



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

P 217510

(N 110  
10/10/2024  
10/10/2024  
10/10/2024  
Additional Registrar of  
Assurances-IV, Kolkata

Verified that the Document is authentic.  
Registration, The Signature Sheet and the  
endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar of  
Assurances-IV, Kolkata

- 7 OCT 2024

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 07<sup>th</sup> day of October,  
Two Thousand Twenty Four (2024)

B E T W E E N

1. **SMT. KARABI CHATTERJEE** (PAN : ARSPC7265L & AADHAAR : 2135 7635 6910), daughter of Late Kalidas Bhattacharya & wife of Late Subir Chatterjee, by faith - Hindu, by nationality – Indian, by occupation - Housewife, residing at 2<sup>nd</sup> Floor, Flat 301 at 81/B, B.T. Road, P.O. Netaji Colony, P.S. Baranagar, Kolkata - 700090,
2. **SMT. SANDHYA BHATTACHARJEE** (PAN : ADYPB8346B & AADHAAR : 4107 9719 1763), wife of Late Kamal Kumar Bhattacharjee, by faith - Hindu, by nationality – Indian, by occupation - Housewife, residing at 27/1, Swarupananda Sarani, P.O. Italgacha, P.S. Dum Dum, Dist. North 24-Parganas, PIN – 700079,
3. **SRI RANJAN PRATIM MUKHERJEE** (PAN : ADMPM8970A & AADHAAR : 5820 4724 4690), son of Late Saroj Prasanna Mukherjee, by faith - Hindu, by nationality – Indian, by occupation - Business, residing at 27/1, Swarupananda Sarani, P.O. Italgacha, P.S. Dum Dum, Dist. North 24-Parganas, PIN – 700079,
4. **SRI ROUNAK MUKHERJEE** (PAN : CXCPM7823C & AADHAAR : 3802 4719 7722), son of Ranjan Pratim Mukherjee & Late Anupa Mukherjee, by faith - Hindu, by nationality – Indian, by occupation – Advocate, residing at 27/1, Swarupananda Sarani, P.O. Italgacha, P.S. Dum Dum, Dist. North 24-Parganas, PIN – 700079,
5. **SMT. ANJANA BHATTACHARJEE BISWAS** (PAN : BJOPB5005N & AADHAAR : 6935 0324 9383), wife of Late Kanchan Bhattacharjee, by faith - Hindu, by nationality – Indian, by occupation – Self-employed, residing at 22, Patna School Road, P.O. & P.S. Nimta, Dist. North 24-Parganas, PIN - 700049,
6. **SMT. SRABANI BHATTACHARJEE** (PAN : CCRPB126R & AADHAAR : 2176 4346 6745), wife of Late Kuntal Kumar Bhattacharjee, by faith - Hindu, by nationality – Indian, by occupation - Housewife residing at North East Noapara, Rabindra Road, P.O. Noapara, P.S. Barasat, Dist. North 24-Parganas, PIN – 700125;

All hereinafter called and referred to as the "OWNERS/VENDORS/FIRST PARTY" (which terms or expressions shall unless excluded by or repugnant to the context or subject hereof be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and/or assigns) of the FIRST PART. The Vendor No. 1 herein represented by her constituted ATTORNEY namely SRI KRISHANU DAS (PAN : BYEPD3893D & AADHAAR : 3547 3179 7486), son of Kartick Das, by occupation – Service, by faith - Hindu by nationality - Indian, residing at 7MG, Tara Sankar Sarani, Kolkata - 700037, P.O. Belgachia, P.S. Tala, Dist. South 24-Parganas by virtue of General Power of Attorney dated 04.10.2024 registered at Additional District Sub-Registrar, Sealdah in Book I, Volume No. 1600-2024, Pages from 119662 to 119676 being No. 160604011 for the year 2024

A N D

1. **SMT. SUMITA BHATTACHARJEE** (PAN : CXTPB7284D & AADHAAR : 7758 1321 6606), wife of Late Sankar Bhattacharjee by faith - Hindu, by nationality – Indian, by occupation - Housewife, residing at 2/1 Umakanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata – 700030,
2. **SRI ARITRA BHATTACHARJEE** (PAN : AUDPB3540R & AADHAAR : 9358 7001 3387), son of Late Sankar Bhattacharjee by faith - Hindu, by nationality – Indian, by occupation - Service, residing at 2/1, Umakanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata – 700030,

3. **SMT. PRANATI BHATTACHARJEE** (PAN : AVRPB7951K & AADHAAR : 4051 8412 1666), wife of Late Mohan Lal Bhattacharjee, by faith - Hindu, by nationality – Indian, by occupation - Housewife residing at 2/1, Umakanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata – 700030;
4. **SRI ARDHENDU BHATTACHARJEE** (PAN : ALEPB8682Q & AADHAAR : 7520 8955 5243), son of Late Mohan Lal Bhattacharjee, by faith - Hindu, by nationality – Indian, by occupation - Service, residing at 2/1, Umakanta Sen Lane, P.O. Ghughudanga, P.S. Chitpur, Kolkata – 700030;

All hereinafter collectively called and referred to as the "OWNERS/CONFIRMING PARTIES/SECOND PARTY" (which terms or expressions shall unless excluded by or repugnant to the context or subject hereof be deemed to mean and include their respective heirs successors, executors, administrators, legal representatives and/or assigns) of the SECOND PART

#### A N D

**SRI DEBASISH BISWAS** (PAN : BIZPB1033N & AADHAAR : 6097 3610 7053), son of Sri Chabi Biswas, by faith - Hindu, by nationality – Indian, by occupation - Business, residing at 2B, Khelat Babu Lane, P.O. Belgachia, P.S. Tala, Kolkata – 700037 being the sole proprietor of Shivam Construction, hereinafter called and referred to as the "PURCHASER/THIRD PARTY" (which terms or expressions shall unless excluded by or repugnant to the context or subject hereof be deemed to mean and include his heirs, successors, executors, administrators, legal representatives, and/or assignees) of the THIRD PART

**WHEREAS** one Harimoni Devi was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of bastu land measuring about 3 Katha 6 Sq.ft. more or less lying and situated at Premises No. 2/1, Umakanta Sen Lane, Calcutta within P.S. Chitpore, comprised in Dih Panchannagram Div. I, Subdivision 17, Mouza – Beerpara, Holding No. 36 under the then Ward No. 31 of Corporation of Calcutta in the District of 24-Parganas.

