMMAD NISAR**, (PAN : ABPPN3627A) (Aadhar :6788 5809 3399), son of Md. Kamaruddin, by faith Muslim, by occupation - Business, by nationality Indian, residing at 85, Noor Mohammad Munshi Lane, P.O. & P.S. Howrah, District : Howrah, Pin - 711101, hereinafter referred as the **PURCHASERS** (which term or expression unless the meaning is excluded by or repugnant to the context hereof shall include their heirs, executors, successors, assigns and administrators etc) of the **SECOND PART**

WHEREAS One Jadu Nath Bhattacharyya who during his life time and at the time of his death a Hindu Governed by the Bengali School of Hindu Law died without any male issue leaving him surviving his two widows one of whom Srimati Bhuban Mohini Devi by virtue of the authority given to her by her husband in his last Will made and published in the Bengali language and character on the 26th day of November, 1875 (One thousand Eight hundred and Seventy five) duly adopted one Haripada Bhattacharya with the knowledge and consent of her co-wife Srimati Sarada Sundari Debi .

AND WHEREAS the said Jadu Nath Bhattacharjee was by right of purchase absolutely entitled to a little over Two Bighas and Seventeen Cottahs of land which was then known and numbered as 124/1, Russa Road South the land and premises hereinafter fully set forth and described and intended to be hereby granted and conveyed forming a portion thereof .

AND WHEREAS the said Will of the said Jadu Nath Bahttacharjee was duly proved by the said Smt Bhuban Mohini Debi and the said

Srimati Sarada Sundari Debi who were appointed by their husband as the joint executrixes of the said Will .

AND WHEREAS with the sanction of the District Judge of the 24 Parganas granted in Case No.181 of 1904 (One thousand Nine Hundred and Four) under Act V of 1881 (One thousand Eight hundred and Eighty One) the said executrixes by a Bengali Deed of Sale dated 1st November , 1904 (One thousand Nine hundred and Four) for the consideration therein mentioned granted and conveyed unto one Girish Chandra Mazumdar the above mentioned land and premises No. 124/1 Russa Road South.

AND WHEREAS One Gagan Chandra Ghose paid at the time of the said purchase 1/4th (one -fourth) of the purchase money as will be evidenced by the Bengali Agreement dated 8th February, 1911 and entered into by and between the said Girish Chandra Mazumdar and Gagan Chandra Ghosh the above property was amicably divided and partitioned the said Girish Chandra Mazumdar retaining about 2 (two) Bighas 8 (Eight) cottahs 4 (four) chittaks and 13 (Thirteen) square feet there out including the land and premises intended to be hereby granted and sold.

AND WHEREAS by a Pottah No.352 and dated 6th February, 1914 the said Girish Chandra Mazumdar in consideration of a salami or premium granted a Mourasi Mokorari Lease of about fifteen cottahs out of the land owned by him as aforesaid to Hem Nath Ghosh and others and on the same date transferred his proprietary right to and in the said fifteen cottahs to one Durga Kumar Roy Chowdhury.

AND WHEREAS by a Bengali Deed of Sale dated 12th February, 1914 the said Hem Nath Ghosh & others for the consideration therein mentioned purchased the proprietary right of the said fifteen cottahs of land forming a portion of the premises No.1/3 Dhakuria Road originally numbered 124/1 Russa Road South as aforesaid.

AND WHEREAS by a Bengali Deed of Sale bearing dated the 21st (Twenty first) October, 1921 (One thousand Nine hundred and Twenty one) the said Hem Nath Ghosh & others for the consideration therein mentioned granted conveyed and transferred unto one Abinash Chandra Mukherjee fourteen (14) cottahs out of

the said fifteen (15) cottahs of land owned by them as aforesaid about one cottahs and one chittak having been previously acquired by the Calcutta Improvement Trust under their Sewer Scheme XV.

AND WHEREAS the whole of the Betterment fee due and owing to the said Calcutta Improvement Trust was duly paid by the said Abinash Chandra Mukherjee in order to ensure exemption from acquisition by the said Trust as will appear from the original Receipts granted by the said Trust .

AND WHEREAS by an Indenture of conveyance bearing date the 16th (sixteen) August, 1923 (one thousand nine hundred and twenty three) the said Abinash Chandra Mukherjee for the consideration therein mentioned purchased from the said Trust about two chittaks of revenue free land adjoining the land already purchased by him the said Abinash Chandra Mukherjee as aforesaid so that a Satisfactory holding might be formed by amalgamation with the previously purchased land.

