

07/08/23

I-6862/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 274223

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Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the parts of this document.  
Registration 1908  
Alipore, South 24 Parganas

06 JUN 2023

## DEED OF CONVEYANCE

(With possession on and from today)

Undivided bastu land measuring about 5Ch.-1.85sq.ft. with undivided 100 sq.ft. cemented residential accommodation from two storied building at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC Ward No. 98, part of the Assessee No. 21-098-06-0124-9.

Set-forth value at Rs. 20,00,000/-.

This deed of conveyance made on this day, month and year written at last hereinafter.

### BETWEEN

**SRI TARUN CHATTERJEE**, son of Late Jibendranath Chatterjee, having his **PAN** : ACLPC 9116 A, **Aadhaar** 9921 6827 3382 and **Mobile** : 7044072519, by faith-Hindu, by nationality - Indian,

Tarun Chatterjee





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



192023240079402878

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192023240079402878  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 01/06/2023 15:45:51 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 5439816989622       | BRN Date:           | 01/06/2023 15:46:07     |
| Gateway Ref ID:   | CHM7453595          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 010620232007940286  | Payment Init. Date: | 01/06/2023 15:45:51     |
| Payment Status:   | Successful          | Payment Ref. No:    | 2001357634/2/2023       |

[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr ANJAY KUMAR SINGH  
Address: 4/205, GANDHI COLONY, JADAVPUR  
Mobile: 8697502211  
Period From (dd/mm/yyyy): 01/06/2023  
Period To (dd/mm/yyyy): 01/06/2023  
Payment Ref ID: 2001357634/2/2023  
Dept Ref ID/DRN: 2001357634/2/2023

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2001357634/2/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 79920      |
| 2       | 2001357634/2/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 20014      |
| Total   |                   |  |                    | 99934      |

IN WORDS: NINETY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

by occupation - Retired, presently residing at 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. -Regent Park, Kolkata-700040, hereinafter referred to as the **OWNER / VENDOR** (which terms of expression unless otherwise excluded by or repugnant to the context shall always mean and include his administrators, legal representatives, successors, agents, nominees and assigns) **admitted and executed** by self individually **and** hereinafter called to as the party of the **FIRST PART**.

**AND**

**SRI ANJAY KUMAR SINGH**, son of Sri Raj Kishore Singh, having **PAN : BEXPS 4556 P, Aadhaar : 9808 0670 7879 and Mobile : 9831855268**, by faith-Hindu, by nationality - Indian, by occupation - Business, residing at 4/205, Gandhi Colony, P.S.-Netaji Nagar, P.O.-Regent Estate, Kolkata-700092,, hereinafter called to as 'the **PURCHASER**' (which term or expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and / or assigns) **executed and admitted** by self **and** hereinafter referred to as the party of the **SECOND PART**.

**THAT** Owner/Vendor of First Part herein Sri Tarun Chatterjee is the absolute owner of **all that** undivided bastu land measuring little more or less 5Ch.-1.85sq.ft. with undivided 100 sq.ft. cemented residential building

— Tarun Chatterjee

from two storied at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC Ward No. 98, part of the Assessee No. 21-098-06-0124-9, which is clearly mentioned in the **Schedule-'B'** hereunder written.

**TITLE HISTORY OF THE SAID LAND AND PREMISES :**

**WHEREAS** by virtue of a Bengali Deed of Sale being No.208 for the year 1952, which was registered on 7th January 1952, at the office of District Register at Alipore, 24 Pgs. and recorded in its Book No. I, Volume No. 3, Pages 201 to 208, being No. 208 for the year 1952, one **Smt. Radha Rani Chattopadhyay**, wife of Sri Sarada Charan Chattopadhyay, become the absolute owner of bastu land measuring little more or less **6K.-4Ch.-37sq.ft.** being Plot No. 9A, Charu Chandra Park, at the then P.S.-Tollygunge, now P.S.-Netaji Nagar which was purchased from **Messrs Calcutta Properties Limited**, a Joint Stock Company with limited liability registered under the Indian Companies Act and having its registered office at No. 65, Sir Hariram Coenka Street in the town of Calcutta.

**AND WHEREAS** being the owner of the aforesaid plot of land, said **Smt. Radha Rani Chattopadhyay** constructed at first two storied cement finished dwelling house on the said plot of land measuring totally about 2000sq.ft. covered area, out of which 1000 sq.ft. covered area on each floor **and** thereafter constructed additional two floors measuring

*Tarun Chatterjee*



about 630 sq.ft. covered area, out of which 315 sq.ft. covered area on each floor i.e. total covered area 2630 sq.ft. covered area on four storied building, out of which (i) on the ground floor 1000 sq.ft. covered area, (ii) on the 1st floor 1000 sq.ft. covered area, (iii) on the 2nd floor 315 sq.ft. covered area and (iv) on the 3rd floor 315 sq.ft. covered area. **Thereafter** said owner Smt. Radha Rani Chatterjee mutated her name in the assessment records of Kolkata Municipal Corporation, Tally Tax Department and the aforesaid property has been recorded as the Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. -Regent Park, Kolkata-700040, KMC Ward No. 98 and paid property tax regularly under **Assessee No. 21-098-06-0124-9** and hereinafter for the sake of brevity referred to as 'the **said property**'.

