

1597/2024

D-1566/2024

भारतीय गैर न्यायिक

एक सौ रुपये

₹. 100



Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AR 574047

200072744/2024
Certified that this document is
admitted to execution. The
signature is special
document. A copy is attached to the
document.

23.4.24

1. Date: 23rd day of April 2024.

2. Nature of document: **DEED OF CONVEYANCE**

3. Parties: Collectively the following which will include their respective successors-in-interest.

4195 100/- 19 APR 2024

to..... Value.....

Date.....

Sold to.....

Address.....

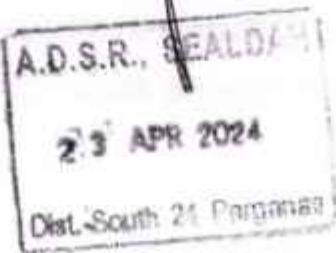
Vendor Sign.....

Indrajit Banerjee & Ors
33B, Karmunn Banerjee Lane
Kanpur

Sharmistha Chatterjee Mukherjee

Govt. License Stamp Vendor

Sealdah Civil Court, Kol-14



4.1 VENDORS / FIRST PART:

- (1) **SRI INDRAJIT BANERJEE [AADHAAR NO: 8208 8143 9426], [PAN NO - BEGPB2759N], [Mobile - 6289710414], [Date of Birth: 17-11-1971]**, Son of Late Dipen Banerjee, by faith Hindu, by occupation- service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).
- (2) **SMT. DAMAYANTI BANERJEE GHOSH [AADHAAR NO : 5841 2899 0063], [PAN- AKBPG9145R], [Mobile – 8240029186], [Date of Birth: 02-01-1976]**, wife of Late Abhijit Banerjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 33B, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).

4.2 PURCHASERS /OTHER PART:

- (1) **SMT. GOPA BASU [AADHAAR NO: 6137 0263 2266], [PAN- CQVPB9001R], [Mobile – 6290406041], [Date of Birth: 27-11-1970]**, wife of Saswata Basu and Daughter of Late Pannalal Khan, by faith Hindu, by occupation- Housewife, by Nationality -Indian, residing at 11A, Govinda Paul Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata- 700 002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).
- (2) **SRI PARTHA KHAN [AADHAAR NO : 2392 7770 5598], [PAN- AOXPK8324E], [Mobile – 9830157188], [Date of Birth: 20-06-1975]**, Son of Late Pannalal Khan, by faith- Hindu, by occupation- Service, by Nationality- Indian, residing at 11A, Govinda Paul Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata- 700002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).
- (3) **SRI KRISANU BHATTCHARYA [AADHAAR NO : 3323 0190 1304], [PAN- AHPBP0222H], [Mobile – 9830166276], [Date of Birth: 11-12-1973]**, Son of Late Dipankar Bhattacharjee, by faith Hindu, by occupation- Service, by Nationality- Indian, residing at 34, Kali Kumar Banerjee Lane, P.S.- Chitpur, P.O.- Cossipore, Kolkata – 700002 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her heirs, legal representatives, successors, executors, administrators and assigns).

4.3 Subject Matter:

Sale of "Undivided AND undemarcated Share" admeasuring **200 Square feet land** and **167 Square feet pucca Structure** described in **Schedule-B** from being the KMC Premises No. 33B, **KALI KUMAR BANERJEE LANE, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002** under **Ward No. 006, Borough No. – I, Assessee No. 11-006-15-0057-1**described in **Schedule-A** and plot of land colored "Red" in the Annexed **Plan-A**.

5. BACK GROUND OF KMC PREMISES NO. 33B, KALI KUMAR BANERJEE LANE, ASSESSEE NO. 11-006-15-0057-1:

5.1 **Bhupendra Nath Bandyopadhyay, Surendra Nath Bandyopadhyay** both sons of Late Shyamacharan Bandyopadhyay and **Smt. Subarna Bala Devi**, wife of Late Jyanendra Nath Bandyopadhyay were joint owners and seized and possessed of and /or otherwise well and sufficiently entitled to All That partly Two (2) storied and One (1) storied brick build dwelling house together with piece and parcel of bastu land underneath measuring 4 Cottah 10 chittaks be the same a little more or less lying and situated at 33, Kali Kumar Banerjee Lane, Kolkata – 700002.

