

6704/2023

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

11-37
03/05/23

2/1088663/23



K 284567

Additional Registrar of Assurances
Kolkata

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

Additional Registrar
of Assurances II Kolkata

3 MAY 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 3rd day of
May, Two Thousand Twenty Three (2023)

BETWEEN

32660

Chaitali Chatterjee

Advocate

City Civil Court at Calcutta

00001

NAME	_____
ADD	_____
Rs.	_____
- 2 MAY 2023	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	



1- 2 MAY 2023

K 58425

1



ADDITIONAL REGISTRAR OF ASSURANCE-II, KOLKATA
- 3 MAY 2023

(1) **SRI NIRODE BEHARI PODDER** (PAN NO - AEQPP1420F), Son of Late Hrishikesh Poddar, by Religion - Hindu, by Occupation - Self Employed, by Nationality - Indian, resident of AL-87, Salt Lake, Tank No. 8, Sector- 02, Bidhannagar CK Market, (M), North 24 Parganas, P.S.- Bidhannagar Kolkata-700091, W.B.; (2) **SMT. PRITI RAY** (PAN NO-AWEPR4992C), Wife of Late Hrishikesh Poddar, by Occupation Housewife, residing at P9/1, Motijheel Avenue, Motijheel, South Dum Dum (M), North 24 Parganas, P.S. Motijheel Dum Dum, P.O- Motijheel, Kolkata-700074, (3) **SMT. RITA PODDAR** (PAN NO-BUWPP3563Q), Wife of Late Narayan Chandra Poddar, by Occupation - Housewife, residing at 22B, Brindaban Bose Lane, P.S. Burtolla, P.O. Beadon Street, Kolkata-700006, (4) **SRI DEBARGHYA PODDAR** (PAN NO-BIXPP2365M), Son of Late Narayan Chandra Poddar, by Occupation - Service, residing at 22B, Brindaban Bose Lane, P.S. Burtolla, P.O. Beadon Street Kolkata-700006, (5) **SMT. BIBHA PODDER** (PAN NO-BLAPPS259C), Wife of Late Janardan Poddar, by Occupation Housewife, residing at 22A, Brindaban Bose Lane, P.S. Burtolla, P.O. Beadon Street, Kolkata - 700006, (6) **SRI JOYAKESH PODDER** (PAN NO - AGBPP4949C), Son of Late Janardan



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 3 MAY 2007

Poddar, by Occupation - Service, residing at 22A, Brindaban Bose Lane, P.S. Burtolla, P.O. Beadon Street, Kolkata 700006, hereinafter jointly called and/or referred to as the **"VENDORS"** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART**.

AND

SRI PRADIP KUMAR BASAK (PAN-AHEPB7551J), son of Late Panchanan Basak, by Faith-Hindu, by Occupation-Business, by Nationality - Indian, residing at 28/1A, Hari Ghosh Street, P.S. Burtolla, P.O. Beadon Street, Kolkata-700006, hereinafter jointly called and/or referred to as the **"PURCHASER"** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, successor or successors, legal representatives and/or assigns) of the **OTHER PART**.

WHEREAS at all materials times One SRI. SARADINDU MULLICK was owner and occupier seized and possessed of and/or otherwise well sufficiently entitled to all that the piece



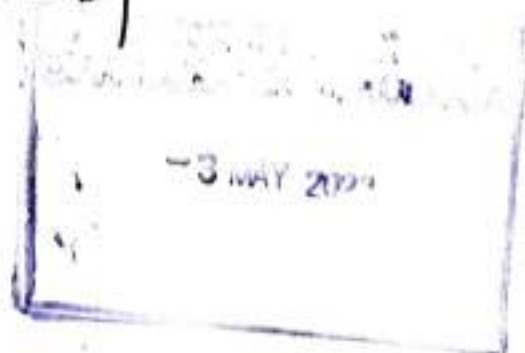
12
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 2 MAY 2007

and parcel of Rayati Rights Bastu Undivided share of property measuring an area about 6 (Six) Cottah 6 (Six) Chittack 40 (Forty) Sq Ft. be the same a little more or less together with easement rights all times, common areas and facilities within Premises No. 22A, Brindaban Bose Lane, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 17 within the ambit of Police Station Burtolla, P.O. Beadon Street, Kolkata-700006.