**AND WHEREAS** during lifetime enjoying the said property aforesaid owner **Smt. Radha Rani Chattopadhyay** bequeathed the said property by executing a '**WILL**' on 10-01-1980, in favour of her family members viz. namely (1) Sri Birendra Nath Chatterjee, one of the sons, (2) Sri Jibendra Nath Chatterjee, one of the sons, (3) Sri Jitendra Nath Chatterjee, one of the sons, (4) Sri Jnanendra Nath Chatterjee, one of the sons, (5) Smt. Kanakprova Chatterjee, daughter-in-law & wife of Late Dharendra Nath Chatterjee and (6) Sri Tapan Chattopadhyay @ Tapan Chatterjee, grandson & son of Late Dharendra Nath Chattopadhyay.

*Tarun Chatterjee*

**AND WHEREAS** after executing the said '**WILL**' dated 10-01-1980, said owner Smt. Radha Rani Chattopadhyay died intestate on 25-07-1987 but due to family circumstances, the 'Probate' application was not filed at that time before the Ld. Court to become the individual owner of the aforesaid '**WILL**' in respect of the property at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, Assessee No. 21-098-06-0124-9, KMC Ward No. 98.

**AND WHEREAS** in the meantime, before filling the application for 'Probate' in respect of above mentioned '**WILL**' dated 10-01-1980, one of above mentioned beneficiaries namely **Smt. Kanakprova Chatterjee**, died intestate on 14-01-1994 **and** as per guideline of the aforesaid '**WILL**', her son **Sri Tapan Chattopadhyay @ Tapan Chatterjee**, is entitle to enjoy the property of deceased Kanakprova Chatterjee.

**AND WHEREAS** thereafter the only executor of the aforesaid '**WILL**' namely **Sri Jnanendra Nath Chatterjee** filed the 'Probate' Case before the District Delegate Court at Alipore. **Thereafter** one of the above beneficiaries, namely Sri Jibendra Nath Chatterjee opposed and started one case under Case Number-O.S. Case No. 1 of 1996. **After long** hearing at first before E.C.-cum-Additional District Judge, Alipore and thereafter Upper Court, save and except deceased Kanakprova Chatterjee — the rest of the aforesaid beneficiaries of the above mentioned '**WILL**' dated 10-01-1980, obtained '**Probate**' of the aforesaid land and premises which was granted by the Additional District and

*Tapan Chatterjee*

Session Judge, Alipore, South 24 Pgs., on 10th day of June 2003, being Case Number-O.S. Case No. 1 of 1996.

**AND WHEREAS** by virtue of aforesaid '**Probate**', dated 10th day of June 2003, the above beneficiaries viz. (i) Sri Birendra Nath Chatterjee, (ii) Sri Jibendra Nath Chatterjee, (iii) Sri Jitendra Nath Chatterjee, (iv) Sri Jnanendra Nath Chatterjee and (v) Sri Tapan Chattopadhyay @ Tapan Chatterjee become the absolute owners of **all that** bastu land measuring little more or less **6K.-4Ch.-37sq.ft.** with four storied cement finished dwelling house measuring totally about 2630sq.ft. covered area, out of which 1000 sq.ft. covered area on ground floor, 1000 sq.ft. covered area on 1st floor, 315 sq.ft. covered area on 2nd floor and 315 sq.ft. covered area on 3rd floor, at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. -Regent Park, Kolkata-700040, Assessee No. 21-098-06-0124-9, KMC Ward No. 98, hereinafter for the sake of brevity referred to as 'the **said property**'.

**AND WHEREAS** during enjoying the said property, one of the aforesaid owners namely **Sri Birendra Nath Chatterjee**, died intestate on 12-07-2000 **and** since deceased he was unmarried, a Hindu under Dayabagha School of Hindu Law leaving behind no **Class-I** legal heir **but** leaving behind other beneficiaries of the aforesaid '**WILL / PROBATE**' as **Class-II** legal heirs to inherit the property of aforesaid '**WILL / PROBATE**' as per Hindu Succession Act. 1956.

**AND WHEREAS** by virtue of aforesaid '**Probate**' **and** by virtue of inheritance, Sri Jnanendra Nath Chatterjee, Sri Jibendra Nath Chatterjee, Sri Jitendra Nath Chatterjee and Sri Tapan Chattopadhyay@Tapan

*Tapan Chatterjee*

Chatterjee become the joint owners of **all that** bastu land measuring little more or less **6K.-4Ch.-37sq.ft.** with four storied cement finished dwelling house measuring totally about 2630sq.ft. covered area, out of which 1000 sq.ft. covered area on ground floor, 1000 sq.ft. covered area on 1st floor, 315 sq.ft. covered area on 2nd floor and 315 sq.ft. covered area on 3rd floor, at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. -Regent Park, Kolkata-700040, KMC Ward No. 98, Assessee No. 21-098-06-0124-9, hereinafter for the sake of brevity referred to as 'the **said property**'.