**AND WHEREAS** said Harimoni Devi by an Indenture of sale dated 05.02.1945 registered at SRO, Sealdah in Book No 1, Volume No. 16, Pages from 1 to 5 being No. 224 for the year 1945 sold conveyed and transferred the aforesaid land unto and in favour of one Sri Jugal Kishore Ghosh and Sri Fakir Chandra Ghosh against valuable consideration therein mentioned

**AND WHEREAS** thus said Sri Jugal Kishore Ghosh and Sri Fakir Chandra Ghosh became the absolute joint owners of aforesaid property and during continuation of such ownership and possession both of them jointly by an Indenture of sale dated 12.06.1946 registered at SRO, Sealdah in Book No. 1, Volume No. 32, Pages from 128 to 133 being No. 1182 for the year 1946 sold conveyed and transferred the aforesaid land unto and in favour of one Smt. Lakshmi Debi wife of Sri Kedes Bhattacharjee of 11, Srinath Mukherjee Lane, Calcutta.

**AND WHEREAS** thus said Lakshmi Debi became sole and absolute owner of aforesaid land duly mutated her name in the records of the then Corporation of Calcutta in respect of aforesaid property and constructed a brick built dwelling house thereon in the year 1947 as per sanctioned building plan



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



GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192024250243416178  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 07/10/2024 10:53:03 | Bank/Gateway:       | SBIEPay Payment Gateway |
| BRN :             | 8896739529527       | BRN Date:           | 07/10/2024 10:54:06     |
| Gateway Ref ID:   | IGARXRYHY8          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 071020242024341613  | Payment Init. Date: | 07/10/2024 10:53:03     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2002648340/5/2024       |

[Query No./Query Year]

Depositor Details

|                           |  |
|---------------------------|--|
| Depositor's Name:         | Mr Debasish Biswas                     |
| Address:                  | 2B, Khelat Babu Lane, Kolkata - 700037 |
| Mobile:                   | 9836075022                             |
| Period From (dd/mm/yyyy): | 07/10/2024                             |
| Period To (dd/mm/yyyy):   | 07/10/2024                             |
| Payment Ref ID:           | 2002648340/5/2024                      |
| Dept Ref ID/DRN:          | 2002648340/5/2024                      |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2002648340/5/2024 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 546939     |
| 2       | 2002648340/5/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 91250      |
| Total   |                   |  |                    | 638189     |

IN WORDS: SIX LAKH THIRTY EIGHT THOUSAND ONE HUNDRED EIGHTY NINE ONLY.

AND WHEREAS said Lakshmi Debi died intestate as widower on 04.06.2005 leaving behind the following persons as her only surviving legal heirs, successors and/or legal representatives in accordance with Hindu Succession Act, 1956

| SL. No. | NAME                        | SHARE                              | RELATIONSHIP  |
|---------|-----------------------------|------------------------------------|---|
| 1.      | Mohanlal Bhattacharjee      | Undivided 1/7 <sup>th</sup> Share  | Son   |
| 2.      | Kajal Bhattacharjee         | Undivided 1/7 <sup>th</sup> Share  | Son   |
| 3.      | Kuntal Kr. Bhattacharjee    | Undivided 1/7 <sup>th</sup> Share  | Son   |
| 4.      | Karabi Chatterjee           | Undivided 1/7 <sup>th</sup> Share  | Daughter (Married)  |
| 5.      | Sumita Bhattacharjee        | Undivided 1/14 <sup>th</sup> Share | Widow of predeceased son - Sankar Bhattacharjee<br>(Date of Death : 23.01.1993)       |
| 6.      | Aritra Bhattacharjee        | Undivided 1/14 <sup>th</sup> Share | Son of predeceased son - Sankar Bhattacharjee   |
| 7.      | Sandhya Bhattacharjee       | Undivided 1/14 <sup>th</sup> Share | Widow of predeceased son - Kamal Kr. Bhattacharjee<br>(Date of Death : 26.05.1996)    |
| 8.      | Anupa Mukherjee             | Undivided 1/14 <sup>th</sup> Share | Daughter of predeceased son - Kamal Kr. Bhattacharjee<br>(Date of Death : 26.05.1996) |
| 9.      | Anjana Bhattacharjee Biswas | Undivided 1/7 <sup>th</sup> Share  | Widow of predeceased son - Kanchan Bhattacharjee<br>(Date of Death : 01.11.1996)      |

AND WHEREAS thus by virtue of inheritance said Mohanlal Bhattacharjee, Kajal Bhattacharjee, Kuntal Kurnar Bhattacharjee, Karabi Chatterjee, Sandhya Bhattacharjee, Anupa Mukherjee, Sumita Bhattacharjee, Aritra Bhattacharjee and Anjana Bhattacharjee Biswas became the owners of said premises

AND WHEREAS while enjoying undivided 1/7<sup>th</sup> share of said premises said Mohanlal Bhattacharjee died intestate on 18.06.2007 leaving behind him surviving his wife namely Pranati Bhattacharjee and only son namely Ardhendu Bhattacharjee as his only legal heirs, successors and/or legal representatives in accordance with Hindu Succession Act, 1956

AND WHEREAS said Kajal Bhattacharjee by way of an Indenture of Gift dated 14.08.2008 registered at the office at A.R.A.-I, Kolkata in Book No. I, CD Vol. No. 61, Pages from 3567 to 3591 Being No. 11817 for the Year 2008, gifted his undivided 1/7<sup>th</sup> share of the said premises unto and in favour of his brother Kuntal Kumar Bhattacharjee

AND WHEREAS while enjoying undivided 2/7<sup>th</sup> share of said premises, said Kuntal Kumar Bhattacharjee died intestate on 28.07.2024 leaving behind him surviving his wife namely Srabani Bhattacharjee as his only legal heirs, successors and/or legal representatives in accordance with Hindu Succession Act, 1956

