

5/11/2023

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7. 5476/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

11-42
03/05/23

2/1088717/23



K 284565

Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to
Registration Tax Stamp is paid and the
endorsement is made to the instrument
are the per of the 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

Chaitali Chatterjee

Advocate

City Civil Court at Calcutta

NOTICE
ADD.
Rs. 50/-
- 2 MAY 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Roy Road, Kol-1



1- 2 MAY 2023





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



192023240038045668

GRN Details

GRN: 192023240038045668 Payment Mode: SBI Epay
GRN Date: 03/05/2023 00:11:26 Bank/Gateway: SBIEPay Payment Gateway
BRN: 0046688996735 BRN Date: 03/05/2023 00:12:00
Gateway Ref ID: IGAPNKQXO6 Method: State Bank of India NB
GRIPS Payment ID: 030520232003804565 Payment Init. Date: 03/05/2023 00:11:26
Payment Status: Successful Payment Ref. No: 2001088747/2/2023

[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): 03/05/2023
Period To (dd/mm/yyyy): 03/05/2023
Payment Ref ID: 2001088747/2/2023
Dept Ref ID/DRN: 2001088747/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001088747/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	372511
2	2001088747/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	94387
Total				466898

IN WORDS: FOUR LAKH SIXTY SIX THOUSAND EIGHT HUNDRED NINETY EIGHT ONLY.

(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



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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**.

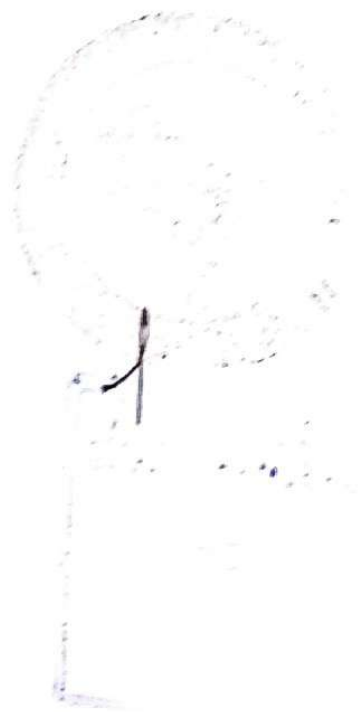
AND

(1) SRI ASHES KUMAR GHOSH (PAN-APDPG3294A), son of Sri Sankar Ghosh, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, **(2) SMT. KRISHNA GHOSH (PAN-BTCPG1934R)**, wife of Sri Ashes Kumar Ghosh, by Faith - Hindu, by Nationality - Indian, by Occupation - Housewife, both are residing at 50, Pathuria Ghat Street, P.S. Jorabagan, P.O. Hatkhola, Kolkata-700006, hereinafter jointly called and/or referred to as the **"PURCHASERS"** (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their 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 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, Brindabon 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, Calcutta, described therein as a Purchasers , free from all encumbrances whatsoever which was morefully mentioned in the Schedule there under written.

AND WHEREAS after the aforesaid purchase, the purchasers 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 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).



10-1-80

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 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.

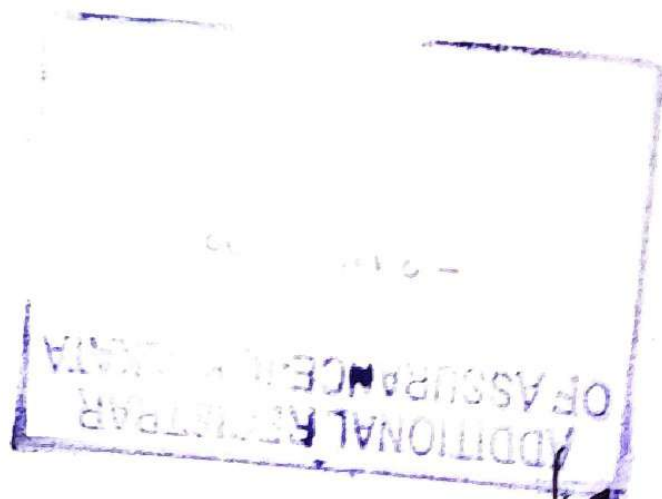
AND WHEREAS said Narayan Chandra Podder died intestate on 18.05.2016 leaving behind his mother Smt. Suhasini Podder, his wife Rita Podder, only son Debarghya Podder and

only daughter Debarati Podder as his legal heirs and representatives.