5.2 The said **Surendra Nath Bandyopadhyay alias Surendra Nath Banerjee** died intestate on 07.01.1958 leaving behind his one **son** namely **Dipen Banerjee** and one **daughter** namely **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** as his legal heirs and successors who jointly inherited his **undivided 1/3rd share i.e. undivided 1/6th each** in the said property as per the Hindu Succession Act, 1956 where **his wife Smt. Durga Banerjee predeceased** of her husband said Surendra Nath Bandyopadhyay alias Surendra Nath Banerjee sometimes in the year 1937.

5.3 The said **Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee** died intestate on 01.02.1963 and published his last will and Testament dated 29th July, 1959 whereby he bequeathed his **undivided 1/3rd share** in the said property to his niece (daughter of his brother Late Surendra Nath Banerjee) the said **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** absolutely and forever.

5.4 After the **death** of the said **Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee**, **Letter of Administration of the said Last Will and testament** of Late Bhupendra Nath Bandyopadhyay alias Bhupendra Nath Banerjee was granted by the Learned District Delegate, Learned 6th Sub-Judge, Alipore in Act 39 Case No. 73 of 1973 (L.A.) on 22nd June, 1973, in favour of **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee**.

5.5 The said **Smt. Subarna Bala Devi**, wife of Late Jyanendra Nath Bandyopadhyay died intestate on 20.12.1966 and she was issueless till her death **and her husband Jyanendra Nath Bandyopadhyay predeceased her** and according to the Hindu Succession Act, 1956, her nephew, the said **Dipen Banerjee** and niece, **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** became her only legal heirs and successors who jointly inherited her **undivided 1/3rd share i.e. undivided 1/6th share** each in the said Property.

5.6 After inheriting **undivided 1/6th share** in the said property from the said aunt (jyathima), Late Subarna Bala Devi, the said Smt. Jyotirmoyee Debi alias **Jyotirmoyee Banerjee** granted **transferred** conveyed her said undivided 1/6th share in the said property which she inherited from her aunt, the said Subarna Bala Devi, to her brother **Dipen Banerjee** by executing a **Deed of Gift** in his favour on 4th June, 1973 which was registered in the office of the Sub-Register, Sealdah and recorded in Book No.- I, Volume No.- 34, Pages from 63 to 66, Being No.- 941 for the year 1973.

5.7 In the manner aforesaid **Dipen Banerjee and Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** became joint owners having **undivided 1/2 share each in the said property**.

5.8 In order to avoid disputes and differences in future and for better use and enjoyment the said property said **Dipen Banerjee and Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee partitioned their said property among themselves** by metes and bounds by executing a **Deed of Partition/ 'Bantannama'** in Bengali script on 13th July, 1973 which was registered in the office of the Register, Alipore, 24 Parganas and recorded in Book No.- I, Volume No.- 101, Pages from 104 to 110, Being No.- 3802 for the year 1973 wherein the said **Smt. Jyotirmoyee Debi alias Jyotirmoyee Banerjee** referred as party of the second part therein was allotted **northern side of the said property being premises No. 33, Kali Kumar Banerjee Lane, Kolkata- 700002** having an area of land measuring about **2 cottah 8 Chittaks 4 Sq.ft. together with one storied brick build dwelling house** which was shown and delineated in the plan market as 'Lot-A' therein and bordered by 'red' colour annexed with the said deed of Partition and referred in the Schedule therein.

5.9 It is pertinent to mention herein that Jyotirmoyee Banerjee got married to Subhas Chatterjee and after marriage she was known as Jyotirmoyee Chatterjee and daughter of Late Surendra Nath Banerjee.