AND WHEREAS by virtue of an Indenture dated 14th day of December, 1960 registered in the office of Registrar of Assurances, Calcutta, and recorded in Book No.1, Volume No.138 Pages 267 to 276, Being No.6039 for the year 1960, one Sri Saradindu Mullick son of Late Goloke Behari Mullick, of 22A, Brindaban Bose Lane, Calcutta described therein as the Vendor, had sold, conveyed, transferred, released All That piece and parcel of total land measuring 6 Cottahs 6 Chittaks and 40 Sq. Ft. more or less, lying and situated at 22A, Brindaban Bose Lane, Calcutta in favour of Sri Madhu Sudan Poddar, Sri Hrishikesh Podder and Sri Janardan Peddar all three being sons of Late Nikunja Behari Podder of 93, Sovabazar Street,



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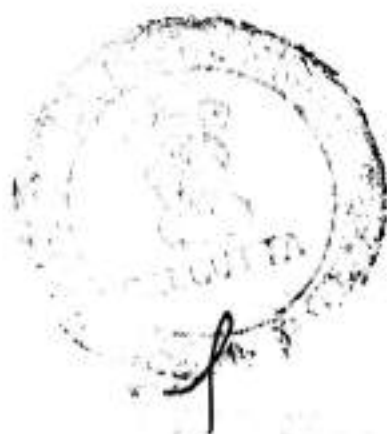
3 MAY 2021

Calcutta, described therein as a Purchaser, free from all encumbrances whatsoever which was morefully mentioned in the Schedule there under written.

AND WHEREAS after the aforesaid purchase, the purchaser therein i.e., three Podder brothers, viz., Sri Madhu Sudan Podder, Sri Hrishikesh Podder and Sri Janardan Poddar became joint absolute owners of All That piece and parcel of total land measuring 6 Cottahs 6 Chittaks and 40 Sq. Ft. more or less, lying and situated at 22A, Brindaban Bose Lane, Calcutta along with structures standing thereon and they were possessed and seized the same well and truly as absolute owners thereof.

AND WHEREAS the said Sri Madhu Sudan Podder and others had received a sanctioned plan vide Building Sanction No.1 dated 02.04.1964 and based on the sanctioned plan, the buildings were constructed in the aforesaid premises.

AND WHEREAS while possessing the said All That piece and parcel of total land measuring 6 Cottahs 6 Chittaks and 40 Sq. Ft. more or less, and the building / structures, thereon, lying



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and situated at 22A, Brindaban Bose Lane, Calcutta, the said three Podder brothers, viz., Sri Madhu Sudan Podder, Sri Hrishikesh Podder and Sri Janardan Poddar for their own convenience for possession, occupation and enjoyment of the said property, decided to amicably partition their properties amongst themselves.

AND WHEREAS accordingly, the said three Podder brothers, viz., Sri Madhu Sudan Podder, Sri Hrishikesh Podder and Sri Janardan Poddar executed an amicable Registered Bengali Partition Deed dated 8th December, 1969 amongst themselves in respect of the First Schedule property mentioned in Tapashil - Ka in the said partition Deed. The said Partition deed was registered in the office of Registrar of Assurances, Calcutta, and recorded in Book No 1, Volume No.185, Pages from 12 to 17, being No 5791 for the year 1969 and their allocated portion were fully mentioned and specified in the Schedule of the said Partition Deed as Schedule (Kha), (Ga) and (Gha).

AND WHEREAS that according to the said Partition deed (i). Sri Madhu Sudan Podder became the absolute owner of "Kha" schedule Property ie, All that piece and parcel of total land



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measuring 1 Cottah 10 Chittaks more or less, lying and situated at 22A, Brindaban Bose Lane, Calcutta alongwith portion of three storied building. (ii). Sri Hrishikesh Podder became the absolute owner of "Ga" schedule Property Le., All that piece and parcel of total land measuring 2 Cottah 7 Chittaks 1 sq.ft more or less, lying and situated at 22A, Brindaban Bose Lane, Calcutta alongwith portion of three storied building (iii). Sri Janardan Poddar became the absolute owner of "Gha" schedule Property i.e., All that piece and parcel of total land measuring 2 Cottal 5 Chittaks 39 Sq. It, more or less, lying and situated at 22A, Brindaban Bose Lane, Calcutta along with portion of three storied building.