AND WHEREAS the two several lands purchased and were amalgamated by the said Abinash Chandra Mukherjee as

hereinbefore recited was then known and numbered as premises no 1/3 and 1/3/5, Lake Road.

AND WHEREAS by an Indenture of Conveyance bearing date the 21st (Twenty First) November, 1930 (One thousand nine hundred and Thirty) the said Abinash Chandra Mukherjee for the consideration therein mentioned granted conveyed and transferred unto one Nalin Chandra Nandan therein described in the said Plot of land known and numbered 1/3 Lake Road.

AND WHEREAS by another Indenture of Conveyance bearing date the 10th (Tenth) December , 1930 (One thousand Nine hundred and Thirty) and registered in Book No.1 ,Volume No.107, Pages 45 to 52 bearing No. 4550 of 1930 of the office of the Registrar of Assurances Alipore and made between the said Abinash Chandra Mukherjee of the one part and Sm. Shibarani Dasi of the other part the said Sm. Shibarani Dasi purported to purchase the land and premises therein described as No. 1/3/5, Lake Road (which formed part of the premises originally known as No.1/3, Dhakuria Road).

AND WHEREAS buildings were thereafter erected on the said several pieces of lands and premises No.1/3 Lake Road and on a portion of premises No.1/3/5 Lake Road .

AND WHEREAS the said lands and premises 1/3 Lake Road and a portion of premises No.1/3/5 Lake Road together with buildings and erections thereon have since been known as premises No. 51A Rash Behari Avenue No. 51B Rash Behari Avenue and No. 1A Mysore Road in the records of the Corporation of Calcutta .

AND WHEREAS the remaining portion of the said land and premises No. 1/3/5 Lake Road together with the buildings and erections thereon have since been known as premises No.1B Mysore Road.

AND WHEREAS on the 12th (Twelveth) day of May, 1933 (One Thousand Nine hundred and Thirty Three) a suit being no 96 of 1933 was instituted by Durga Das against the said Nalin Chandra Nandan and Smt. Shibarani Dasi and one Monmotho Nath Mukherjee for a declaration that the properties referred to in the plaint in the said suit (including the property intended to be hereby

conveyed) were the absolute properties of the said Durga Das and for other reliefs as in the said plaint more fully described.

AND WHEREAS after various proceedings in the said Suit No. 96 of 1933 the parties thereto came to a settlement and a Decree was passed on the 25th (Twenty fifth) day of January 1936 (One thousand Nine hundred and Thirty six) in terms of the said settlement.

AND WHEREAS under the said Decree and the settlement aforesaid the said defendants Nalin Chandra Nandan and Smt. Shibarani Dasi admitted and it was inter alia declared that Durga Das was the absolute owner of the properties set out in schedule to the plaint in the said suit and that the said Defendants Nalin Chandra Nandan and Sm. Shibarani Dassi were the Benamdars of Durga Das in respect of the said properties including the property intended to be hereby conveyed.

AND WHEREAS under the said Decree it was further declared and ordered that the said Nalin Chandra nandan and Sm. Shibarani Dassi should execute and registered a proper Release in favour of

the Durga Das in respect of the properties described in parts I, II and III of the schedule to the said release and that Durga Das shall be entitled to release all rents issued and profits in respect of the said properties due from the first day of January One thousand Nine hundred and Thirty -six and would pay all taxes and outgoings due from the said date .

AND WHEREAS in pursuance of the provisions of the said decree dated Twenty Fifth January One thousand Nine hundred and Thirty Six in the said Suit No. 96 of 1933 of the First Sub-Judge Alipore the said Nalin Chandra Nandan and Smt. Shibarani Dasi executed a Deed of Release in favour of Durga Das on the Third day of June One Thousand Nine Hundred Thirty Six and registered in Book I, Volume 87 pages 169 to 177 being No. 2855 for 1936 whereby for the consideration therein mentioned they the said releasers did and each of them did thereby declare that the whole of the consideration monies for the purchase and transfer in respect of the several properties (including the property intended to be hereby conveyed) fully mentioned and described in parts I, II and III of the Schedule to the said Release were paid out of the funds to which the Durga Das was absolutely entitled and that

Durga Das was and is the absolute owner of the said several properties and that the said releasers had not nor had they ever any beneficial interest in to or upon the said several properties in parts I, II and III of the schedule to the said Indenture of release by reason of the said several conveyances being in the names of the said releasers or any or either of them being recorded in the Assessment Register of the Corporation of Calcutta or otherwise And that the releasers were only benamdars for the Durga Das in respect of the said several properties in the schedule thereunder described (including the property intended to be hereby conveyed).