5.10 By virtue the said **Partition Deed** dated 13th July, 1973 the said **Jyotirmoyee Chatterjee alias Jyotirmoyee Banerjee became absolute Owners** of the one storied brick build dwelling house together with land measuring about **2 cottah 8 Chittaks 4 Sq.ft. with 1500 Sq. Ft. constructed area on Ground Floor** standing thereon on the northern of said property being Premises No. 33, Kali Kumar Banerjee Lane, Kolkata – 700002 and she **mutated her name in the records of the Kolkata Municipal Corporation** as the absolute owners and after mutation her said demarcated northern portion is known and numbered as premises No. **33B, Kali Kumar Banerjee Lane, Kolkata – 700002**, hereinafter called the "said premises" morefully described in the Schedule-A written hereunder.

5.11 The said **Jyotirmoyee Chatterjee** alias Jyotirmoyee Banerjee **died** intestate on 09.09.2021 and she **was issueless** till her death and her **husband Subash Chatterjee predeceased her** and her **Father Surendra Nath Banerjee and her mother Durga Banerjee also predeceased her**. According to **Section 15 of Hindu Succession Act, 1956** "property of a female Hindu who did not have father and mother and child, devolves upon heirs of her father" and therefore legal heirs of her full blood brother, **Dipen Banerjee**, since deceased have become her legal heirs and successors.

- 5.12 The said **Dipen Banerjee** son of Late Surendra Nath Banerjee and brother of the said Late Jyotirmoyee Chatterjee died intestate on 23.05.1994, leaving behind his wife namely **SMT. CHAYYA BANNERJEE** and 2 (Two) sons namely (1) **ABHIJIT BANERJEE** and (2) **SRI INDRAJIT BANERJEE** as his legal heirs and successors.
- 5.13 The said **SRI ABHIJIT BANERJEE**, son of Dipen Banerjee **died** intestate on 14.02.2018 and leaving behind his widow namely **SMT. DAMAYANTI BANERJEE GHOSH** as his only legal heir and successor.
- 5.14 As per the Hindu Succession Act, 1956 as stated herein above said Property of Late Jyotirmoyee Chatterjee being **Premises No. 33B, Kali Kumar Banerjee Lane, Kolkata – 700002**, is being **inherited** by (1) **SMT. CHAYYA BANNERJEE**, wife of Late Dipen Banerjee , (2) **SRI INDRAJIT BANERJEE**, son of Late Dipen Banerjee and (3) **SMT. DAMAYANTI BANERJEE GHOSH**, wife of Late Abhijit Banerjee.
- 5.15 In the manner aforesaid (1) **SMT. CHAYYA BANNERJEE**, (2) **SRI INDRAJIT BANERJEE**, and (3) **SMT. DAMAYANTI BANERJEE GHOSH**, became joint owners having **1/3rd share each** in the said property being Premises No. 33B, **Kali Kumar Banerjee Lane, Kolkata – 700002** being one storied brick build dwelling house comprising of **1500 Sq. Ft. on Ground Floor** together with land measuring about **2 cottah 8 Chittaks 4 Sq.ft.** and seized an possessed of and/or otherwise sufficiently entitled to the same.
- 5.16 The said **SMT. CHAYYA BANNERJEE** transferred her **undivided 1/3rd share** to her said son **SRI INDRAJIT BANERJEE** and daughter-in-law **DAMAYANTI BANERJEE GHOSH** by executing a **Deed of Gift** in their favour which was registered in the office of the Additional Register of Assurances-II, Kolkata dated 22.07.2022 and recorded in Book No.-I, Volume No. 1902-2022, Pages from 310953 to 310969, Being No. 190208438 for the year 2022.
- 5.17 By virtue of the said Deed of Gift said **SRI INDRAJIT BANERJEE** and **SMT. DAMAYANTI BANERJEE GHOSH** have become joint owners of the said Property being Premises No. 33B, Kali Kumar Banerjee Lane, Kolkata – 700002, Ward No.-6 of the Kolkata Municipal Corporation and they mutated their names in the book of records of the Kolkata Municipal Corporation as joint owners of the said premises and being the Assessee No. 11 006 15 0057 1 described in Schedule - A hereunder written free from all encumbrances.
- 5.18 Since then, the First Part (1) **SRI INDRAJIT BANERJEE** and (2) **SMT. DAMAYANTI BANERJEE GHOSH** herein is peacefully enjoying the said land with one storied pucca dwelling house comprising of 1500 Sq. Ft. constructed area standing thereon for his family purpose without any let, hindrance, claim, question or demand being raised by anyone else in this behalf and has been in absolute possession and enjoyment of the Schedule-A property and paying taxes and levies thereon, as sole and absolute owner thereof within the ambit of A.D.S.R. Sealdah, District 24 Parganas (South).