**AND WHEREAS** thereafter **save and except Sri Jibendra Nath Chatterjee**, other three joint owners — namely Sri Jnanendra Nath Chatterjee, Sri Jitendra Nath Chatterjee and Sri Tapan Chattopadhyay@Tapan Chatterjee **executed and registered** one Bengali **Deed of Partition** among themselves in respect of said property which was registered on 11-02-2003, before ADSR, Alipore, South 24 Pgs. and has been recorded in its Book No. I, Volume No. 102, Page from 221 to 243, being No. 01503 for the year 2003. **Be it mentioned here** that in absence of any one of the joint owners, there is no legal scope to execute and to make registration the Deed of Partition **i.e.** the above mentioned Deed of Partition being No. 01503 for the year 2003 is fully illegal and bad-in-law due to one of the above mentioned joint owners Sri Jibendra Nath Chatterjee **was ignored** by other joint owners at the time of registering the aforesaid Deed of Partition being No. 01503 for the year 2003.

*Tarun Chatterjee*



**AND WHEREAS** thereafter the said owners of the above mentioned illegal Deed of Partition, submitted the copy of the said Deed of Partition being No. 01503 for the year 2003 before the Kolkata Municipal Corporation, Tolly Tax Department to make mutation. On the basis of aforesaid illegal Deed of Partition, made unlawful apportionment mutation as follows :-

| Sl.No. | Name of Recorded Owner/s  | Assesse No.                                     |
|--------|---|---|
| 1.     | Tapan Chatterjee @<br>Tapan Chattopadhyay   | 21-098-06-2900-4<br>(New Assessee)              |
| 2.     | Jnanendra Nath Chatterjee   | 21-098-06-2899-1<br>(New Assessee)              |
| 3.     | Jitendra Nath Chatterjee  | 21-098-06-2902-8<br>(New Assessee)              |
| 4.     | Kanak Prova Chatterjee & Ors.   | 21-098-06-2901-6<br>(New Assessee)              |
| 5.     | Tapan Chattopadhyay, Jitendra<br>Nath Chatterjee and<br>Jnanendra Nath Chatterjee | 21-098-06-2903-0<br>(New Assessee)              |
| ★ 6.   | Smt. Radharani Chattopadhyay  | 21-098-06-0124-9<br>(Old and Original Assessee) |

**AND WHEREAS** the above referred mutation was fully illegal and bad-in-law, because one of the beneficiaries of the said 'WILL' namely Sri Jibendra Nath Chatterjee was fully ignored on the

*Tapan Chatterjee*

assessment records of the Tolly Tax Department of Kolkata Municipal Corporation **and** at the time of mutation, one of above namely Kanak Prova Chatterjee was not living who died on 14-01-1994. Afterall the above mentioned Deed of Partition being No. 01503 for the year 2003 and above mutation liable to be cancelled **and** shall be valied only the Assessee No.21-098-06-0124-9 which to be regularised accordingly.

**AND WHEREAS** at present, save and except **Tapan Chattopadhyay** @ Tapan Chatterjee, all other owners of the above mentioned Deed of Partition being No. 01503 for the year 2003 **and** also at present, save and except **Tapan Chattopadhyay** @ Tapan Chatterjee, all other recorded owners of the KMC record books become death and following legal heirs become owners as hereunder :-

(i) **Jnanendra Nath Chatterjee** (Assessee No.21-098-06-2899-1) died intestate on 23-11-2007, (his wife Juthika Chatterjee, died intestate on 27-11-2012), a Hindu under Dayabagha School of Hindu Law, leaving behind two daughters (i) **Smt. Kaberi Bhattacharjee** and (ii) **Smt. Gayatri Chakrabarti** to inherit the undivided property which left by deceased Jnanendra Nath Chatterjee.

(ii) **Jitendra Nath Chatterjee** (Assessee No.21-098-06-2902-8) died intestate on 03-01-2012, (his wife Chabi Chatterjee died intestate on 05-03-2016), a Hindu under Dayabagha School of Hindu Law, leaving behind only daughter **Smt. Mousumi Mukherjee** to inherit the undivided property which left by deceased Jitendra Nath Chatterjee.

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**AND WHEREAS** in the meantime, said ignored owner which mentioned hereinabove but one of the beneficiary of the said WILL / Probate, namely **Sri Jibendra Nath Chatterjee**, died intestate on 17-08-2007 (his wife Smt. Ila Chatterjee died intestate on 21-09-2011), a Hindu under Dayabagha School of Hindu Law. At present the legal heirs of deceased Jibendra Nath Chatterjee as per Hindu Succession Act. 1956 are namely (a) Sri Pranab Chatterjee, (b) Sri Tarun Chatterjee and (c) Sri Maloy Chatterjee and **two daughters** namely (a) Smt. Krishna Chakraborty, wife of Sri Hirak Chakraborty, (b) Smt. Ruma Mukherjee, wife of Sri Amitava Mukherjee.