AND WHEREAS while enjoying undivided 1/14<sup>th</sup> share of said premises, said Anupa Mukherjee died intestate on 16.10.2015 leaving behind him surviving Ranjan Pratim Mukherjee, Rounak Mukherjee and Sandhya Bhattacharjee as her only legal heirs, successors and/or legal representatives in accordance with Hindu Succession Act, 1956

AND WHEREAS thus by virtue of recital stated hereinabove said Karabi Chatterjee, Sandhya Bhattacharjee, Ranjan Pratim Mukherjee, Rounak Mukherjee, Anjana Bhattacharjee Biswas Srahani Bhattacharjee, Sumita Bhattacharjee, Aritra Bhattacharjee, Pranati Bhattacharjee and Ardhendu Bhattacharjee, the Vendors and Confirming Parties herein became the owners of ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 03 Katha 06 Sq.ft. more or less lying and situated at Premises No. 2/1, Umakanta Sen Lane, Kolkata - 700030 having Assessee No. 110041800094 within P.S. Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 004 within the jurisdiction of A.D.S.R, Sealdah in the District of South 24-Parganas TOGETHERWITH a dilapidated two storied building standing thereon TOGETHERWITH all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto hereinafter referred to as the "SAID PREMISES/SAID PROPERTY" morefully mentioned and described in the First Schedule written hereunder

AND WHEREAS the Vendors and Confirming Parties got their names mutated as the owners of said premises in the assessment register of Kolkata Municipal Corporation

AND WHEREAS thus by virtue of recital stated hereinabove the Vendors herein became the owners of undivided 5/7<sup>th</sup> share of said premises (hereinafter referred to as the "SAID UNDIVIDED SHARE/SAID UNDIVIDED PROPERTY") which is morefully mentioned and described in the Second Schedule written hereunder

AND WHEREAS due to urgent requirement of funds, the Vendors herein decided to sell their said undivided share mentioned in the Second Schedule written hereunder at or for the total consideration of Rs.60,00,000/- (Rupees Sixty Lakhs) only and in this regard they had made an offer to the other co-sharers of said premises, the Confirming Parties herein but none else of them had agreed to purchase the said undivided property and eventually with the consent of Confirming Parties, the Vendors herein decided to sell the said undivided property to third party prospective purchaser

AND WHEREAS thus the Vendors herein proposed to sell and the Purchaser herein agreed to purchase ALL THAT undivided 5/7<sup>th</sup> share of said premises being the said undivided property morefully mentioned and described in the Second Schedule written hereunder at or for the said consideration of Rs.60,00,000/- (Rupees Sixty Lakhs) only provided the Vendors have got clear and marketable title thereof

AND WHEREAS in terms of the said agreement the Purchaser has in good faith paid the entire consideration to the Vendors and in consideration thereof the Vendors and Confirming Parties herein agreed to execute and register these presents in favour of the Purchaser in respect of the said undivided property mentioned in the Second Schedule written hereunder

AND WHEREAS at or before the execution of these presents the Vendors and Confirming Parties herein assure and represent to the Purchaser as follows:

- a) THAT the Vendors have a good marketable title in respect of the said undivided property and every part thereof particularly mentioned and described in the Second Schedule written hereunder.
- b) THAT the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trust whatsoever or howsoever.
- c) THAT excepting the Vendors and Confirming Parties, none else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property.
- d) THAT there is no bar or impediment legal or otherwise of the Vendors in selling and transferring of the said undivided property.
- e) THAT there is/are no acquisition or requisition proceeding pending nor the Vendors and Confirming Parties has/have been served with any notice of acquisition or requisition in respect of said property.
- f) THAT no public demand of any kind whatsoever is outstanding against and/or payable by the Vendors and Confirming Parties in respect of said property.
- g) THAT the Vendors and Confirming Parties have not entered into any Agreement for Sale, Development, Lease, Tenancy or Otherwise nor has created any interest or right of Third Party into and upon the said property.
- h) THAT the Vendors and Confirming Parties have not obtained any loan from any Bank, Private or Public Financial Institution in respect of the said property.
- i) THAT the said property or any part thereof is not under any "Debtor" or "Wakf" and it is free from road alignment.
- j) THAT relying upon the aforesaid representations, assurances and covenants made by the Vendors and Confirming Parties and believing the same to be true and acting upon good faith the Purchaser herein has agreed to purchase the said undivided property and every part thereof in fee simple or an estate equivalent thereto free from all encumbrances, liens, lispendens, charges, mortgages, acquisitions or requisitions whatsoever and howsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.60,00,000/- (Rupees Sixty Lakhs) only well and truly paid by the Purchaser to the Vendors at or immediately before the execution of these presents the receipt whereof the Vendors doth hereby admit and acknowledge as per Memo of Consideration written hereunder and of and from the same and every part thereof forever acquit, release and discharge the Purchaser, his heirs,

executors, administrators, representatives and assigns and every one of them and also the said undivided property, the Vendor as the Owners of said undivided property doth by these presents indefeasibly grant, sell, convey, transfer, assure and assign unto and in favour of the Purchaser free from all encumbrances, attachments and other defects entitled to ALL THAT the said undivided 5/7<sup>th</sup> share of piece or parcel of a plot of bastu land containing by estimation an area of 03 Katha 06 Sq.ft. more or less lying and situated at Premises No. 2/1, Umakanta Sen Lane, Kolkata - 7000030 having Assessee No. 110041800094 within P.S. Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 004 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas TOGETHERWITH a more than 70 years old and dilapidated two storied building having total covered area of 1645 Sq.ft. more or less particularly mentioned and described in FIRST SCHEDULE written hereunder and the said property is more clearly delineated with RED border line in the SKETCH MAP or PLAN annexed hereto together with rights on all easements and quasi-easements appended thereto more particularly mentioned and described in the First Schedule hereunder written along with undivided rights on all common doors, windows, fittings, fixtures both sanitary and electrical, all external drains, water courses together with the benefits of all ancient and other rights, lights, liberties, easements, advantages, privileges and appurtenances belonging thereto and also the absolute and full liberty to the Purchaser, his servants, agents, employees, engineers and/or any person or persons authorized by him to use the common areas in common with Confirming Parties and/or portions entitled to similar rights and privileges of using the main entrance, open space, staircase, roof, parapet walls, landings, lobbies, submersible pump, gates, drains, overhead tank, sewerage, septic tank, electrical circuit and other common parts and/or portions including all other easements and quasi-easement rights, privileges and appurtenances and other conveniences thereto bearing the necessary common expenses for beneficial use and enjoyment of the said property free from all encumbrances, charges, liens, lispendens and attachments whatsoever AND all deeds patthas muniments writings and evidence of title which in any wise relating to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Purchaser, his heirs executors administrators or representatives or any persons from whom he can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD POSSESS the said undivided property hereby granted, sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchaser absolutely and forever AND the Vendors doth hereby covenant with the Purchaser 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 heretofore and now hath good right, full power, absolute authority and indefeasible title to grant, convey, transfer, assign and assure the said undivided property hereby granted, sold, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid free from all encumbrances whatsoever AND THAT the Purchaser, his heirs executors administrators representatives and assigns shall will and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof with other co-sharers in the manner as aforesaid TOGETHERWITH all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments messuage tenements and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or