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 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

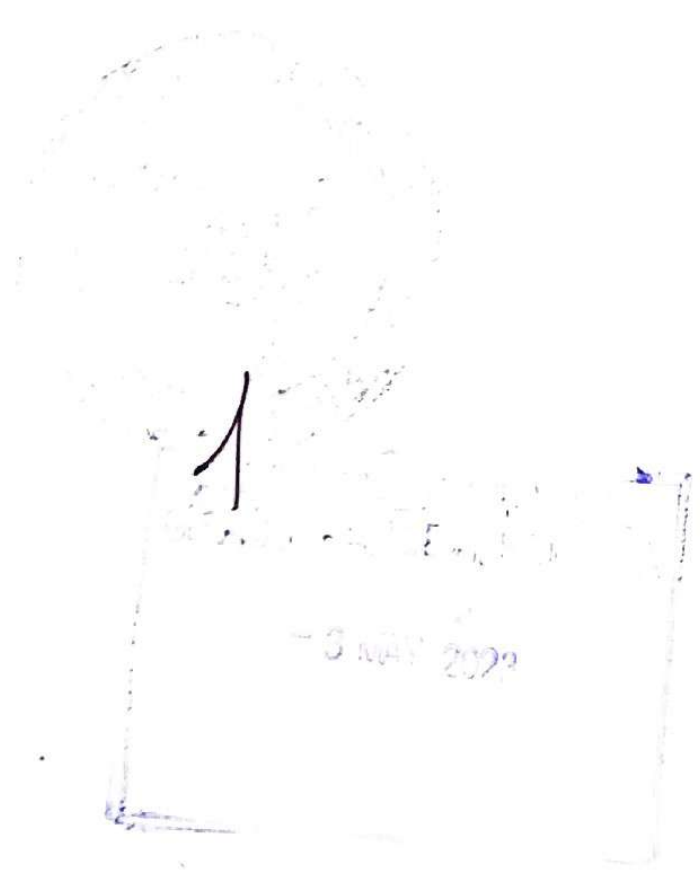


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ADDITIONAL REGISTRAR
OF ASSURANCE-H. K. KATA
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and recorded in Book No.I, Volume No: 1903-2022, Page No: 313182 to 313212, being No.190305068 for the year 2022.

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.