**Thereafter** one of the aforesaid legal heirs **Smt. Krishna Chakraborty** died intestate on 18-06-2011, a Hindu under Dayabagha School of Hindu Law leaving behind her **only son** Sri Rahul Chakraborty to inherit undivided share of the aforesaid land and premises of Schedule-'A' which left by deceased Krishna Chakraborty. **After that** aforesaid legal heir **Sri Rahul Chakraborty** died intestate on 10-12-2022, a Hindu under Dayabagha School of Hindu Law leaving behind his **wife** Smt. Sutapa Chakraborty and **only son** Sri Ayush Chakraborty to inherit undivided share of the aforesaid land and premises of Schedule-'A' which left by deceased Rahul Chakraborty.

**Thereafter** other one of the aforesaid legal heir **Smt. Ruma Mukherjee** died intestate on 26-01-2023, a Hindu under Dayabagha School of Hindu Law leaving behind her **two sons** namely **Sri Tathagata Mukherjee** and **Sri Budhaditya Mukhopadhyay**, to inherit undivided share of the said property which left by deceased Ruma Mukherjee.

*Tarun Chatterjee*



**AND WHEREAS** due to bad-in-law of the aforesaid Deed of Partition being No. 01503 for the year 2003 **and** due to improper mutation made by virtue of aforesaid Deed of Partition, the owners of the said deed of partition and recorded assessees of the aforesaid improper six mutation have been decided to cancel the aforesaid deed of partition being No. 01503 for the year 2003 **and** to amalgamate the property of 174/29, N.S.C. Bose in one premises under one assessee.

**AND WHEREAS** as per above decision, both for cancellation of aforesaid deed of partition and mutation, already five deed of amalgamations **i.e.** 1st Deed of Amalgamation, 2nd Deed of Amalgamation, 3rd Deed of Amalgamation, 4th Deed of Amalgamation and 5th Deed of Amalgamation registered at office of DSR-IV, Alipore and has been recorded in its Book No. I, Volume No. 1604-2023, (i) being No. ~~160406846~~/2023, (ii) being No. ~~160406847~~/2023, (iii) being No. ~~160406853~~/2023, (iv) being No. ~~160406854~~/2023 and (v) being No. ~~160406855~~/2023 respectively.

**AND WHEREAS** by virtue of above mentioned five deed amalgamations, the said deed of partition shall be considered as cancelled documents **and** the aforesaid five assessee numbers viz. (i) Assessee No. 21-098-06-2900-4, (ii) Assessee No. 21-098-06-2899-1, (iii) Assessee No. 21-098-06-2902-8, (iv) Assessee No. 21-098-06-2903-0 and (v) Assessee No. 21-098-06-2901-6, shall be considered as amalgamated into one Assessee No. 21-098-06-0124-9. **By virtue of** the aforesaid five deed of amalgamations, the entire land and premises

*Taxila Chatterjee*

become one premises i.e. there is no any split number i.e. the Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, part of the Assessee No. 21-098-06-0124-9, KMC Ward No. 98, become free from all encumbrances whatsoever nature from the aforesaid deed of partition being No. 01503 for the year 2003 and from aforesaid improper mutations.

**AND WHEREAS** be it mentioned here that in the meantime due to dilapidated condition of the four storied building, the present owners have decided to demolish the upper two floors i.e. 2nd floor and 3rd floor demolish and jointly enjoying rest two floors i.e. ground floor and 1st floor of which total measuring about 2000sq.ft. (1000 sq.ft. on each floor). **Now** by virtue of above mentioned five 'amalgamation deed', the entire property at Premises No. 174/29, N.S.C. Bose Road, Kolkata-700040 become under the one Assessee No. 21-098-06-0124-9 and hereinafter for the sake of brevity referred to as 'the **said land and premises**' which is morefully described in the **Schedule-'A'** hereunder written and the following joint owners as per their proportionate ratio / share, **as follows :-**

**(1) Sri Tapan Chattopadhyay @ Tapan Chatterjee – 25%**

bastu land measuring about 1K.-9Ch.-9.25sq.ft. with undivided residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

*Tapan Chatterjee*

**(2) Smt. Kaberi Bhattacharjee – 12.5%**

bastu land measuring about 12Ch.–27.12sq.ft. with undivided residential building measuring about 250sq.ft. covered area on two storied building (125sq.ft. covered area on each floor, part of the Assessee No. 21-098-06-0124-9.