be appurtenant thereto alongwith right to sell, mortgage, let out, lease out or transfer by way of gift or otherwise alienated the said undivided property or any part thereof in accordance with law hereby granted, sold, conveyed and transferred incurring all the necessary expenses and receive the rents, issues and profits thereof to and for his 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 equitably claiming any right or estate thereof from under or in trust for them AND FURTHER the Vendors and Confirming Parties doth hereby covenant with the Purchaser that they have not done any act, matter, deed or thing whereby the said undivided property hereby granted sold conveyed transferred released assigned and assured to the use of the Purchaser, had or have been encumbered wholly or in part and the Vendors are whereby hindered from transferring the said undivided property mentioned in Second Schedule or any part thereof unto and to the use of the Purchaser and have not transferred the said property or any part thereof to anyone by any means in the manner aforesaid and the said property and/or said property is not the subject matter of any Civil or Criminal proceedings AND FURTHER THAT the Vendors and Confirming Parties shall at all times hereafter indemnify and keep the Purchaser indemnified against all losses, damages, costs, charges and expenses if any suffered by reason of any defect in title of Vendors and Confirming Parties or any breach of the covenants hereunder contained AND THAT free and clear freely and clearly absolutely acquitted, exonerated, discharged and released well and sufficiently saved indemnified of from or against all manner of claims, charges, liens, lispendens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER MORE THAT the Vendors and Confirming Parties including all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendors and Confirming Parties shall and will from time to time and at all times hereafter at the requests and costs of the Purchaser, do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said undivided property and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required.

THE VENDORS AND CONFIRMING PARTIES DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS :-

- a) The Purchaser shall be entitled to all rights privileges vertical and lateral supports easements, quasi-easements, appendages and appurtenances whatsoever belonging or in any way appertaining to the said property.
- b) The Purchaser shall be entitled to the right of access in common with Confirming Parties at all the times and for all normal purposes connected with the use and enjoyment of the said property.
- c) The Purchaser shall have unfettered right to keep the said property protected as mentioned herein including its all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto including all other rights on common areas, spaces, amenities and facilities whatsoever available thereto.
- d) The Purchaser shall be entitled to make/cause partition of said property in accordance with law.

- e) The Purchaser and Confirming Parties herein as owners of said premises shall be entitled to develop the said premises.
- f) The Purchaser shall be entitled to get his name mutated in the assessment register of Kolkata Municipal Corporation in respect of said premises.
- g) The Purchaser shall pay from the execution of these presents the proportionate share of municipal rates and taxes to the competent authorities.

### THE FIRST SCHEDULE ABOVE REFERRED TO

(SAID PREMISES)

ALL THAT piece or parcel of a plot of bastu land containing by estimation an area of 03 Katha 06 Sq.ft. more or less lying and situated at Premises No. 2/1, Umakanta Sen Lane, Kolkata - 7000030 having Assessee No. 110041800094 within P.S. Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 004 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas (Zone : Umakanta Sen Lane to Umakanta Sen Lane) TOGETHERWITH a more than 70 years old and dilapidated two storied building having total covered area of 1645 Sq.ft. more or less with Cemented floorings TOGETHERWITH all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto and Lift facility is not available in the said building and the said premises is butted and bounded as that is to say :-

ON THE NORTH : By 2B, Umakanta Sen Lane  
 ON THE SOUTH : By Umakanta Sen Lane  
 ON THE EAST : By 3A, Umakanta Sen Lane  
 ON THE WEST : By private passage and beyond that 2A, Umakanta Sen Lane

OR HOWSOEVER OTHERWISE the said property or any part thereof now are or is or at any time heretofore were or was situate butted and bounded called know numbered described and distinguished.

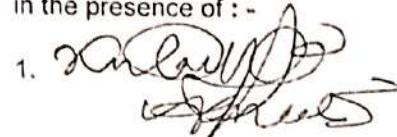
### THE SECOND SCHEDULE ABOVE REFERRED TO

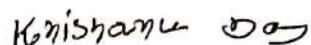
(UNDIVIDED 5/7<sup>th</sup> SHARE OF VENDORS OF SAID PROPERTY HEREBY CONVEYED)

ALL THAT undivided 02 Katha 02 Chatak 17 Sq.ft. basu land more or less being the undivided 5/7<sup>th</sup> share of Vendors out of 03 Katha 06 Sq.ft. bastu land more or less and undivided 1175 Sq.ft. covered area more or less being the undivided 5/7<sup>th</sup> share of Vendors out of 1645 Sq.ft. covered area more or less of more than 70 years old and dilapidated two storied building standing thereon with Cemented floorings lying and situated at Premises No. 2/1, Umakanta Sen Lane, Kolkata - 7000030 having Assessee No. 110041800094 within P.S. Chitpur under the local limits of Kolkata Municipal Corporation in Ward No. 004 within the jurisdiction of A.D.S.R., Sealdah in the District of South 24-Parganas (Zone : Umakanta Sen Lane to Umakanta Sen Lane) TOGETHERWITH all ways paths passages areas sewers drains water and water-courses lights privileges liberties easements appendages and appurtenances whatsoever to the said land hereditaments messuage tenements and premises belonging or in anywise appertaining to or usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto and Lift facility is not available in the said building.