AND WHEREAS by the said hereinbefore in part recited Indenture of Release dated third day of June One thousand Nine hundred and Thirty six they the said releasers and each of them did thereby grant release and transfer unto Durga Das the several messages lands hereditaments and premises parts I, II and III of the schedule thereunder more fully described forever absolutely.

AND WHEREAS by a Registered Conveyance bearing date the 29th day of November 1949 Durga Das more fully described in the said conveyance for valuable consideration mentioned therein out of

their respective self acquired income granted transferred and conveyed unto and in favour of SARDAR PREM SINGH son of Den Singh and SARDAR PESWARA SINGH son of Sardar Harnam Singh both of No. 51A, Rash Behari Avenue, P.S. – Tollygunge within the Municipal limits of the town of Calcutta in the District of 24 Parganas ALL THAT The piece or parcel of land measuring about 6 cottahs 4 chittaks 15 ½ square feet together with a Garage standing on a portion thereof being Premises No. 1/B, Mysore Road, P.S. Tollygunge within the Municipal limits of the town of Calcutta in the District of 24-Parganas (formerly numbered 1/3/5, Lake Road being a portion of the old 1/3 Dhakuria Road) more fully described in the schedule "A" hereunder and thereunder written.

AND WHEREAS the said SARDAR PREM SINGH and SARDAR PESWARA SINGH while seized and possessed of or otherwise well and sufficiently entitled as absolute proprietors in possession thereof to the land and premises hereinafter fully described and set forth in First Schedule hereunder thereafter by virtue of a registered deed of indenture dated 6th day of July , 1956 sold, conveyed , transferred and registered a portion of the said land and premises No.1B, Mysore Road, P.S. – Tollyguange Kolkata

700026 within the Municipal limits of the town of Calcutta in the District of 24 Parganas (being a portion the said land and premises No. 1/3/5, Lake Road) being all that vacant piece and parcel of Revenue free land or ground together with brick built boundary walls on the North West measuring 5" and partly on the East measuring 15" and Neem tree on the North West corner containing by estimation an area of 4 cottahs 0 Chittaks 24 square feet be a little more or less situate lying at and being premises known as portion of No. 1B, Mysore Road, P.S. - Tollygunge aforesaid together with all fixtures attached thereto more fully described in Second schedule hereunder and coloured red on the map and plan attached therewith in favour of one Sambhu Nath Kshettry husband of the vendor herein, son of Sri Wottam Chand Kshettry of 42A, Satish Mukherjee Road, Kalighat, P.S Tollygunge for valuable consideration mentioned therein. The said Deed was registered in the office of the Sub Registrar, Alipore, Sadar, Dist 24 Parganas (S) and recorded in Book no.I, Volume no.60 , Pages 211 being no 5348 of 1956.

AND WHEREAS by virtue of the said deed Shambhu Nath Kshettry became the absolute owner of the said property more fully and

particularly mentioned in the Second Schedule hereunder written and he has also subsequently mutated his name as the recorded owner of the said property when the said property was re numbered as 1C, Mysore Road , Kolkata 700026. The said owner Sri Shambhu Nath Kshetry also constructed a straight three storied building over the said property .

AND WHEREAS during his lifetime Sri Shambhu Nath Kshetry executed a registered will thereby he has bequeathed the property mentioned in the Second Schedule written hereunder in favour of his wife, Smt Prasan Lata Kshetry, i.e., the Vendor herein . The said will was registered in the office of the Additional Registrar of Assurances III, Kolkata dated 16th December, 2013 and recorded in Book No.IV, being no 1908 / 2013 .

AND WHEREAS thereafter on the 2nd day of November, 2015 said owner Sri Sambhu Nath Kshetry died and after his death Smt. Dr Asha Mukherjee , the executrix of the said will applied and obtained probate of the said will from the Learned 1st Court of Civil Judge, Senior Division, Alipore vide Case No 302 of 2016 (Probate) dated 22nd day of May, 2017. Smt. Prasan Lata Kshetry became the absolute owner of the said property more fully described in the

absolute owner of the said property more fully described in the Second Schedule hereunder written by virtue of the said probate and she has also mutated her name in the record of the Kolkata Municipal Corporation as absolute owner thereof .