6. Terms of SALE of "Undivided AND undemarcated Share" admeasuring 200 Square feet land and 167 Square feet pucca Structure from Schedule –A property by FIRST PART/ VENDORS and acceptance of the same by SECOND PART/ PURCHASERS:

The demise premises are in the occupation of **VENDORS** and the vendors herein have agreed to sell "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 167 Square feet pucca Structure** for valuable consideration.

The purchases have agreed to purchase the demised property free from all, free from any other encumbrances, charges, liens, lispendens, acquisition, requisitions, attachment, trust of whatever nature at and for consideration of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) only.

The Vendors have further represented to the Purchasers that they have been amicable settlement among the vendors, in pursuance of which the consideration shall be paid in the ratio as communicated by the vendor their representatives to the purchasers and the purchasers have made the necessary payment of the consideration in accordance with the ratio suggested by the vendors as appears in the memo of consideration annexed herewith, and the vendors here by rectify the same and keep the purchaser indemnified in the unlikely event of any disagreement or claim arising in future from any of the Co vendors.

7. The Purchasers herein have paid the entire consideration amount of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand) only to the Vendors herein before execution of this Indenture and the Vendors herein received and acknowledged as per memo of consideration hereunder written.

8. And he hereunder renounce and relinquish the said "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 167 Square feet pucca Structure of his estate and right title and interest with intend to vest the same and grant transfer by way of sale and hereby convey, assign and assure into and to the use of the **PURCHASERS** absolutely and unconditionally forever, grant, transfer, assign, assure and convey all his right, title and interest of his "Undivided AND undemarcated Share" admeasuring **200 Square feet land and 167 Square feet pucca Structure** from his Schedule –A property from the day thereof i.e. today to the **VENDORS** and the **PURCHASERS** do accept the same.**

9. THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS as follows:

A) THAT NOTWITHSTANDING anything hereto before done or suffered to the contrary the Vendors have good and absolute right, title an authority to sell, convey, transfer the possession of the schedule mentioned property free from all encumbrances, charges, liens, lispendences, demands and claims whatsoever particularly described in the schedule hereunder written and all right privileges an appurtenances thereunto belonging and hereby sold, conveyed and transferred and that the Vendors have not done or knowingly suffered anything whereby the property may be encumbered effected or impeached in estate title or otherwise.

- B)** That the Vendors herein shall and will at all times indemnify and keep indemnified and keep harmless the Purchasers against all claims, demands, whatsoever in respect of the said property hereby sold and conveyed and make good the Purchasers off all losses, cost and expenses that may be accrued or be incurred by reason of any defect, deficiency that may be found or detected in right, title and interest in the said property and for getting the same right.
- C)** That the Purchasers herein shall henceforth peacefully and equity hold, possess and enjoy the rents, issues and profits desirably from and out of the said property hereby sold without any lawful eviction, interruption, hindrances, claims or demands whatsoever from or by the vendors herein or any other person or persons claiming through or under entrust for the vendors an without any lawful let, hindrances and interruptions or disturbances by any person /persons whatsoever.
- D)** That all the arrear rates, taxes and revenues and other impositions payable in respect of the said schedule property hereby sold have been paid by the vendors hereby unto the date thereof and if any dues or arrear rent, taxes and any demands from any department before the KOLKATA MUNICIPAL CORPORATION in respect of the said schedule property remain found unpaid unto the date thereof, to be paid by the vendors before execution of this indenture.