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

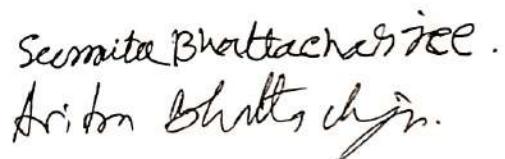
SIGNED, SEALED AND DELIVERED  
by the FIRST PARTY herein at Kolkata  
in the presence of :-

1. 
2.   
S. Acharya  
10-ULS Bar Road  
Kolkata - 140011



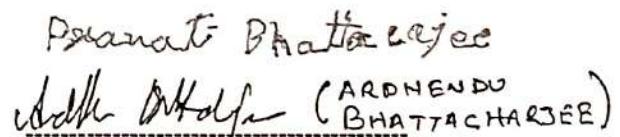
Sandhya Bhattacharjee  
Rajin Pratim Mukherjee  
Ranak Mukherjee  
Anjana Bhattacharjee (Biswas)  
Srabani Bhattacharjee

SIGNATURE OF THE VENDORS  
/OWNERS/FIRST PARTY  
(The Vendor No. 1 represented by  
her constituted Attorney)

  
Sumantra Bhattacharjee  
Aritra Bhattacharjee

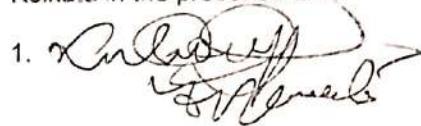
SIGNED, SEALED AND DELIVERED  
by the SECOND PARTY herein at  
Kolkata in the presence of :-

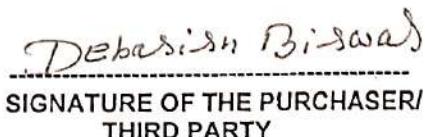
1. 
2. 

  
Parasati Bhattacharjee  
Abdul Kader (ARDHENDU  
BHATTACHARJEE)

SIGNATURE OF THE OWNERS/  
CONF. PARTIES/SECOND PARTY

SIGNED SEALED AND DELIVERED  
by the THIRD PARTY herein at  
Kolkata in the presence of :-

1. 
2. 

  
Debasish Biswas

SIGNATURE OF THE PURCHASER/  
THIRD PARTY

RECEIPT

RECEIVED the within mentioned sum of Rs.60,00,000/- (Rupees Sixty Lakhs) only as full and final consideration from the within mentioned Purchaser for the within mentioned property in the following manner :-

MEMO OF CONSIDERATION

| DATE         | D/DRAFT | DRAWN ON                 | AMOUNT                |
|--------------|---------|--------------------------|-----------------------|
| 01/10/2024   | 024413  | Bank of Baroda, Talapark | Rs. 12,00,000/-       |
| 03/10/2024   | 024418  | Bank of Baroda, Talapark | Rs. 8,00,000/-        |
| 01/10/2024   | 024412  | Bank of Baroda, Talapark | Rs. 2,00,000/-        |
| 01/10/2024   | 024411  | Bank of Baroda, Talapark | Rs. 2,00,000/-        |
| 01/10/2024   | 024413  | Bank of Baroda, Talapark | Rs.12,00,000/-        |
| 01/10/2024   | 024414  | Bank of Baroda, Talapark | Rs.24,00,000/-        |
| <b>TOTAL</b> |         |                          | <b>Rs.60,00,000/-</b> |

*Rupees in Words : Sixty Lakhs Only.*

Date : 07<sup>th</sup> October, 2024

Place : Kolkata

*Krishna D*

WITNESSES:-

1. *Kuntal Mukherjee*  
*Counsel*

2. *Sunita Acharya*  
10 K.L.S. Ferry Road  
Kolkata

*Sandhya Bhattacharjee*  
*Rajon Pratim Mukherjee*  
*Rounak Mukherjee*  
*Arjana Bhattacharjee (Biswas)*  
*Srabani Bhattacharjee*

**SIGNATURE OF THE VENDORS/  
OWNERS/FIRST PARTY**  
(The Vendor No. 1 represented by  
her constituted Attorney)

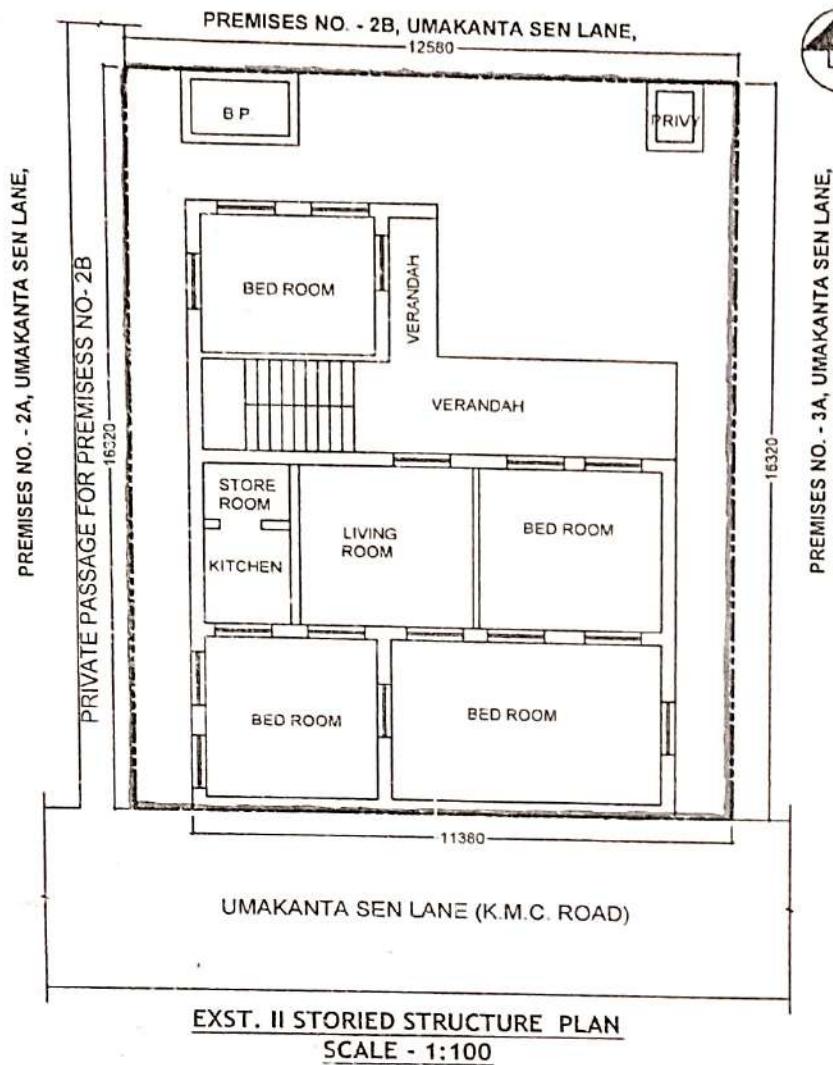
DRAFTED BY ME AS PER THE  
INSTRUCTIONS OF PARTIES HERETO  
AND READOVER AND EXPLAINED THE  
CONTENTS OF SAME TO THEM IN  
BENGALI LANGUAGE KNOWN TO THEM