AND WHEREAS the said three Podder brothers, viz., Sri Madhu Sudan Podder, Sri Hrishikesh Podder and Sri Janardan Poddar thereafter duly mutated their respective names in the records of the Calcutta Municipal Corporation in their respective portion and obtained new premises Nos. as 22C, Brindaban Bose Lane, Calcutta- 700 006 (Sri Madhu Sudan Podder), 22B, Brindaban Bose Lane, Calcutta - 700 006 (Sri Hrishikesh Podder) and 22A, Brindaban Bose Lane, Calcutta-700 006 (Sri Janardan Podder)



respectively and they seized and possessed, enjoyed the same well and truly as absolute owners thereof by paying the property taxes regularly to KMC.

AND WHEREAS, the three Podder brothers, viz., Sri Madhu Sudan Podder, Sri Hrishikesh Podder and Sri Janardan Poddar thereafter effected another Partition and reorganization of the ownership of their properties amongst themselves on 14th Day of November, 1983, by virtue of which, Sri Madhu Sudan Podder became the owner of demarcated portion or share or interest in premises no. 93, Sovabazar Street, Kolkata 700 005, held jointly with Sri Hrishikesh Podder and Sri Janardan Podder, and Sri Hrishikesh Podder became owner of western one-half demarcated portion or share or interest in 22A, Brindaban Bose Lane Kolkata - 700 006 and also the entire of premises no. 22C Brindaban Bose Lane, Kolkata - 700 006 and Sri Janardan Poddar became owner of eastern one-half demarcated portion or share or interest in 22B Brindaban Bose Lane, Kolkata - 700 006 and also entire of the premises no 22A Brindaban Bose Lane, Kolkata - 700 006.



AND WHEREAS Hence, by virtue of such amicable partition, Sri Hrishikesh Podder became the sole and absolute owner of premises No.22C, Brindaban Bose Lane, Kolkata - 700 006 and joint owner of 22B, Brindaban Bose Lane, Kolkata - 700 006 having 50% undivided share over the same.

AND WHEREAS similarly, Sri Janardan Poddar became the sole absolute owner of premises No.22A, Brindaban Bose Lane, Kolkata 700 006 and joint owner of 22B, Brindaban Bose Lane, Kolkata - 700 006 having 50% undivided share over the same.

AND WHEREAS the said three Podder brothers, viz., Sri Madhu Sudan Podder, Sri Hrishikesh Podder and Sri Janardan Poddar also executed a registered Deed of Declaration dated 13th December, 1985, registered in the office of Registrar of Assurances, Calcutta, and recorded in Book No. 1, Volume No.379, Pages 258 to 265, being No.17278 for the year 1985, to declare and confirm the above referred mutual partition.

AND WHEREAS the said Podder brothers, viz., Sri Hrishikesh Podder and Sri Janardan Poddar mutated their respective names in the records of the Calcutta Municipal Corporation in their respective portion and obtained new premises Nos. as



22C, Brindaban Bose Lane, Calcutta (Sri Hrishikesh Podder, 22B, Brindaban Bose Lane, Calcutta (Sri Hrishikesh Podder as 50% undivided share and Sri Janardan Poddar as 50% undivided share) and 22A, Brindaban Bose Lane, Calcutta - 700 006 (Sri Janardan Podder) respectively and they seized and possessed, enjoyed the same well and truly as absolute owners thereof by paying the property taxes regularly to KMC.

AND WHEREAS said Hrishikesh Podder died intestate on 22.11.1994 leaving behind his wife Smt. Suhasini Podder, two sons namely Narayan Chandra Podder, Nirode Behari Podder and only daughter Priti Ray as his legal heirs and representatives.

AND WHEREAS said Narayan Chandra Podder died intestate on 18.05.2016 leaving behind his mother Smt. Suhasini Podder, his wife Rita Podder, only son Debarghya Podder and only daughter Debarati Podder as his legal heirs and representatives.



ADDITIONAL PETITION
OF ASSURANCE IN KATA
[Signature]

AND WHEREAS said Suhasini Podder died intestate on 06.02.2017 leaving behind her son namely Nirode Behari Podder, daughter Priti Ray and Rita Podder, Debarghya Podder and Debarati Podder, (being the legal heirs of her predeceased son Narayan Chandra Podder) as her legal heirs and representatives who jointly became the owners of Municipal Premises No.22C and 22B, Brindaban Bose Lane, Kolkata-700006.