AND WHEREAS for some urgent requirement of money the owner /vendor herein Smt Prasan Lata Kshetry declared her intention to sell the property described in the Second Schedule hereunder written and the Purchasers herein after coming into know about the same offered the Vendor to purchase the same for a total consideration amount of Rs.2,80,00,000/- (Rupees Two Crore eighty lakhs) only which offer has been accepted by the Vendor herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.2,80,00,000/- (Rupees Two Crore eighty lakhs) only to the vendor paid by the purchasers on or before the execution of these presents (the receipt whereof the vendor do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the purchasers their

heirs executors administrator representatives and assigns and every of them and also the said land hereditaments and premises) the said vendor by these presents indefeasibly grant sell convey and transfer according to their respective rights doth hereby consent and concur unto the said purchasers their heirs executors administrators representatives and assigns ALL THAT land situated being premises No.1C, Mysore Road, P.S. Tollygunge within the Municipal limits of the town of Calcutta in the District of 24 Parganas (formerly No. 1/3/5 Lake Road being a portion of the old 1/3 Dhakuria Road) containing an area of 4 cottahs 0 chitaks and 24 square feet more or less as per title deed of the vendor and by actual physical measurement 4 cottahs 0 chitaks and 20 square feet more or less together with a three storied more than 30 years old residential building standing thereon ground floor having an covered area of 1970 sq.ft. with pucca structure and 83 sq.ft. with asbestos shed and first and second floor both having covered area of 1970 sq.ft. each with pucca structure TOGETHER WITH all fixture yards court yards areas drains paths passages common fences walls waters water course lights rights liberties privileges easements and appurtenance whatsoever to the said land and premises belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto also the terms hereinafter contained AND ALL

THE ESTATE right title interest claim and demand whatsoever of the vendor into or upon the said land and premises or any part thereof **TOGETHER WITH** all deeds pottahs and monuments or evidence of title whatsoever in any wise relating to or concerning the said land and premises or any part thereof which now are or hereafter shall or any be in the possession power or control of the vendor or any other person or persons from whom she may procure the same without any action or suit **TO HAVE AND TO HOLD THE SAID** land and premises hereby granted or expressed so to be UNTO AND TO THE USE of the purchasers absolutely and for ever AND the vendor do hereby covenant with the purchasers that notwithstanding any act deed or thing by the vendor done executed or knowingly suffered to the contrary they the vendor are now lawfully rightfully and absolutely seized and possessed of or otherwise well and subsequently entitled to the said land premises hereby granted or expressed so to be and every part thereof for a perfect indefeasible estate of inheritance without any manner of condition use trust or other being whatsoever to alter defeat encumber or make void the same **AND THAT** notwithstanding any such act Deed or thing whatsoever as aforesaid the vendor has now in herself good right and full power to grant the said lands and

premises hereby granted or expressed so to unto and to the use of the purchasers in manner aforesaid AND the purchasers shall and may at all time hereafter peaceably and quietly enjoy the said premises and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming from under or in trust for them AND THAT free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estates and encumbrances created by the vendor or any person or persons lawfully or equitably claiming form under in trust for her **AND FURTHER THAT** the vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said land and premises or any of them or any part thereof from under or in trust for the vendor shall and will time to time and at all times hereafter at the request and costs of the purchasers do and execute or cause to be done and executed all such acts deeds and things whatsoever for further batter and more perfectly assuring the said land and premises and every part thereof unto and to the use of the purchasers in manner aforesaid as shall or any be reasonably required AND that notwithstanding any things to the contrary

hereinbefore contained the vendor hereby further covenant with purchasers that they shall from time to time and at all times hereafter upon every reasonable request and at the costs of the purchasers produce or cause to be produced unto them or their attorneys or agents or at any trial hearing commission or examination or otherwise as occasion shall require all or any of the deeds and writings for the purpose of showing her title to the premises hereby granted transferred and conveyed and shall also at the like request and costs deliver or cause to be delivered unto the said purchased such attested or other copies or extract of or from the said deeds and writings or any of them as they may require.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of rent free land containing by estimation an area of Six Cottahs Four Chittaks and Fifteen and half square feet be the same a little more or less together with brick-built Garage (but not the wooden structure on the roof thereof) and all appurtenances belonging thereto and standing on part thereof situate lying at and being premises No. 1B Mysore Road , Ballygunge in the suburbs of the town of Calcutta in the District of 24 Parganas Registration and Sub Registration District