*Kuntal Mukherjee*

KUNTAL MUKHERJEE  
ADVOCATE  
HIGH COURT AT CALCUTTA  
ERL. NO. WB/799/2011

DEED PLAN OF PREMISES NO. - 2/1, UMAKANTA SEN LANE, KOLKATA - 700 030, WARD NO. - 04,  
BOROUGH NO. - I, P.S. - CHITPUR, UNDER THE KOLKATA MUNICIPAL CORPORATION.  
ASSESSOR NO. 110041800094.

AREA OF LAND :- 3K-0CH-06 SQ.FT. (M/L)  
EXST. TWO STORIED TOTAL STRUCTURE AREA = 1645 SQ.FT. (M/L)



Krishnadev Das

Sandhya Bhattacharjee

Rajan Bhattacharjee

Ramak Bhattacharjee

Surjana Bhattacharjee (Buyer) Procolta Bhattacharjee

Geetani Bhattacharjee

SIGNATURE OF VENDORS

Sumita Bhattacharjee

Sritra Bhattacharjee

Dulhe Bhattacharjee

Debasish Biswas

SIGNATURE OF PURCHASER

Surjy Chowdhury

ESTATE AGENT  
CLASSIC

SIGNATURE OF CONFIRMING PARTIES

SIGNATURE OF E.B.S.

## 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 Krishna D

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

Signature Sandhya Bhattacharya

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

Signature Rajendra Pratap Mishra

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 Rounak Mukherjee



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

Signature Anjana Bhattacharya (Sisw)



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

Signature Sraboni Bhattacharjee

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 Seemita Bhattacharjee.



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

Signature Arin Bhattacharjee.



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

Signature Prasati Bhattacharjee

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



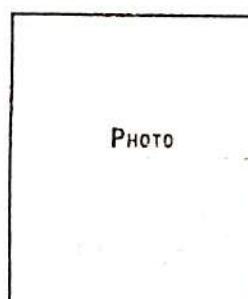
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|------------|---------------|-------------|---------------|-------------|---------------|
| LEFT HAND  |               |             |               |             |               |
|            | THUMB         | FORE FINGER | MIDDLE FINGER | RING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

Signature Sadhu Bhagwan



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

Signature Debarish Biswas



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

Signature \_\_\_\_\_

### Major Information of the Deed

|   |  |  |            |
|---|--|--|------------|
| Deed No :                               | I-1904-14977/2024  | Date of Registration                   | 07/10/2024 |
| Query No / Year                         | 1904-2002648340/2024   | Office where deed is registered        |            |
| Query Date                              | 06/10/2024 10:14:16 PM   | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details | Kuntal Mukherjee<br>High Court At Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830699424, Status : Advocate |  |            |
| Transaction                             | Additional Transaction   |  |            |
| [0101] Sale, Sale Document              | [4308] Other than Immovable Property, Agreement [No of Agreement : 2]  |  |            |
| Set Forth value                         | Market Value   |  |            |
| Rs. 55,00,000/-                         | Rs. 91,23,643/-  |  |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |  |            |
| Rs. 5,47,439/- (Article:23)             | Rs. 91,334/- (Article:A(1), E, M(a), M(b), I)  |  |            |
| Remarks                                 | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)   |  |            |

#### Land Details :

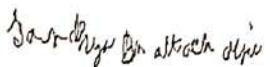
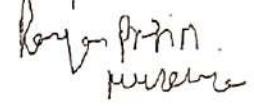
District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Umakanta Sen Lane, Road Zone : (Umakanta Sen Lane – Umakanta Sen Lane) , Premises No: 2/1, , Ward No: 004 Pin Code : 700030

| 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                 | 2 Katha 2 Chatak 17 Sq Ft | 50,00,000/-             | 85,94,443/-           | Property is on Road ,Last Reference Deed No :1606-I -01182-1946 |
| Grand Total : |             |                |                       | 3.5452Dec                 | 50,00,000/-             | 85,94,443/-           |   |

#### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 1175 Sq Ft.       | 5,00,000/-              | 5,29,200/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 587.5 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete    |                   |                   |                         |                       |                           |
| Floor No: 1, Area of floor : 587.5 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
|  | Total :           | 1175 sq ft        | 5,00,000/-              | 5,29,200/-            |                           |