AND WHEREAS said Janardan Podder died intestate on 26.02.2008 leaving behind his wife Bibha Podder only son Joyakesh Podder and only daughter Somasree Roy Chowdhury as her legal heirs and representatives who jointly became the owners of Municipal Premises No.22A and 22B, Brindaban Bose Lane, Kolkata-700006.

AND WHEREAS said Somasree Roy Chowdhury duly transferred her undivided share of the said property being Municipal Premises No.22A and 22B, Brindaban Bose Lane, Kolkata-700006 in favour of her brother Joyakesh Podder by virtue of a registered Deed of Gift on 27.12.2019 registered



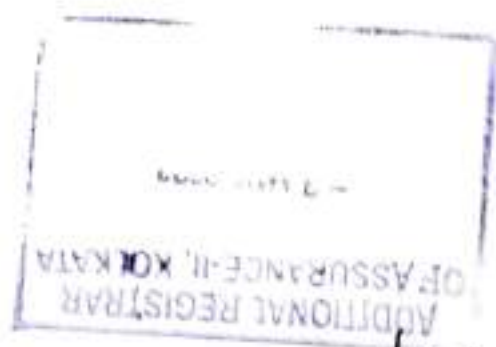
REGISTRAR
OF ASSURANCE-II, KOLKATA

3 MAY 1954

before ARA-I, Kolkata and recorded in Book No.I, Volume No.1901-2019 pages from 328603 to 328634, being No.06796 for the year 2019.

AND WHEREAS said Nirode Behari Podder, Priti Ray, Rita Poddar, Debarghya Poddar, Debarati Poddar and Bibha Podder, Joyakesh Podder duly executed a registered Deed of Amalgamation on 26.03.2022 registered before ARA-II, Kolkata and recorded in Book No.I, being No.190203237 for the year 2022 in respect of three Municipal Premises No.22A, 22B and 22C, Brindaban Bose Lane, Kolkata-700006.

AND WHEREAS said Debarati Poddar duly transferred her undivided share of the said property being Municipal Premises No.22C and 22B, Brindaban Bose Lane, Kolkata-700006 in favour of her brother Debarghya Poddar by virtue of a registered Deed of Gift on 28/04/2022 registered before ARA-III, Kolkata and recorded in Book No.I, Volume No: 1903-2022, Page No: 313182 to 313212, being No.190305068 for the year 2022.



AND WHEREAS said present Owners duly mutated their names and amalgamated the three premises in the records of Kolkata Municipal Corporation being Assessee No.110171400223 as 22A, Brindaban Bose Lane and paying their taxes regularly.

AND WHEREAS the Vendors herein are the joint owners of the said property and they have agreed to sell and the PURCHASER herein has agreed to purchase undivided 1/3rd share of **ALL THAT** the piece and parcel of Bastu Land measuring an area about 6 (Six) Cottah 6 (Six) Chittack 40 (Forty) Sq. Ft. be the same a little more or less lying and situated at Premises No.22A, Brindaban Bose Lane, under the jurisdiction of Kolkata Municipal Corporation, Ward No. 17 within the ambit of Police Station Burtolla, P.O. Beadon Street, Kolkata-700006 more fully and particularly described in the **Schedule** hereunder written for an absolute estate of inheritance in fee simple in possession of an estate equivalent thereto absolutely free from all encumbrances regarding title of the property, subject to the occupancy of the existing tenants whatsoever for a consideration of **Rs.78,33,333/- (Rupees Seventy Eight Lac Thirty Three Thousand Three Hundred and Thirty Three)**



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 2 APR 200

only as free from all encumbrances in respect of the title of the property.