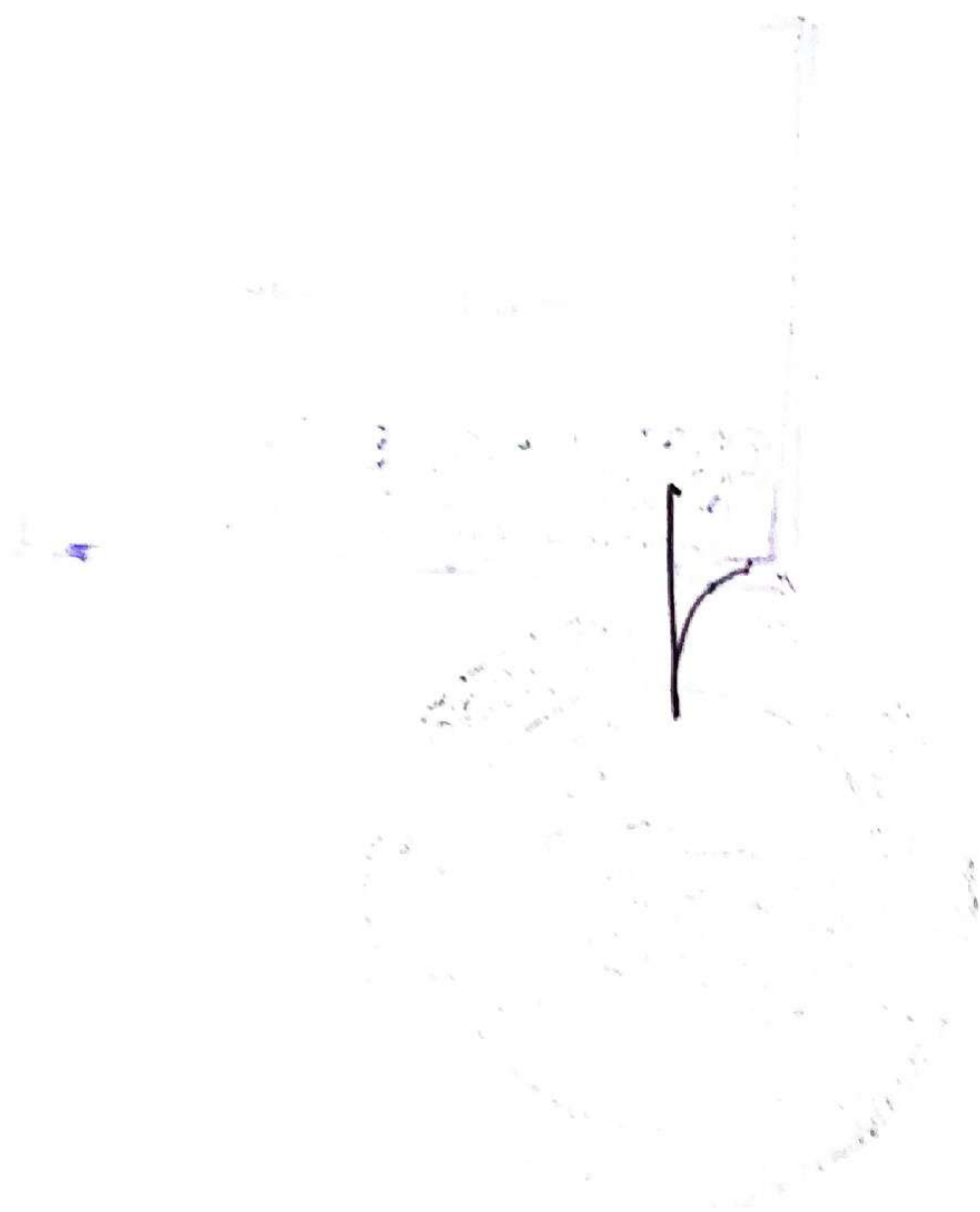
AND WHEREAS the Vendors herein are the joint owners of the said property and they have agreed to sell and the PURCHASERS herein have agreed to purchase undivided 1/3rd share of **ALL THAT** the piece and parcel of Bastu Land measuring an area about 6 (Six) Cottah 6 (Six) Chittack 40 (Forty) Sq. Ft. be 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.78,33,334/- (Rupees Seventy Eight Lac Thirty Three Thousand Three Hundred and Thirty Four) only** as free from all encumbrances in respect of the title of the property.

AND WHEREAS at or before execution of this indenture the PURCHASERS have 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 PURCHASERS, 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.78,33,334/- (Rupees Seventy Eight Lac Thirty Three Thousand Three Hundred and Thirty Four) only** the PURCHASERS have 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 PURCHASERS their successors and representatives and



the Vendors as absolute Owners do hereby these presents indefeasibly grant, sale, convey and transfer, assign and assure unto the PURCHASERS, their 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 lispendens claims, demands, mortgages, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens 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



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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 PURCHASERS absolutely and forever free from all encumbrances regarding the title of the property.

AND the Vendors doth hereby covenant with the PURCHASERS 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 PURCHASERS that her has not at



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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