**(3) Smt. Gayatri Chakrabarti – 12.5%**

bastu land measuring about 12Ch.–27.13sq.ft. with undivided residential building measuring about 250sq.ft. covered area on two storied building (125sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(4) Smt. Mousumi Mukherjee – 25%**

bastu land measuring about 1K.–9Ch.–9.25sq.ft. with undivided residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(5) Mr. Chatterjee Pranab, alias Pranab Chatterjee – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(6) Sri Tarun Chatterjee – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

*Tarun Chatterjee*



**(7) Sri Malay Chatterjee – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(8/9) Smt. Sutapa Chakraborty and Sri Ayush Chakraborty – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(10/11) Sri Tathagata Mukherjee and Sri Budhaditya Mukhopadhyay – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**AND WHEREAS** thereafter **save and except** Sri Tapan Chattopadhyay @ Tapan Chatterjee **and** Smt. Mousumi Mukherjee, **all other owners** of the above mentioned land and premises of Schedule-'A' sold their respective share as mentioned hereinabove in favour of **Sri Anjay Kumar Singh**, son of Sri Raj Kishore Singh, one of the Land Owners of First Part herein.

**AND WHEREAS** thus as per above mentioned recite of title history, **Owner/Vendor of First Part herein Sri Tarun Chatterjee** become the

*Tarun Chatterjee*

absolute owner of **all that** undivided bastu land measuring little more or less 5Ch.-1.85sq.ft. with undivided 100 sq.ft. cemented residential building from two storied at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC Ward No. 98, part of the Assessee No. 21-098-06-0124-9, hereinafter for the sake of brevity referred to as 'the **said undivided property**' which is morefully and particularly described in the **Schedule-'B'** hereunder written.

**AND WHEREAS** during enjoying the said undivided property which is morefully and particularly described in the Schedule-'B' hereunder written, for various reasons, Owner/Vendor herein Sri Tarun Chatterjee declared for absolute sale at total consideration amount Rs. 20,00,000/- **and** the Purchaser herein Sri Anjay Kumar Singh has agreed to purchase the said property of Schedule-'B' hereunder written at aforesaid total consideration amount Rs.20,0,000/-.

**AND WHEREAS** before registering the deed of conveyance, the Owner/Vendor herein made declarations on title and indemnity thereof :-

(1) **That** the Owner/Vendor herein is one of the joint owners of the said land and premises of Schedule-'A' **and** at the same time the Owner/Vendor herein is also absolute owner in respect of the said undivided unmarked property of Schedule-'B' hereunder written **and** the entirety of the 'said' property of Schedule-'B' hereunder written is in khas and under the possession of the Owner/Vendor herein and enjoying the right, title and interest thereon. **No person** other than the Owner/Vendor

*Tarun Chatterjee*

herein has any right, title and interest of any nature whatsoever in the said undivided property of Schedule-'B' hereunder written or any part thereof **and** the Owner/Vendor herein have not created any lien, gift or trust and not entered into any agreement for sale, transfer, lease, development agreement or otherwise for any purpose regarding the said undivided property of Schedule-'B' hereunder written or any part thereof. There is no tenant at the said undivided property of Schedule-'B' hereunder written. **There is no** suits, litigations or legal proceedings in respect of the said undivided property of Schedule-'B' hereunder written and is not affected by any scheme of the Govt. of West Bengal or of the C.I.T. or of K.M.D.A. or of K.M.C. and/or any other statutory body at the time of signing and registering this deed of conveyance.

(2) **That** the right, title and interest of the Owner/Vendor herein in the said undivided property of Schedule-'B' hereunder written is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions whatsoever **and** Owner/Vendor herein has got good and absolute marketable title, right and interest in the said undivided property of Schedule-'B' hereunder written without any interference, disturbance and obstruction whatever from any person whomsoever. The Owner/Vendor herein has not in anyway deal with the said undivided property of Schedule-'B' hereunder written whereby the right, title and interest of the Owner/Vendor herein as to the ownership, use, development and enjoyment thereof is or may be affected in any

*Tarun Chatterjee*



manner whatsoever. The Owner/Vendor herein is legally and sufficiently entitled to make registration this deed of conveyance in favour of the Purchaser herein.

(3) **That** the Owner/Vendor hereby undertake to indemnify and keep the Purchaser herein indemnify against any loss, damage, claim, action, demand and risk whatsoever that may arise in respect of the title of the Owner/Vendor herein relating to the said undivided property of Schedule-'B' hereunder written.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said intention of purchase and in consideration of the said total consideration amount Rs.20,00,000/- (Rupees twenty lakh) only well and truly paid by the Purchaser of Second Part herein to the Owner/Vendor of First Part herein on or before the execution the deed of conveyance that being the full and final consideration amount, the receipt whereof the Owner/Vendor doth hereby admit and acknowledge the same as per memo of consideration mentioned hereunder written **and** the Owner/Vendor doth hereby acquit, release and forever discharge the Purchaser of Second Part herein as well as the said undivided property of Schedule-'B' hereby sold. The Owner/Vendor doth hereby grant transfer, convey, sell, assign and assure unto the Purchaser herein **all that** undivided bastu land measuring little more or less 5Ch.-1.85sq.ft. with undivided 100 sq.ft. cemented residential building from two storied at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC Ward No. 98, part of the