AND WHEREAS at or before execution of this indenture the PURCHASER has fully satisfied himself as to the title of the vendors, the condition of the said property, and have agreed to acquire the said property in as is where is condition along with the present tenants or occupiers in the said Premises. Vendors have also hereby agreed to give full assistance and/or be liable with the PURCHASER, if any dispute arises regarding title of the said property.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of **Rs.78,33,333/- (Rupees Seventy Eight Lac Thirty Three Thousand Three Hundred and Thirty Three) only** the PURCHASER has paid to the Vendors (the receipt whereof the Vendors do hereby admit and acknowledge) and of and from the same and every part thereof to acquit, release and discharge the PURCHASER his successors and representatives and the Vendors as absolute Owners do hereby these presents indefeasibly grant, sale, convey and transfer, assign and assure

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

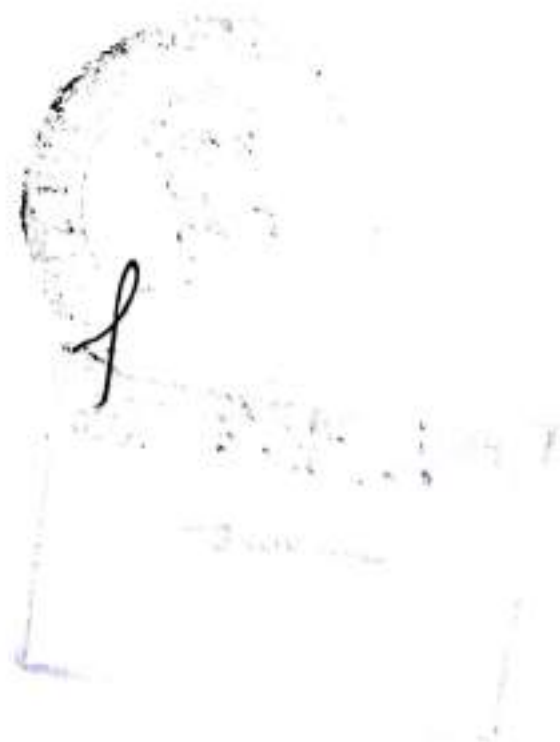
- 3 MAY 2000

unto the PURCHASER, his successors and representatives as is where is condition and attachments in title of the property more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the said property and/or the entirety of the right title interest of the Vendor into or upon the said Property, free from all encumbrances charges liens lispens claims, demands, mortgages, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispens whatsoever **OR HOWSOEVER OTHERWISE** the said **PROPERTY** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges advantages appendages and appurtenances whatsoever to the said **PROPERTY** or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied



appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession of the property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said property **TO HAVE AND TO HOLD** the said **PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the PURCHASER absolutely and forever free from all encumbrances regarding the title of the property.

AND the Vendors doth hereby covenant with the PURCHASER that the Vendors are the joint and lawful owners of and well and sufficiently seized and possessed of and entitled to the said **PROPERTY** and every part thereof, **AND** the Vendors doth hereby covenant with the PURCHASER that his has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by



reason whereof the said **PROPERTY** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said **PROPERTY** or any part thereof in the manner as aforesaid.

AND THAT NOTWITHSTANDING any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition or other thing whatsoever to alter defeat encumber or make void the same;

AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves good right full and absolute power to grant sell convey transfer



assure and assign the said **PROPERTY** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the PURCHASER in the manner and on the conditions aforesaid **AND THAT** the Vendors have put the PURCHASER in physical possession of the said Property and the PURCHASER has received and accepted the same without any dispute, demand or claim whatsoever against the Vendors in respect of the nature and/or occupancy of the constructions on the land comprised in the said **PROPERTY** or otherwise.

AND THAT the PURCHASER shall and may at all times hereafter at his own cost, charges and expenses peaceably and quietly enter into hold possess and enjoy the said Property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from the Vendors or from under for any of their predecessors in title **AND THAT** the PURCHASER shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified