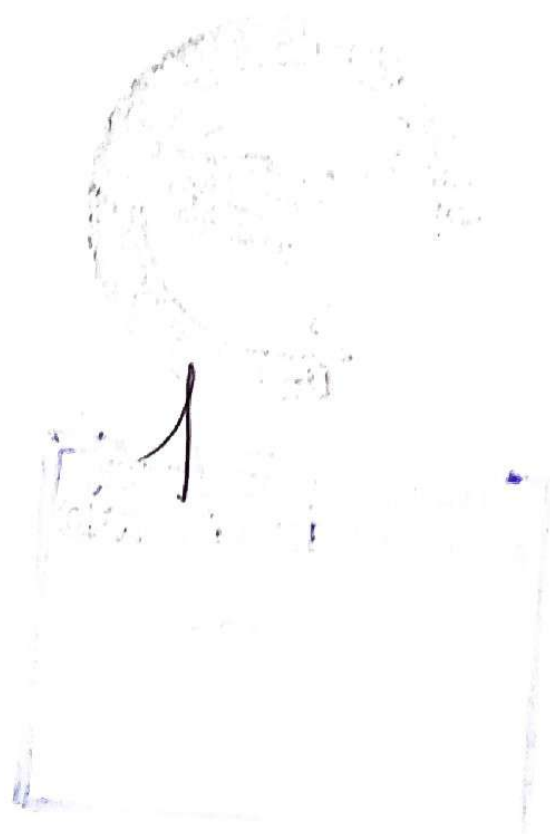


other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said **PROPERTY** by the Vendors or by any person or persons 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 PURCHASERS 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 PURCHASERS.

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 1544 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 666.68 sq. ft. more or less), 2000 sq.ft. more or less on the **first floor** (which comes to 666.68 sq. ft. more or less), 2000 sq.ft. more or less on the **second floor** (which comes to 666.68 sq. ft. more or less) and 1000 sq.ft. more or less on the **third floor** (which comes to 333.32 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 (clerk)
City Civil Court
Kolkata

✓ 
✓ Priti Roy
✓ Rita Podder
✓ Debnigya Podder
✓ Bibha Podder
✓ Joyanta Podder

SIGNATURE OF THE VENDORS

✓ AG Ashes Ghosh
✓ KG Krishna Ghosh

2. Banner Manik
12 D, Sahitya Sami, ad H
Kolkata

SIGNATURE OF THE PURCHASERS

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 **PURCHASERS** the within-mentioned sum of **Rs.78,33,334/- (Rupees Seventy Eight Lac Thirty Three Thousand Three Hundred and Thirty Four) 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.)
RTGS	25.04.2023	SBI	8,14,275/-
RTGS	28.04.2023	SBI	3,10,200/-
RTGS	25.04.2023	SBI	2,71,425/-
RTGS	25.04.2023	SBI	5,42,850/-
RTGS	25.04.2023	SBI	12,92,371/-
RTGS	25.04.2023	SBI	6,46,379/-
RTGS	25.04.2023	SBI	39,167/-
TDS			
236377	25.04.2023	Canara Bank	8,14,275/-
236383	26.04.2023	Canara Bank	3,10,200/-
236373	25.04.2023	Canara Bank	2,71,425/-
236384	26.04.2023	Canara Bank	5,42,850/-
236382	26.04.2023	Canara Bank	12,92,371/-
236376	25.04.2023	Canara Bank	6,46,379/-
Total =			78,33,334/-

T. D. S Rs - 39,167/-

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

WITNESSES :

1. Sanat Kumar Paul

2. Baun Mark


SIGNATURE OF THE VENDORS

✓ *[Signature]*
 ✓ Prithi Rao
 ✓ Rita Poddar
 ✓ Debaghya Poddar
 ✓ Bibha Poddar
 ✓ Joyanta Poddar




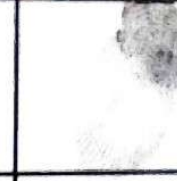

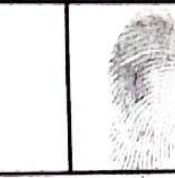
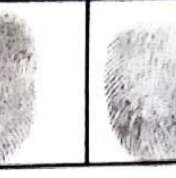
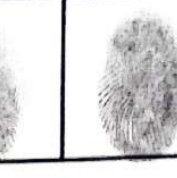


ADDITIONAL REGISTRAR
INSURANCE II, KOLKATA
- 6 MAY 2002

SPECIMEN FORM FOR TEN FINGERPRINTS




Asnes Ghosh

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



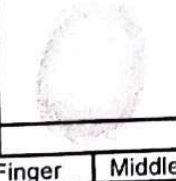

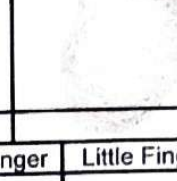
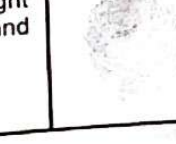
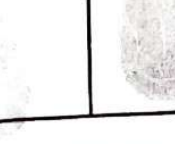