*Tarun Chatterjee*

Assessee No. 21-098-06-0124-9, hereinafter for the sake of brevity referred to as 'the **said undivided property**' which is morefully and particularly described in the **Schedule-'B'** hereunder written **and** the Purchaser herein shall and may at all times hereafter peaceably and quietly possess and enjoy the said undivided property of Schedule-'B' hereunder written and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming from under or in trust for Owner/Vendor **and** that free and clear and clearly and absolutely discharged, saved, harmless and keep indemnified against all estate and encumbrances created by the Owner/Vendor or any person or persons lawfully or equitably claiming any estate or interest in the said undivided property of Schedule-'B' hereunder written or any part thereof from under or in trust for the Owner/Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser herein do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said undivided property of Schedule-'B' hereunder written and every part thereof unto and to the use of the Purchaser herein in manner aforesaid as shall or may be reasonably required **and** the Owner/Vendor do hereby covenant with Purchaser herein that it shall be lawful for the Purchaser from time to time and at all time hereafter to enter into and upon and to hold and enjoy the said undivided property of Schedule-'B' hereunder written and all the easement right **and** that the Purchaser herein shall be entitled

*Taxellin Challegier*

to sell, transfer, convey, develop, mortgage, leaseout, let out or deal with or dispose of the said undivided property of Schedule-'B' hereunder written to any other party at a cost and amount, the Purchaser herein deem proper without any interruption, disturbances, claims or demands from or by the Owner/Vendor herein or any other persons or persons claiming through under or in trust for Owner/Vendor of First Part herein.

**FURTHER** the Owner/Vendor of First Part herein and all person having lawfully or equitably claiming any estate or interest upon the said undivided property of Schedule-'B' hereunder written or any part thereof from under or in trust for the Owner/Vendor herein shall and will from time to time or at all times hereafter at the cost and request of the Purchaser herein do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly assuring and conveying the said undivided property of Schedule-'B' hereunder written to and unto the Purchaser herein as shall or may be reasonably required. If any error or omission is transpired in this deed in future, the Owner/Vendor shall at the cost and request of the Purchaser of Second Part herein do and execute or cause to be done and executed any supplementary deed or deed of rectification / declaration in favour of the Purchaser herein.

**AND** the Owner/Vendor of First Part doth hereby covenant with the Purchaser herein that notwithstanding any act thing deed matters whatsoever made done executed or knowingly suffered to the contrary, the Owner/Vendor hath good right, full power, absolute authority AND

*Tarell M Chatterjee*



indefeasible title to grant, transfer, convey, sell the said undivided property of Schedule-'B' hereunder written hereby sold or expressed or intended so to be unto and to the use of the said Purchaser herein in manner aforesaid and delivered vacant possession of the said undivided property of Schedule-'B' hereunder written simultaneously with the execution of this indenture.

**FURTHER WITNESSETH** that the Purchaser herein from this day become the absolute owner of the said undivided property of Schedule-'B' hereunder written **and** at the same time, the Purchaser herein from this day become one of the joint owners of the said land and premises of Schedule-'A' hereunder with other existing owners **and** that I, the Owner/Vendor herein cease to have any interest on the said undivided property of Schedule-'B' hereunder written from this day **and** at the same time I the Owner/Vendor herein cease to have any interest on the said land and premises of Schedule-'A' hereunder **and** I, the Owner/Vendor doth hereby deliver absolute legal and physical possession of the said undivided property of Schedule-'B' hereunder written in favour of the Purchaser herein **and** the Purchaser herein has got every rights and liberties to mutate his name in the records of the competent authority of Kolkata Municipal Corporation at his own cost as one of the owners of the said land and premises of Schedule-'A' hereunder with other existing owners of the said land and premises on the strength of this deed of conveyance in respect of the said undivided property of Schedule-'B' hereunder written. In that event this deed of conveyance shall be treated as the full and final concent of the Owner/Vendor herein.

*Tarun Chatterjee*

**THE SCHEDULE-'A' ABOVE REFERRED TO**

**(the said land and premises)**

**ALL THAT** piece and parcel of bastu land measuring little more or less 6K.-4Ch.-37sq.ft. with two storied cement finished dwelling house measuring totally about 2000 sq.ft. covered area, out of which 1000 sq.ft. covered area on each floor, **Premises No. 174/29, N.S.C. Bose Road, Kolkata-700040, P.S. - Netaji Nagar, P.O. Regent Park, KMC Ward No. 98, Assessee No. 21-098-06-0124-9** and it is butted and bounded in the following manner :

On the North – 174/28, N.S.C. Bose Road

On the South – 174/30, N.S.C. Bose Road

On the East – 40' wide road

On the West – 3/41 and 3/42, Netaji Nagar

**THE SCHEDULE-'B' ABOVE REFERRED TO**

**(the said undivided property - conveyed herein)**

**ALL THAT** undivided 1/20th share i.e. 5% of above mentioned land and premises of Schedule-'A' hereinabove written i.e. bastu land measuring little more or less 5Ch.-1.85sq.ft. with undivided 100 sq.ft. cemented **residential** building from two storied, out of which 50 sq.ft. covered area on **each floor** at **Premises No. 174/29, N.S.C. Bose Road, Kolkata-700040, P.S. - Netaji Nagar, P.O. -Regent Park, KMC Ward No. 98, part of Assessee No. 21-098-06-0124-9,** togetherwith all easements rights and appurtenances thereto.