**Seller Details :**

| SI No   | Name,Address,Photo,Finger print and Signature                                       |   |  |                           |
|---|---|---|--|---------------------------|
| Name  | Photo   | Finger Print  | Signature  |                           |
|   |   |   |  |                           |
| 1<br>Mrs Karabi Chatterjee<br>Daughter of Late Kalidas Chatterjee 2nd Floor, Flat 301 Al 81B/B.T.Road, City:- Baranagar, P.O:- Netaji Colony, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700090 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: arxxxxxx5l, Aadhaar No: 21xxxxxxxx6910, Status :Individual, Executed by: Attorney, Executed by: Attorney |   |   |  |                           |
| 2<br>Mrs Sandhya Bhattacharjee<br>Wife of Late Kamal Kumar Bhattacharjee<br>Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office   |    | <br>Captured   |    | 07/10/2024 LTI 07/10/2024 |
| 27/1, Swarupanda Sarani, City:- Dum Dum, P.O:- Itagacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: adxxxxxx6b, Aadhaar No: 41xxxxxxxx1763, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office                 |   |   |  |                           |
| 3<br>Mr Ranjan Pratim Mukherjee<br>Son of Late Saroj Prasanna Mukherjee<br>Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office  |  | <br>Captured |  | 07/10/2024 LTI 07/10/2024 |
| 27/1, Swarupananda Sarani, City:- Dum Dum, P.O:- Itagacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: adxxxxxx0a, Aadhaar No: 58xxxxxxxx4690, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office                   |   |   |  |                           |
| 4<br>Mr Rounak Mukherjee<br>Son of Mr Ranjan Pratim Mukherjee<br>Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office  |  | <br>Captured |  | 07/10/2024 LTI 07/10/2024 |

2/1, Swarupananda Sarani, City:- Dum Dum, P.O:- Itagacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: cxxxxxx3c, Aadhaar No: 38xxxxxxxx7722, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024  
, Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office

| 5 | Name   | Photo   | Finger Print  | Signature  |
|---|--|---|---|--|
|   | <b>Mrs Anjana Bhattacharjee Biswas</b><br>Wife of Late Kanchan Bhattacharjee<br>Executed by: Self, Date of Execution: 07/10/2024<br>, Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office |  | <br>Captured |  |

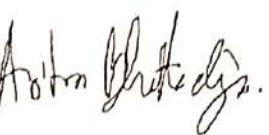
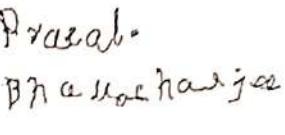
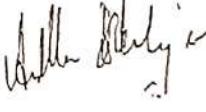
22, Patna School Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: bjxxxxxx5n, Aadhaar No: 69xxxxxxxx9383, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024  
, Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office

| 6 | Name  | Photo  | Finger Print   | Signature   |
|---|---|--|--|---|
|   | <b>Mrs Srabani Bhattacharjee</b><br>Wife of Late Kuntal Kumar Bhattacharjee<br>Executed by: Self, Date of Execution: 07/10/2024<br>, Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office |  | <br>Captured |  |

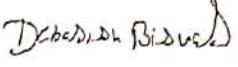
North East Noapara, rabindra Road, City:- Barasat, P.O:- Noapara, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: ccxxxxxx6r, Aadhaar No: 21xxxxxxxx6745, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024  
, Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office

| 7 | Name   | Photo   | Finger Print  | Signature  |
|---|--|---|---|--|
|   | <b>Mrs Sumita Bhattacharjee</b><br>Wife of Late Sankar Bhattacharjee<br>Executed by: Self, Date of Execution: 07/10/2024<br>, Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office |  | <br>Captured |  |

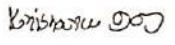
2/1, Umakanta Sen Lane, City:- Kolkata, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: cxxxxxx4d, Aadhaar No: 77xxxxxxxx6606, Status :Confirming Party, Executed by: Self, Date of Execution: 07/10/2024  
, Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office

|  | Name   | Photo   | Finger Print   | Signature  |
|--|--|---|--|--|
| 8  | Mr Aritra Bhattacharjee<br>Son of Late Sankar Bhattacharjee<br>Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office       |    |  Captured   | <br>07/10/2024   |
| 2/1, Umakanta Sen Lane, City:- Kolkata, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: auxxxxxx0r, Aadhaar No: 93xxxxxxxx3387, Status :Confirming Party, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office        |  |   |  |  |
| 9  | Mrs Pranati Bhattacharjee<br>Wife of Late Mohan Lal Bhattacharjee<br>Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office |    |  Captured   | <br>07/10/2024   |
| 2/1, Umakanta Sen Lane, City:- Kolkata, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: avxxxxxxxx1k, Aadhaar No: 40xxxxxxxx1666, Status :Confirming Party, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office |  |   |  |  |
| 10   | Mr Ardhendu Bhattacharjee<br>Son of Late Mohan Lal Bhattacharjee<br>Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office  |  |  Captured | <br>07/10/2024 |
| 2/1, Umakanta Sen Lane, City:- Kolkata, P.O:- Ghughudanga, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: alxxxxxxxx2q, Aadhaar No: 75xxxxxxxx5243, Status :Confirming Party, Executed by: Self, Date of Execution: 07/10/2024 , Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office      |  |   |  |  |

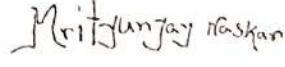
Buyer Details :

| Sl No   | Name,Address,Photo,Finger print and Signature  |   |   |  |
|---|--|---|---|--|
| 1   | Name   | Photo   | Finger Print  | Signature  |
| 1   | <b>Mr Debasish Biswas (Presentant)</b><br>Son of Mr Chabi Biswas<br>Executed by: Self, Date of Execution: 07/10/2024<br>Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office | <br>07/10/2024 | <br>Captured | <br>07/10/2024 |
| Son of Mr Chabi Biswas 2B, Khelat Babu Lane, City:- Kolkata, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: bixxxxxx3n, Aadhaar No: 60xxxxxxxx7053, Status :Individual, Executed by: Self, Date of Execution: 07/10/2024<br>Admitted by: Self, Date of Admission: 07/10/2024 ,Place : Office |  |   |   |  |

Attorney Details :

| Sl No   | Name,Address,Photo,Finger print and Signature  |  |   |  |
|---|--|--|---|--|
| 1   | Name   | Photo  | Finger Print  | Signature  |
| 1   | <b>Mr Krishanu Das</b><br>Son of Mr Kartick Das<br>Date of Execution - 07/10/2024, , Admitted by: Self, Date of Admission: 07/10/2024, Place of Admission of Execution: Office | <br>Oct 7 2024 4:21PM | <br>Captured | <br>07/10/2024 |
| 7MG, Tara Sankar Sarani, City:- Kolkata, P.O.- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: byxxxxxx3d, Aadhaar No: 35xxxxxxxx7486 Status : Attorney, Attorney of : Mrs Karabi Chatterjee |  |  |   |  |