Alipore Police Station Tollygunge Mouza Monoharpukur Dihi 55 Grams Division 6 Sub-Division being part of holding No. 61 (formerly No. 300) and the same was butted and bounded by

On the North : 1C, Mysore Road

On the East : By Mysore Road (20 ft wide)

On the South : By the passage appertaining to premises No.51A, Rashbehari Avenue and 1A Mysore Road

On the West : Desh Bondhu College & Satish Mukherjee Road

THE SECOND SCHEDULE ABOVE REFERRED TO

(Property hereby sold)

ALL THAT the piece and parcel of land situated at being **Premises No.1C, Mysore Road**, as per the record of the Kolkata Municipal Corporation (1/C, Mysore Road as per the probate document issued in favour of the vendor) **P.S. Tollygunge, P.O. Kalighat, Kolkata - 700026** within the ambit of Kolkata Municipal Corporation, **Ward No.84, Borough No.8**, having Assessee No.110841200160 (formerly No.1/3/5 Lake Road being a portion of the old 1/3 Dhakuria Road) containing an area of **4 cottahs 0 chtitaks and 24 square feet** as per title deed of the vendor and 4

cottahs 0 chtitaks and 20 square feet as per the actual physical measurement be a little more or less together with a more than 30 years old residential three storied building standing thereon **Ground Floor having an covered area of 1970 sq.ft. with pucca structure and 83 sq.ft. with asbestos shed and First and Second floor both having covered area of 1970 sq.ft. each with pucca structure** be a little more or less together with all the easement and quasi easements attached with the said property. The plan of the sold property has been made a part of this Deed and delineated with **RED** border which is butted and bounded by :

On the North : 3/A, Mysore Road

On the East : Mysore Road

On the South : 1B, Mysore Road

On the West : Desh Bondhu College & Satish Mukherjee Road

IN WITNESS WHEREOF the parties herein have respectively set and subscribed their respective hands and seals the day month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Parties in presence of :

WITNESSES :

1. *Satyat Uslis*
W/o SATYA PRABHAKAR
1502 Summit Apts
1st Ave Shastri Nagar
Chennai 600020

Prasan Lal Deshpande

SIGNATURE OF THE VENDOR

2. *Namrata Roy*
W/o Bappa Roy
F1001 Rustonjee Seasons
Madhusudan Kalkar Road
Bandra East
Mumbai - 400051

1. *Grobawati Jaiswal*

2. *HANISHA*

SIGNATURE OF THE PURCHASERS

Drafted by me :

Rajib Ganguly

Advocate

High Court, Calcutta

Enrolment no WB/1247/1999.

MEMO OF CONSIDERATION

RECEIVED of Rs.2,80,00,000/- (Rupees Two Crore eighty lakhs) only as per the full and final consideration amount for the property set out in the second schedule from the within named purchasers on the day, month and year above written in the presence of the following witnesses in the following manner :-

Sl. No.	Date	Draft No.	Bank/Branch	Amount (RS.)
1)	02.02.2022	098791	Federal Bank, Howrah	1,38,60,000/-
2)	02.02.2022	098792	Federal Bank, Howrah	1,38,60,000/-
3)		TDS		2,80,000/-
			Total :	2,80,00,000/-

(Rupees Two Crore eighty lakhs) only

WITNESSES :

1: *Sangam Khatu*

2. *Namrata Roy*

17/2/2022

SIGNATURE OF THE VENDOR

**SITE PLAN OF PREMISES NO.- 1/C, MYSORE ROAD, KOLKATA - 700026,
P.S. - TOLLY GUNGE, K.M.C. WARD NO. - 84, BOROUGH NO.- (VIII).**



AREA OF LAND - 04 K. - 00 CH. - 20 SFT. (AS PER SITE)

AREA OF LAND - 04 K. - 00 CH. - 24 SFT. (AS PER DEED PLAN)

SHOWN IN RED BORDER ■ SCALE - 1" = 18'-0"

AREA OF STRUCTURE AT GROUND FLOOR (PUCCA) - 1970 SFT.