*Tarun Chatterjee*

**IN WITNESSES WHEREOF** the parties hereto have hereunto set and subscribed their respective hands on this the 2nd day of June 2023.

**Executed and delivered by**  
the parties at Kolkata in the  
presence of following witness :

**Signature of witness**  
**with complete address :-**

1. Puspendu Ganguly  
1/147, Azadgarh  
Kol-40

2. Sraboni Ghosh  
9/29, Netaji Nagar  
Kol-92



Tarun Chatterjee  
**Signature of the Owner/Vendor**  
Sri Tarun Chatterjee

Anjay Kumar Singh  
**Signature of the Purchaser**  
Sri Anjay Kumar Singh

---

As per available documents and  
informations supplied by parties herein  
**Drafted by me at my office :**

Roy Chowdhury  
**Mr. Punyabrata Roy Chowdhury**  
Senior Advocate  
Enrollment No. WB/1422/1980  
Alipore Judges' Court  
Office : 8A, Pallisree, Kol-92,  
Mobile : 98303 29585

Compared the drafting by me with the  
relevant documents supplied by parties  
herein and readover before the parties.

Sraboni Ghosh  
**Miss. Sraboni Ghosh**  
Advocate  
Enrollment No : F/1396/1073 of 2019  
Alipore Judges' Court  
Office : 9/29 Netaji Nagar, Kol-92  
Mobile : 8697502211

Tarun Chatterjee



## MEMO OF CONSIDERATION

**RECEIVED** from the within named Purchaser, the within mentioned sum of Rs.20,00,000/- (Rupees twenty lakhs) only being the full consideration amount for the sale of the said undivided property of Schedule-'B' hereinabove in the manner as follows :-

### Memo

By RTGS / NEFT from Axis Bank Ltd.

Prince Anwar Shah Road, Kolkata

by Cheque No. 032492, dt.01-06-2023

to beneficiary's (Tarun Chatterjee)

Bank A/c. No. 1407011095980

Punjab National Bank,

N.S.C. Bose Road, Kolkata

Rs. 20,00,000.00

Total :

Rs. 20,00,000.00

Full signature of witness :

1. *Puspendu Ganguly*
2. *Kaboni Ghosh*

*Tarun Chatterjee*

.....  
**Signature of the Owner/Vendor**  
Sri Tarun Chatterjee

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 223608 to 223641

being No 160406862 for the year 2023.



Digitally signed by ANUPAM HALDER  
Date: 2023.06.19 14:39:51 +05:30  
Reason: Digital Signing of Deed.

*(Signature)*

(Anupam Halder) 2023/06/19 02:39:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.






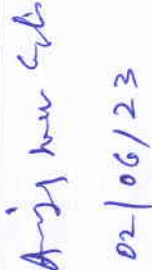


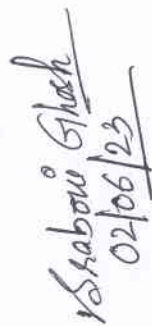
(This document is digitally signed.)



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042001357634/2023

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

| SI No. | Name of the Executant  | Category                                  | Photo   | Finger Print  | Signature with date   |
|--------|--|---|---|---|---|
| 1      | Mr TARUN CHATTERJEE 174/29, N.S.C.BOSE ROAD, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040                                | Seller                                    |    |     |    |
| 2      | Mr ANJAY KUMAR SINGH 4/205, GANDHI COLONY, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092                               | Buyer                                     |  |  |  |
| SI No. | Name and Address of identifier   | Identifier of                             | Photo   | Finger Print  | Signature with date   |
| 1      | Miss SRABONI GHOSH<br>Daughter of Mr BASUDEB GHOSH<br>9/29, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 | Mr TARUN CHATTERJEE, Mr ANJAY KUMAR SINGH |  |  |  |



## Major Information of the Deed

|   |   |  |                   |
|---|---|--|-------------------|
| Deed No :                               | I-1604-06862/2023   | Date of Registration                     | 06/06/2023        |
| Query No / Year                         | 1604-2001357634/2023  | Office where deed is registered          |                   |
| Query Date                              | 27/05/2023 11:07:23 AM  | D.S.R. - IV SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details | SRABONI GHOSH<br>ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, 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. 20,00,000/-                         | Rs. 20,00,000/-   |  |                   |
| Stampduty Paid(SD)                      | Registration Fee Paid   |  |                   |
| Rs. 80,020/- (Article:23)               | Rs. 20,046/- (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:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No: 174/29, , Ward No: 098 Pin Code : 700040

| 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                 | 5 Chatak 1.85 Sq Ft | 19,00,000/-             | 19,00,000/-           | Width of Approach Road: 40 Ft., |
| Grand Total : |             |                |                       | .5199Dec            | 19,00,000 /-            | 19,00,000 /-          |                                 |

### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 100 Sq Ft.        | 1,00,000/-              | 1,00,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                           |
| Floor No: 1, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :  |                   | 100 sq ft         | 1,00,000 /-             | 1,00,000 /-           |                           |

**Seller Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr TARUN CHATTERJEE (Presentant )</b><br>Son of Late JIBENDRANATH CHATTERJEE 174/29, N.S.C.BOSE ROAD, City:- , P.O:- REGENT PARK, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx6A, Aadhaar No: 99xxxxxxxx3382, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023<br>, Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/06/2023<br>, Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence |

**Buyer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Mr ANJAY KUMAR SINGH</b><br>Son of Mr RAJ KISHORE SINGH 4/205, GANDHI COLONY, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BExxxxxx6P, Aadhaar No:98xxxxxxxx7879, Status :Individual, Executed by: Self, Date of Execution: 02/06/2023<br>, Admitted by: Self, Date of Admission: 06/06/2023 ,Place : Pvt. Residence |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Miss SRABONI GHOSH</b><br>Daughter of Mr BASUDEB GHOSH 9/29, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 |       |              |           |

Identifier Of Mr TARUN CHATTERJEE, Mr ANJAY KUMAR SINGH

**Transfer of property for L1**

| Sl.No | From                | To. with area (Name-Area)         |
|-------|---------------------|-----------------------------------|
| 1     | Mr TARUN CHATTERJEE | Mr ANJAY KUMAR SINGH-0.519865 Dec |

**Transfer of property for S1**

| Sl.No | From                | To. with area (Name-Area)               |
|-------|---------------------|---|
| 1     | Mr TARUN CHATTERJEE | Mr ANJAY KUMAR SINGH-100.00000000 Sq Ft |



**Endorsement For Deed Number : I - 160406862 / 2023**

**On 02-06-2023**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,00,000/-

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 06-06-2023**

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

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

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

Presented for registration at 18:30 hrs on 06-06-2023, at the Private residence by Mr TARUN CHATTERJEE, Executant.

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

Execution is admitted on 06/06/2023 by 1. Mr TARUN CHATTERJEE, Son of Late JIBENDRANATH CHATTERJEE, 174/29, N.S.C.BOSE ROAD, P.O: REGENT PARK, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 2. Mr ANJAY KUMAR SINGH, Son of Mr RAJ KISHORE SINGH, 4/205, GANDHI COLONY, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business

Indetified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 20,046.00/- ( A(1) = Rs 20,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 20,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/06/2023 3:46PM with Govt. Ref. No: 192023240079402878 on 01-06-2023, Amount Rs: 20,014/-, Bank: SBI EPay ( SBlePay), Ref. No. 5439816989622 on 01-06-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 79,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 12409, Amount: Rs.100.00/-, Date of Purchase: 12/05/2023, Vendor name: S Das Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/06/2023 3:46PM with Govt. Ref. No: 192023240079402878 on 01-06-2023, Amount Rs: 79,920/-, Bank: SBI EPay ( SBlePay), Ref. No. 5439816989622 on 01-06-2023, Head of Account 0030-02-103-003-02

*(Signature)*












**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



|       |            | Thumb | 1 <sup>st</sup> finger | Middle Finger | Ring Finger | Small Finger |
|-------|------------|-------|------------------------|---------------|-------------|--------------|
| PHOTO | left hand  |       |                        |               |             |              |
|       | right hand |       |                        |               |             |              |












Name .....

Signature .....

|   |            | Thumb   | 1 <sup>st</sup> finger  | Middle Finger   | Ring Finger   | Small Finger  |
|---|------------|---|---|---|---|---|
|  | left hand  |   |   |   |   |   |
|   | right hand |  |  |  |  |  |

Name ..ANJAY KUMAR SINGH

Signature ..Anjay Kumar Singh

|  |            | Thumb   | 1 <sup>st</sup> finger  | Middle Finger   | Ring Finger   | Small Finger  |
|--|------------|---|---|---|---|---|
|  | left hand  |  |  |  |  |  |
|  | right hand |  |  |  |  |  |

Name ....TARUN CHATTERJEE

Signature ..Tarun Chatterjee

12409

12 MAY 2023

No. .... Rs. 100/- Date.....

Name : ..... P. Roy Choudhury.....

Address : ..... Advocate  
ALIPORE JUDGE COURT

Vendor : ..... Kolkata - 700 027

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

Taxation Challenge

5199

Taxation Challenge

5198

Hajera Kurni Singh

Full signature with complete  
information of Identifier

5211

Name of Identifier : SRABONI GHOSH.

Signature of Identifier : Sraboni Ghosh.

By occupation : Advocate

Premises No. 9/29, Netaji Nagar

P.S.: Netaji Nagar

P.O.: Regent Estate

Kolkata : 700092

Aadhaar : 6024 7113 3236

Mobile : 8697502211





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

02 JUN 2023

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P.O.  
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