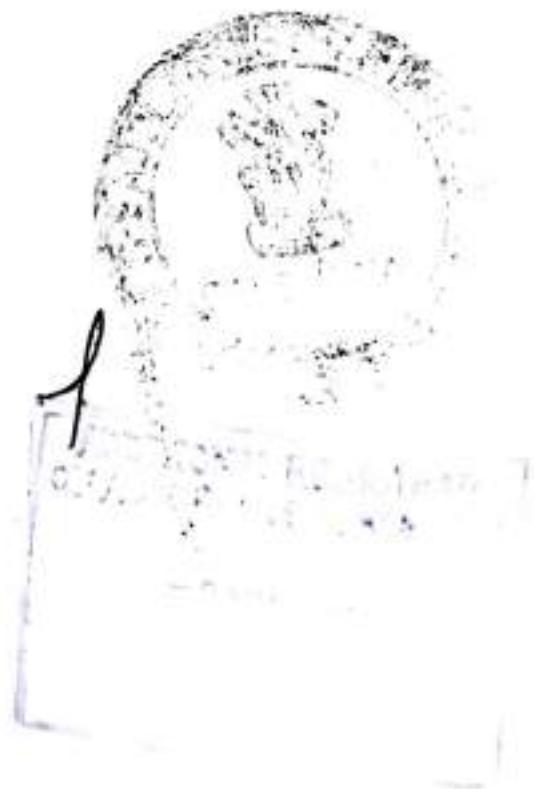


of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said **PROPERTY** by the Vendors or by any person or persons lawfully and equitably claiming from under for the Vendors or their predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **PROPERTY** upto the date of execution of this Deed shall be paid borne and discharged by the Vendors and thereafter it shall be the responsibilities of the PURCHASER to pay all such dues / taxes / charges.

AND THAT all the expenses for the Registration Fees, Stamp Duty and other incidental charges for this Deed, have been borne and paid by the PURCHASER.

THE SCHEDULE ABOVE REFERRED TO:

Undivided 1/3rd share of ALL THAT the piece and parcel of Bastu Land measuring an area about 6 (Six) Cottah 6 (Six) Chittack 40 (Forty) Sq. Ft. be the same a little more or less



(which comes to 1543 sq. ft. more or less) together with fully tenanted 100 years old partly three and partly four storied building standing thereon having constructed covered area 2000 sq.ft. more or less on the **ground floor** (which comes to 666.66 sq. ft. more or less), 2000 sq.ft. more or less on the **first floor** (which comes to 666.66 sq. ft. more or less), 2000 sq.ft. more or less on the **second floor** (which comes to 666.66 sq. ft. more or less) and 1000 sq.ft. more or less on the **third floor** (which comes to 333.34 sq. ft. more or less), with cemented flooring and without lift facility along with easement rights and enjoyment of common areas and facilities within Premises No.22A Brindaban Bose Lane, under the jurisdiction of Kolkata Municipal Corporation, Ward No.17, Assessee No.110171400223, within the ambit of Police Station Burtolla, P.O. Beadon Street, Kolkata-700006, which is butted and bounded as follows:-

- ON THE NORTH** : By passage of remaining portion of 22A,
Brindaban Bose Lane, Kolkata.
- ON THE SOUTH** : By Brindaban Bose Lane.
- ON THE EAST** : By 21, Brindaban Bose Lane.
- ON THE WEST** : By Hari Ghosh Street.



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 **PARTIES** in the presence of: ✓

1. Sanat Kumar Paul (clearly)
City Civil Court
Kolkata - 700 001

✓ *[Signature]*
✓ Pratik Ras
✓ Rita Podder
✓ Debashree Podder
✓ Bibha Podder
✓ Joyanta Podder

SIGNATURE OF THE VENDORS

2. Banu Manik
12 D, Sahitya Parishad St
Kolkata - 6

PB ✓ Pradipt Kumar Basak.

SIGNATURE OF THE PURCHASER

Drafted by me :

Chaitali Chatterjee

Chaitali Chatterjee

Advocate

City Civil Court, Calcutta.

Enrolment No. WB 706 of 2006.



MEMO OF CONSIDERATION

RECEIVED of and from the within-named **PURCHASER** the within-mentioned sum of **Rs.78,33,333/- (Rupees Seventy Eight Lac Thirty Three Thousand Three Hundred and Thirty Three) only** being the total settled consideration price in respect of the above schedule mentioned property as per particulars below :-

Transfer/DD No.	Date	Bank	Amount (Rs.)
031444	26.04.2023	HDFC	16,28,550/-
031443	26.04.2023	HDFC	6,20,400/-
237853	27.04.2013	UCO	5,42,850/-
031445	26.04.2023	HDFC	10,85,700/-
031446	26.04.2023	HDFC	25,84,742/-
031447	26.04.2023	HDFC	12,92,759/-
TDS	26.04.2023	HDFC	78,333/-
Total =			78,33,333/-

(Rupees Seventy Eight Lac Thirty Three Thousand Three Hundred and Thirty Three) only ✓