Identifier Details :

| Name   | Photo   | Finger Print  | Signature  |
|--|---|---|--|
| <b>Mr Mrityunjay Naskar</b><br>Son of Mr Sambhu Naskar<br>7, Bidhan Pally, City:- Dum Dum, P.O:- Ghughudanga, P.S.-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030 | <br>07/10/2024 | <br>Captured | <br>07/10/2024 |

Identifier Of Mrs Sandhya Bhattacharjee, Mr Ranjan Pratim Mukherjee, Mr Rounak Mukherjee, Mrs Anjana Bhattacharjee Biswas, Mrs Srabani Bhattacharjee, Mrs Sumita Bhattacharjee, Mr Aritra Bhattacharjee, Mrs Pranati Bhattacharjee, Mr Ardhendu Bhattacharjee, Mr Debasish Biswas, Mr Krishanu Das

**Transfer of property for L1**

| Sl.No | From                            | To. with area (Name-Area)        |
|-------|---------------------------------|----------------------------------|
| 1     | Mrs Karabi Chatterjee           | Mr Debasish Biswas-0.709042 Dec  |
| 2     | Mrs Sandhya Bhattacharjee       | Mr Debasish Biswas-0.531781 Dec  |
| 3     | Mr Ranjan Pratim Mukherjee      | Mr Debasish Biswas-0.0886302 Dec |
| 4     | Mr Rounak Mukherjee             | Mr Debasish Biswas-0.0886302 Dec |
| 5     | Mrs Anjana Bhattacharjee Biswas | Mr Debasish Biswas-0.709042 Dec  |
| 6     | Mrs Srabani Bhattacharjee       | Mr Debasish Biswas-1.41808 Dec   |

**Transfer of property for S1**

| Sl.No | From                            | To. with area (Name-Area)             |
|-------|---------------------------------|---------------------------------------|
| 1     | Mrs Karabi Chatterjee           | Mr Debasish Biswas-235.00000000 Sq Ft |
| 2     | Mrs Sandhya Bhattacharjee       | Mr Debasish Biswas-176.25000000 Sq Ft |
| 3     | Mr Ranjan Pratim Mukherjee      | Mr Debasish Biswas-29.37500000 Sq Ft  |
| 4     | Mr Rounak Mukherjee             | Mr Debasish Biswas-29.37500000 Sq Ft  |
| 5     | Mrs Anjana Bhattacharjee Biswas | Mr Debasish Biswas-235.00000000 Sq Ft |
| 6     | Mrs Srabani Bhattacharjee       | Mr Debasish Biswas-470.00000000 Sq Ft |

Endorsement For Deed Number : 1 - 190414977 / 2024

On 07-10-2024

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

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

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

Presented for registration at 13:12 hrs on 07-10-2024, at the Office of the A.R.A. - IV KOLKATA by Mr Debasish Biswas ,Claimant.

**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 91,23,643/-

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

Execution is admitted on 07/10/2024 by 1. Mrs Sandhya Bhattacharjee, Wife of Late Kamal Kumar Bhattacharjee, 27/1, Swarupanda Sarani, P.O: Itagacha, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 2. Mr Ranjan Pratim Mukherjee, Son of Late Saroj Prasanna Mukherjee, 27/1, Swarupananda Sarani, P.O: Itagacha, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business, 3. Mr Rounak Mukherjee, Son of Mr Ranjan Pratim Mukherjee, 2/1, Swarupananda Sarani, P.O: Itagacha, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Advocate, 4. Mrs Anjana Bhattacharjee Biswas, Wife of Late Kanchan Bhattacharjee, 22, Patna School Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Others, 5. Mrs Srabani Bhattacharjee, Wife of Late Kuntal Kumar Bhattacharjee, North East Noapara, Rabindra Road, P.O: Noapara, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by P.O: Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 7. Mr Antra Bhattacharjee, Son of Late Sankar Bhattacharjee, 2/1, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Service, 8. Mrs Pranati Bhattacharjee, Wife of Late Mohan Lal Bhattacharjee, 2/1, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession House wife, 9. Mr Ardhendu Bhattacharjee, Son of Late Mohan Lal Bhattacharjee, 2/1, Umakanta Sen Lane, P.O: Ghughudanga, Thana: Chitpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Service, 10. Mr Debasish Biswas, Son of Mr Chabi Biswas, 2B, Khelat Babu Lane, P.O: Belgachia, Thana: Tala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Indentified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7, Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

**Executed by Attorney**

Execution by Mr Krishanu Das, , Son of Mr Kartick Das, 7MG, Tara Sankar Sarani, P.O: Belgachia, Thana: Tala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service as constituted attorney for Mrs Karabi Chatterjee 2nd Floor, Flat 301 At 81B/B.T.Road, P.O: Netaji Colony, Thana: Baranagar, , City/Town: BARANAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700090 is admitted by him

Indentified by Mr Mrityunjay Naskar, , Son of Mr Sambhu Naskar, 7, Bidhan Pally, P.O: Ghughudanga, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 91,334.00/- ( A(1) = Rs 91,236.00/-, E = Rs 14.00/-, I = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online payment Rs 14.00/-, I = Rs 55.00/-, M(a) = Rs 25.00/-, M(b) = Rs 4.00/- = Rs 91,250/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2024 10:54AM with Govt. Ref. No: 192024250243416178 on 07-10-2024, Amount Rs: 91,250/-, Bank: SBI EPay ( SBEPay ), Ref. No 8896739529527 on 07-10-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,47,439/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 5,46,939/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3110, Amount: Rs.500.00/-, Date of Purchase: 12/09/2024, Vendor name: S Chatterjee MUKHERJEE  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/10/2024 10:54AM with Govt. Ref. No: 192024250243416178 on 07-10-2024, Amount Rs: 5,46,939/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 8896739529527 on 07-10-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 790685 to 790713  
being No 190414977 for the year 2024.



*M.M.*  
Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2024.10.23 14:00:10 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 23/10/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.