Krishna Ghosh

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

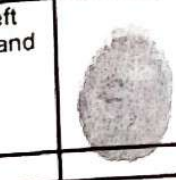




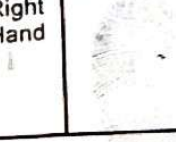
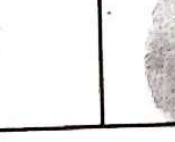
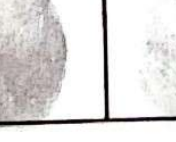
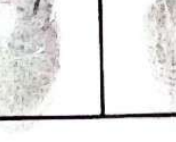
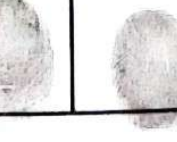


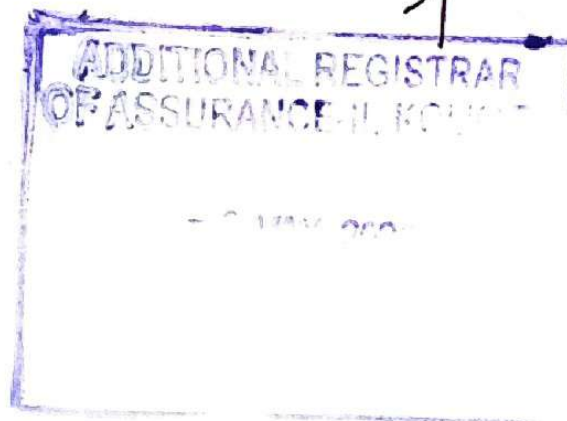
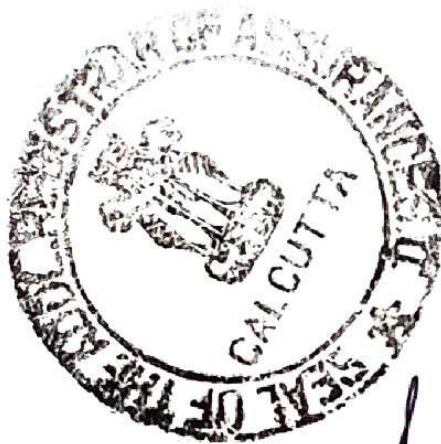
Anil Kumar

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



Priya Ray

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



SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



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



RECEIVED
OFFICE OF THE
DIRECTOR OF
TECHNICAL EDUCATION
CHENNAI
20/11/2019

Major Information of the Deed

Deed No :	I-1902-05796/2023	Date of Registration	03/05/2023
Query No / Year	1902-2001088747/2023	Office where deed is registered	
Query Date	01/05/2023 6:19:57 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. 18,33,334	Rs. 94,37,283/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,77,511/- (Article:23)	Rs. 94,387/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






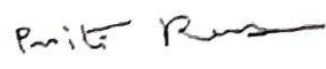



District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brindaban Bose Lane, ,
Premises No: 22A, , Ward No: 017 Pin Code : 700006




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	1544 Sq Ft	70,00,000/-	84,92,013/-	Property is on Road
Grand Total :				3.5383Dec	70,00,000 /-	84,92,013 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2333.36 Sq Ft.	8,33,334/-	9,45,270/-	Structure Type: Structure
Gr. Floor, Area of floor : 666.68 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 666.68 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 666.68 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 3, Area of floor : 333.32 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2333.36 sq ft	8,33,334 /-	9,45,270 /-	

Details :



Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
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	 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			
Name	Photo	Finger Print	Signature
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	 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			
Name	Photo	Finger Print	Signature
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	 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



















5	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



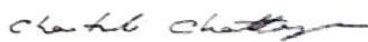
6	Name	Photo	Finger Print	Signature
	Shri Joyakesh Podder Son of Late Janardan Poddar Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office			
	03/05/2023	LTI 03/05/2023	03/05/2023	