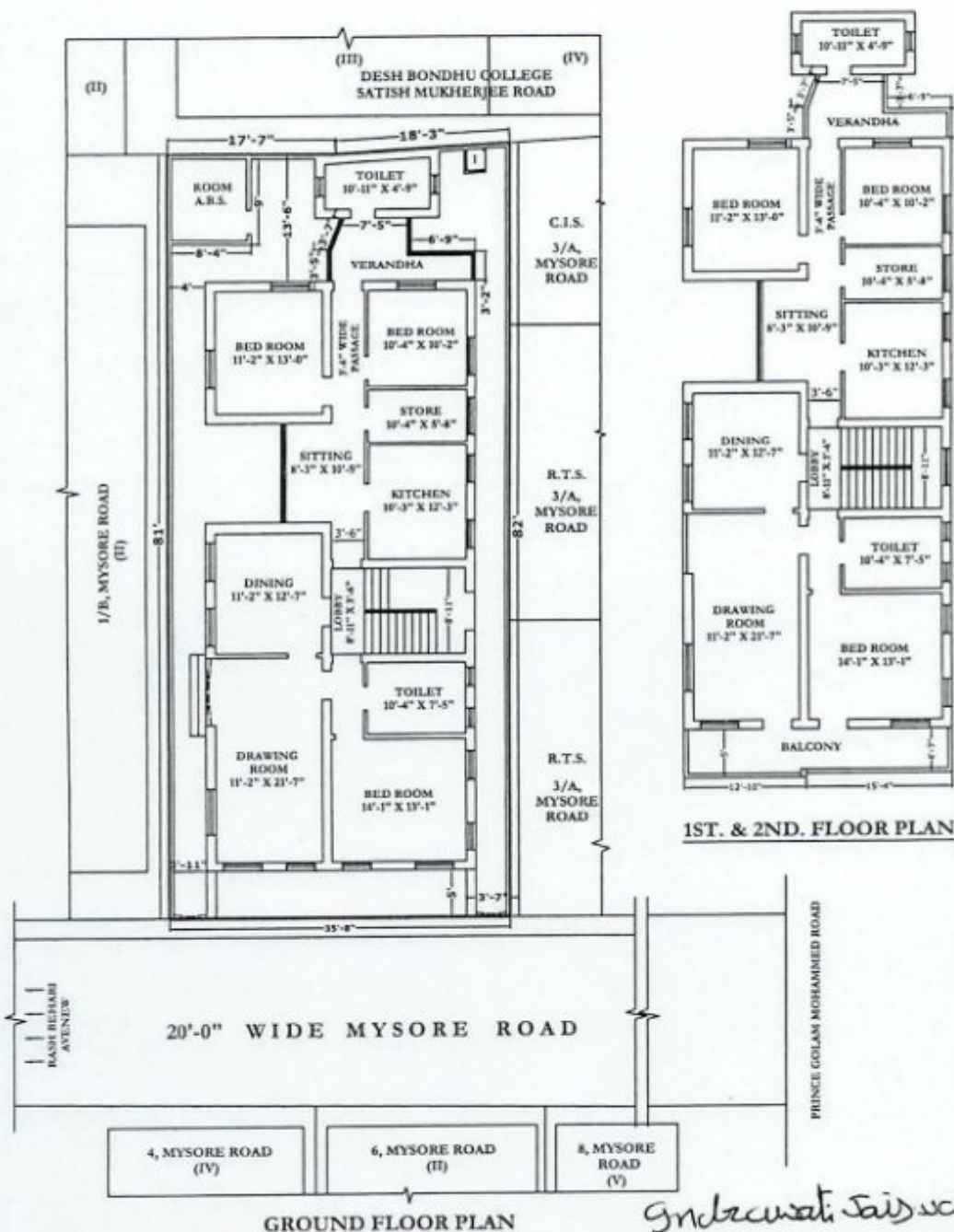
AREA OF STRUCTURE AT GROUND FLOOR (A.B.S.) - 83 SFT.

AREA OF STRUCTURE AT FIRST FLOOR (PUCCA) - 1970 SFT.

AREA OF STRUCTURE AT SECOND FLOOR (PUCCA) - 1970 SFT.

VENDOR :- PRASAN LATA KSHETTRY

PURCHASERS :- 1. INDRAWATI JAISWAL &
2. MD. NISAR @ MOHAMMAD NISAR



1ST. & 2ND. FLOOR PLAN

GROUND FLOOR PLAN

SIGNATURE OF VENDOR

SIGNATURE OF PURCHASERS

DRAWN BY - PARTHA CHAKRABORTY

SPECIMEN FORM FOR TEN FINGERPRINTS

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature 19 Rasana Lakshmi Y.