WITNESSES :

1. Sanat Ar Paul

2. Baun Manik

✓ Priti Ray
✓ Rita Podder
✓ Debangha Podder
✓ Bibha Podder
✓ Joyanta Podder

SIGNATURE OF THE VENDORS



ADDITIONAL REGISTRAR
OF ASSURANCES, KEN

SPECIMEN FORM FOR TEN FINGERPRINTS



Prady Kumar Basak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Prady Kumar Basak

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Priya Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rita Poddar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

- 2 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Debajyoti Podder

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



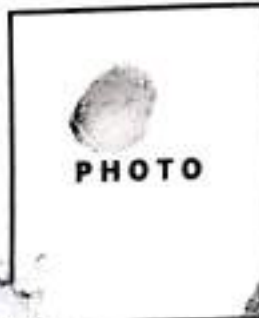
Pratibha Podder

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Joyal Podder

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

- 3 MAY 2023

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



192023240038030318

GRN Details

GRN:	192023240038030318	Payment Mode:	SBI Epay
GRN Date:	02/05/2023 23:28:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6177102671127	BRN Date:	02/05/2023 23:29:04
Gateway Ref ID:	IGAPNKPPW4	Method:	State Bank of India NB
GRIPS Payment ID:	020520232003803030	Payment Init. Date:	02/05/2023 23:28:27
Payment Status:	Successful	Payment Ref. No:	2001088663/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name: Mrs Chaitali Chatterjee
Address: City Civil Court Kolkata
Mobile: 9836118227
Email: chaitalisr2016@gmail.com
Period From (dd/mm/yyyy): 02/05/2023
Period To (dd/mm/yyyy): 02/05/2023
Payment Ref ID: 2001088663/1/2023
Dept Ref ID/DRN: 2001088663/1/2023

Payment Details

Sl No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001088663/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	372291
2	2001088663/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	94332
Total				466623

IN WORDS: FOUR LAKH SIXTY SIX THOUSAND SIX HUNDRED TWENTY THREE ONLY.

Major Information of the Deed

Deed No :	I-1902-05794/2023	Date of Registration	03/05/2023
Query No / Year	1902-2001088663/2023	Office where deed is registered	
Query Date	01/05/2023 6:06:43 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	C Chatterjee City Civil Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836118227, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 78,33,300/-	Rs. 94,31,783/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 3,77,291/- (Article:23)	Rs. 94,332/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



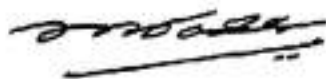





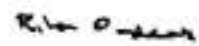
District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brindaban Bose Lane, ,
Premises No: 22A, , Ward No: 017 Pin Code : 700006



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	1543 Sq Ft	70,00,000/-	84,86,513/-	Property is on Road
Grand Total :				3.5361Dec	70,00,000 /-	84,86,513 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2333.32 Sq Ft.	8,33,300/-	9,45,270/-	Structure Type: Structure
Gr. Floor, Area of floor : 666.66 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 666.66 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 666.66 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 3, Area of floor : 333.34 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2333.32 sq ft	8,33,300 /-	9,45,270 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Nirode Behari Podder Son of Late Hrishikesh Poddar Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	03/05/2023	LTI 03/05/2023	03/05/2023	
22A, Brindaban Bose Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx0f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				
2	Name Smt Priti Ray Wife of Late Hrishikesh Poddar Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	03/05/2023	LTI 03/05/2023	03/05/2023	
22A, Brindaban Bose Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: awxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				
3	Name Smt Rita Poddar Wife of Late Narayan Chandra Poddar Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	03/05/2023	LTI 03/05/2023	03/05/2023	
22A, Brindaban Bose Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: buxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri Debarghya Poddar Son of Late Narayan Chandra Poddar Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
03/05/2023	LTI 03/05/2023	03/05/2023	

22A, Brindaban Bose Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bixxxxxx5m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023
 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office




Name	Photo	Finger Print	Signature
Smt Bibha Podder Wife of Late Janardan Poddar Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
03/05/2023	LTI 03/05/2023	03/05/2023	

22A, Brindaban Bose Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: blxxxxxx9c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023
 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office