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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Ashes Kumar Ghosh (Presentant) Son of Mr Sankar Ghosh Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>03/05/2023</td> <td></td> <td>LTI 03/05/2023</td> <td>03/05/2023</td> </tr> </tbody> </table> <p>Son of Mr Sankar Ghosh 50 Pathuria Ghat Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: APxxxxxx4A, 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</p>	Name	Photo	Finger Print	Signature	Ashes Kumar Ghosh (Presentant) Son of Mr Sankar Ghosh 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
Name	Photo	Finger Print	Signature										
Ashes Kumar Ghosh (Presentant) Son of Mr Sankar Ghosh 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										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs Krishna Ghosh Wife of Mr Ashes Kumar Ghosh Executed by: Self, Date of Execution: 03/05/2023 , Admitted by: Self, Date of Admission: 03/05/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>03/05/2023</td> <td></td> <td>LTI 03/05/2023</td> <td>03/05/2023</td> </tr> </tbody> </table> <p>Wife of Mr Ashes Kumar Ghosh City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BTxxxxxx4R, 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</p>	Name	Photo	Finger Print	Signature	Mrs Krishna Ghosh Wife of Mr Ashes Kumar Ghosh 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
Name	Photo	Finger Print	Signature										
Mrs Krishna Ghosh Wife of Mr Ashes Kumar Ghosh 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										

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, Ashes Kumar Ghosh, Mrs Krishna Ghosh

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Shri Nirode Behari Podder	Ashes Kumar Ghosh-0.589/23 Dab
2	Smt Priti Ray	Ashes Kumar Ghosh-0.589/23 Dab
3	Smt Rita Poddar	Ashes Kumar Ghosh-0.589/23 Dab
4	Shri Debarghya Poddar	Ashes Kumar Ghosh-0.589/23 Dab
5	Smt Bibha Podder	Ashes Kumar Ghosh-0.589/23 Dab
6	Shri Joyakesh Podder	Ashes Kumar Ghosh-0.589/23 Dab

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Shri Nirode Behari Podder	Ashes Kumar Ghosh-194.44666700 Sq Ft, Mrs Krishna Ghosh-194.44666700 Sq Ft
2	Smt Priti Ray	Ashes Kumar Ghosh-194.44666700 Sq Ft, Mrs Krishna Ghosh-194.44666700 Sq Ft
3	Smt Rita Poddar	Ashes Kumar Ghosh-194.44666700 Sq Ft, Mrs Krishna Ghosh-194.44666700 Sq Ft
4	Shri Debarghya Poddar	Ashes Kumar Ghosh-194.44666700 Sq Ft, Mrs Krishna Ghosh-194.44666700 Sq Ft
5	Smt Bibha Podder	Ashes Kumar Ghosh-194.44666700 Sq Ft, Mrs Krishna Ghosh-194.44666700 Sq Ft
6	Shri Joyakesh Podder	Ashes Kumar Ghosh-194.44666700 Sq Ft, Mrs Krishna Ghosh-194.44666700 Sq Ft

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 14:26 hrs on 03-05-2023, at the Office of the A.R.A. - II KOLKATA by Ashes Kumar Ghosh , one of the Claimants.

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 94,37,283/-

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 Podder, 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 Podder, 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 Podder, Wife of Late Narayan Chandra Podder, 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 Podder, Son of Late Narayan Chandra Podder, 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 Podder, 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 Podder, 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. Ashes Kumar Ghosh, Son of Mr Sankar Ghosh, 50 Pathuria Ghat Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 8. Mrs Krishna Ghosh, Wife of Mr Ashes Kumar Ghosh, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

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 94,387.00/- (A(1) = Rs 94,373.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 94,387/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/05/2023 12:12AM with Govt. Ref. No: 192023240038045668 on 03-05-2023, Amount Rs: 94,387/-,
Bank: SBI EPay (SBlePay), Ref. No. 0046688996735 on 03-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,77,511/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 3,72,511/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 32658, 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 03/05/2023 12:12AM with Govt. Ref. No: 192023240038045668 on 03-05-2023, Amount Rs: 3,72,511/-,
Bank: SBI EPay (SBlePay), Ref. No. 0046688996735 on 03-05-2023, Head of Account 0030-02-103-003-02

fm2

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 184187 to 184220
being No 190205796 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.05.08 17:29:57 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/05/08 05:29:57 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)