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Gandawati Jaiswal



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature navisat

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



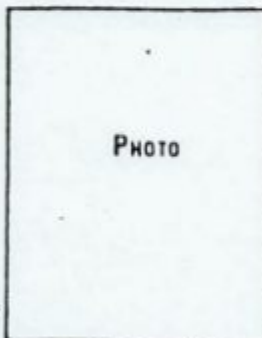
		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Ragib Hossain



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____



		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature _____



BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA - 700001
PHONE : 2248 8956 / 7233

IDENTITY CARD



Name RAJIB GANGOPADHYAY

..... Advocate

Father's/Husband's Name

LATE AJIT MOHAN GANGOPADHYAY

(SRI PRASANTA RANJAN GUHA RAY) (BIMAL KUMAR CHATTERJEE)
CHAIRMAN EX-COMMITTEE CHAIRMAN EX-COMMITTEE

Rajib Gangopadhyay

Card No. C-5696

Address Recorded on the Roll P/39A, Purba Pally, Haltu
Kolkata - 700 078

Present Address 9A, Purba Pally, Haltu, Kolkata - 700 078

Enrolment No. WB / 1247 / 1999

Date of
Enrolment 09.04.1999

Date of
Birth 23.07.1973

Date

mm
Secretary/Assistant Secretary



Prasan Lata Kshetry


भारत सरकार
GOVERNMENT OF INDIA



প্রসন্ন লতা খেট্রী
Prasan Lata Kshetry
পিতা : উজির চাঁদ মালহোত্রা
Father : WAZIR CHAND MALHOTRA
জন্ম সাল / Year of Birth : 1935
মহিলা / Female



7124 6532 1743


আধার - সাধারণ মানুষের অধিকার


17 Prasan Lata Kshetry



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
 ১সি, মাইসোর রোড, কালিঘাট,
 কলকাতা, পশ্চিমবঙ্গ,
 ৭০০০২৬

Address:
 1C, MYSORE ROAD,
 KALIGHAT, Kalighat S.O.,
 Kalighat, Kolkata, West
 Bengal, 700026

 1947
 1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

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



MOHAMMAD NISAR


Government of India
 মহঃ নিসার
 Md Nisar
 পিতা : মোঃ কামরুদ্দিন
 Father : Md Qamruddin
 জন্মতারিখ/DOB: 10/02/1962
 পুরুষ / Male

 6788 5809 3399

আধার - সাধারণ মানুষের অধিকার

সাব্বীস


ভারতীয় চিহ্নিতকরণ অধিদপ্তর
Unique Identification Authority of India
 ঠিকানা: /: মোঃ কামরুদ্দিন,
 নূর মোহাম্মদ মুন্সি লেন
 হাওড়া (ও.সি.কর্পোরেশন), হাওড়া, হাওড়া
 পশ্চিম বঙ্গ,
 Address: S/O: Md
 Qamruddin, 85, NOOR
 MOHAMMAD MUNSHI
 LANE, Haora (M.Corp),
 Howrah, Ross Road, West
 Bengal, 711101
 6788 5809 3399
 1947
 1800 309 1947
 help@uidai.gov.in
 www.uidai.gov.in

সাব্বীস



ভারত সরকার



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 2010/15708/02301

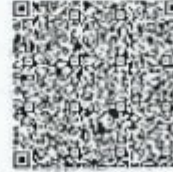
To
Indrawati Jaiswal
ইন্দ্রাবতী জয়সওয়াল
W/O: Suresh Jaiswal
ICHHAPUR KAMARDANGA
H I T ROAD
Haora (M, Corp)
Santragachi, Howrah
West Bengal - 711104

07/03/2014



KL814236428FT

81423642



আপনার আধার সংখ্যা / Your Aadhaar No. :

7880 8987 0243

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

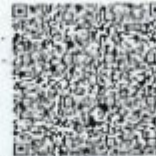
Government of India



ইন্দ্রাবতী জয়সওয়াল
Indrawati Jaiswal
পিতা : রঘুনথ জয়সওয়াল
Father : Raghunath Jaiswal