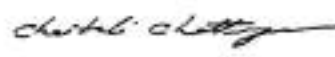
Name	Photo	Finger Print	Signature
Shri Joyakesh Podder Son of Late Janardan Poddar Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
03/05/2023	LTI 03/05/2023	03/05/2023	

22A, Brindaban Bose Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx9c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023
 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Pradip Kumar Basak (Presentant) Son of Late Panchanan Basak Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office	Photo  03/05/2023	Finger Print  LTI 03/05/2023	Signature  03/05/2023
Son of Late Panchanan Basak 28/1A, Hari Ghosh Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1J, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Chaitali Chatterjee Wife of Mr P S Roy City Civil Court Kolkata, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 03/05/2023	 03/05/2023	 03/05/2023
Identifier Of Shri Nirode Behari Podder, Smt Priti Ray, Smt Rita Poddar, Shri Debarghya Poddar, Smt Bibha Podder, Shri Joyakesh Podder, Pradip Kumar Basak			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Nirode Behari Podder	Pradip Kumar Basak-0.589341 Dec
2	Smt Priti Ray	Pradip Kumar Basak-0.589341 Dec
3	Smt Rita Poddar	Pradip Kumar Basak-0.589341 Dec
4	Shri Debarghya Poddar	Pradip Kumar Basak-0.589341 Dec
5	Smt Bibha Podder	Pradip Kumar Basak-0.589341 Dec
6	Shri Joyakesh Podder	Pradip Kumar Basak-0.589341 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Nirode Behari Podder	Pradip Kumar Basak-388.88666700 Sq Ft
2	Smt Priti Ray	Pradip Kumar Basak-388.88666700 Sq Ft
3	Smt Rita Poddar	Pradip Kumar Basak-388.88666700 Sq Ft
4	Shri Debarghya Poddar	Pradip Kumar Basak-388.88666700 Sq Ft
5	Smt Bibha Podder	Pradip Kumar Basak-388.88666700 Sq Ft
6	Shri Joyakesh Podder	Pradip Kumar Basak-388.88666700 Sq Ft

10

On 03-05-2023

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 13:49 hrs on 03-05-2023, at the Office of the A.R.A. - II KOLKATA by Pradip Kumar Basak, 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 94,31,783/-

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

Execution is admitted on 03/05/2023 by 1. Shri Nirode Behari Podder, Son of Late Hrishikesh Poddar, 22A, Brindaban Bose Lane, P.O: Beadon Street, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Smt Priti Ray, Wife of Late Hrishikesh Poddar, 22A, Brindaban Bose Lane, P.O: Beadon Street, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Smt Rita Poddar, Wife of Late Narayan Chandra Poddar, 22A, Brindaban Bose Lane, P.O: Beadon Street, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 4. Shri Debarghya Poddar, Son of Late Narayan Chandra Poddar, 22A, Brindaban Bose Lane, P.O: Beadon Street, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 5. Smt Bibha Podder, Wife of Late Janardan Poddar, 22A, Brindaban Bose Lane, P.O: Beadon Street, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 6. Shri Joyakesh Podder, Son of Late Janardan Poddar, 22A, Brindaban Bose Lane, P.O: Beadon Street, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 7. Pradip Kumar Basak, Son of Late Panchanan Basak, 28/1A, Hari Ghosh Street, P.O: Beadon Street, Thana: Burtola, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Indetified by Chaitali Chatterjee, , Wife of Mr P S Roy, City Civil Court Kolkata, P.O: GPO, Thana: Hare Street, City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 94,332.00/- (A(1) = Rs 94,318.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 94,332/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/05/2023 11:29PM with Govt. Ref. No: 192023240038030318 on 02-05-2023, Amount Rs: 94,332/-,
Bank: SBI EPay (SBlePay), Ref. No. 6177102671127 on 02-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,77,291/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,72,291/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32660, Amount: Rs.5,000.00/-, Date of Purchase: 02/05/2023, Vendor name: S MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/05/2023 11:29PM with Govt. Ref. No: 192023240038030318 on 02-05-2023, Amount Rs: 3,72,291/-,
Bank: SBI EPay (SBlePay), Ref. No. 6177102671127 on 02-05-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 184119 to 184152
being No 190205794 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.05.08 17:29:36 -07:00
Reason: Digital Signing of Deed.

2023

(Satyajit Biswas) 2023/05/08 05:29:36 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)