জন্মতারিখ/DOB: 14/10/1955
লিঙ্গ / Female

7880 8987 0243



আধার - সাধারণ মানুষের অধিকার

Indrawati Jaiswal



Indrawati Jaiswal

Major Information of the Deed

Deed No :	I-1603-01924/2022	Date of Registration	08/02/2022
Query No / Year	1603-2000336474/2022	Office where deed is registered	
Query Date	29/01/2022 10:50:56 AM	1603-2000336474/2022	
Applicant Name, Address & Other Details	Rajib Ganguly 10, Kiran Sankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8910767790, 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. 2,80,00,000/-	Rs. 2,80,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 14,00,020/- (Article:23)	Rs. 2,80,046/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mysore Road, , Premises No: 1C, , Ward No: 084 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 24 Sq Ft	2,36,80,000/-	2,36,80,000/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.655Dec	236,80,000 /-	236,80,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5910 Sq Ft.	43,00,000/-	43,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1970 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1970 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1970 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L1	83 Sq Ft.	20,000/-	20,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 83 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete</p>					
Total :		5993 sq ft	43,20,000 /-	43,20,000 /-	

Identifier Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Prasan Lata Kshetry Wife of Late Shambhu Nath Kshetry MYSORE ROAD, 1C, City:- Not Specified, P.O:- KALIGHAT, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx8N, Aadhaar No: 71xxxxxxxx1743, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/02/2022 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Indrawati Jaiswal Wife of Mr Suresh Jaiswal Ichhapur Kamardanga HIT ROAD, City:- Not Specified, P.O:- SATRAGACHI, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx0H, Aadhaar No: 78xxxxxxxx0243, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Pvt. Residence
2	Md Nisar , (Alias: Mohammad Nisar) (Presentant) Son of Md Kamaruddin 85, Noor Mohammad Munshi Lane, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx7A, Aadhaar No: 67xxxxxxxx3399, Status :Individual, Executed by: Self, Date of Execution: 03/02/2022 , Admitted by: Self, Date of Admission: 03/02/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJIB GANGULY Son of Late Ajit Mohan Ganguly Room No 3d, Third Floor Delta House, 4, Government Place North, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mrs Prasan Lata Kshetry, Mrs Indrawati Jaiswal, Md Nisar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Prasan Lata Kshetry	Mrs Indrawati Jaiswal-6.655 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Prasan Lata Kshetry	Mrs Indrawati Jaiswal-5910.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs Prasan Lata Kshetry	Mrs Indrawati Jaiswal-83.00000000 Sq Ft

On 02-02-2022

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 2,80,00,000/-



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

On 03-02-2022

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

Presented for registration at 15:35 hrs on 03-02-2022, at the Private residence by Md Nisar Alias Mohammad Nisar, one of the Claimants.

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

Execution is admitted on 03/02/2022 by 1. Mrs Prasan Lata Kshetry, Wife of Late Shambhu Nath Kshetry, MYSORE ROAD, 1C, P.O: KALIGHAT, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mrs Indrawati Jaiswal, Wife of Mr Suresh Jaiswal, Ichhapur Kamardanga HIT ROAD, P.O: SATRAGACHI, Thana: Santragachi, , Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession House wife, 3. Md Nisar , Alias Mohammad Nisar, Son of Md Kamaruddin , 85, Noor Mohammad Munshi Lane, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Muslim, by Profession Business

Indetified by Mr RAJIB GANGULY, , Son of Late Ajit Mohan Ganguly, Room No 3d,Third Floor Delta House, 4, Road: Government Place North, , P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



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

On 08-02-2022

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 2,80,046/- (A(1) = Rs 2,80,000/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 2,80,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/02/2022 5:44PM with Govt. Ref. No: 192021220175660911 on 01-02-2022, Amount Rs: 2,80,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS7083547 on 01-02-2022, Head of Account 0030-03-104-001-

16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,00,020/- and Stamp Duty paid by Stamp Rs 6,000/-, by online = Rs 13,95,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 313029, Amount: Rs.5,000/-, Date of Purchase: 01/02/2022, Vendor name: S Nukherjee

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

Online on 01/02/2022 5:44PM with Govt. Ref. No: 192021220175660911 on 01-02-2022, Amount Rs: 13,95,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS7083547 on 01-02-2022, Head of Account 0030-02-103-003-02



Debasish Dhar

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 69743 to 69782
being No 160301924 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.02.21 11:22:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/02/21 11:22:58 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)