10. THE PURCHASERS BOTH HEREBY COVENANT WITH THE VENDORS:

- A)** That upon delivery of possession of the property hereby sold, the Purchasers herein shall be jointly entitled to use and possess the same and every part thereof exclusively and to the rent issued and profits thereof.
- B)** That the Purchasers shall pay all the Municipal rates and taxes and other outgoing fully or proportionately in respect of the said property as mentioned in Schedule herein from the date of execution of this deed of conveyance.
- C)** That the Purchasers shall also apply for and mutate their names as absolute owner in respect of said property hereby sold before the appropriate of the Kolkata Municipal Corporation authority at her own costs and the Purchasers herein shall pay all taxes regularly.
- D)** That subject to the above terms and conditions the Purchasers of the said schedule property shall be entitled to exclusive use absolute enjoyment thereof without any interruption by the Vendors or any other or Persons for their undivided share of the schedule property.

11. THE PURCHASERS AND VENDORS BOTH HEREBY COVENANT:

Jurisdiction: Both the parties have agreed to mae the jurisdiction in the Courts governed be the Honble' High Court Calcutta.

Disputes: All disputes and / or differences between the parties hereto regarding the construction and/or interpretation of this agreement and touching these premises or determination of any liability shall be referred to the joint arbitration of two parsons, one to be appointed by the attorneys and one to be appointed by the purchaser and if the arbitrators differ in their awards then the same shall be referred to one umpire to be jointly appointed by the joint arbitrators and the same shall be deemed to be a reference within the meaning of the Arbitration and Re- Conciliation Act, 1996.

None of the parties hereto shall be entitled to proceed before any court or from before referring the same to the arbitration of the Arbitrators and the Arbitrators have given their award. The Arbitrators shall have summary power and the Arbitrators shall have power to give interim award and/or directions.

Disputes of differences in relation to or arising out of or touching this Agreement of the validity, interpretation, construction, performance, breach or enforceability of this Agreement (collectively Disputes) shall be referred to the competent court of having jurisdiction to entertain the same.

NOW THIS INDENTURE WITNESSETH that upon payment of the cost of indenture to the VENDORS, the vendors out of their free will, without fraud, coercion or under influence from anybody whatsoever and in full possession of his sense, doth hereby absolutely and freely sell, grant, transfer, give, assign and assure unto and to the use of the PURCHASERS by way of Sale UNTO and in favour of PURCHASERS-ALL THAT the his "**Undivided AND undemarcated Share**" admeasuring **200 Square feet land and 167 Square feet pucca Structure** from Schedule -A property (more fully and particularly described in the SCHEDULE-B hereunder written) lying and situated at **KMC Premises No. 33B, Kali Kumar Banerjee Lane, Post Office- Cossipore, Police Station- Chitpur, Kolkata – 700 002 under Ward No. 006, Borough No. – I, Assessee No. 11 006 15 0057-1** being one storied brick build dwelling house comprising of 1500 sq. ft. at ground floor together with land measuring about 2 cottah 8 Chittaks 4 Sq.ft. within the jurisdiction of the Kolkata Municipal Corporation, more fully and particularly described in the SCHEDULE-A hereunder written; Being Free from all encumbrances, charges liens hereunder written TOGETHER WITH the benefit of all covenants relating to any title whatsoever in any way relating to the said property or any part thereof **TO HAVE AND HOLD** full power and absolute authority to make sale their share of the said premises in the manner aforesaid and the PURCHASERS shall also be entitled to sell, mortgage, lease or otherwise alienate, transfer the said property of the said premises hereby conveyed without lawful interruption claim or demand whatsoever by PURCHASERS any person lawfully or equitably claiming from under in trust for him TOGETHER WITH all deeds, title whatsoever exclusively relating to or concerning the said property hereditament messuage tenements house and premises or any part thereof which now or hereafter shall or may be in the possession or power or control of the VENDOR or any other person or persons from whom he may procure the same without any action or **ALL TOGETHER** all benefits, rights, advantages, privileges covenants for production of documents contained in any document **TO HAVE AND TO HOLD** the said property hereditament tenement house messuage and premises hereby granted or expressed or intended so to be unto aid to the use of the PURCHASERS free from all encumbrances and absolutely and forever AND FURTHER THAT the VENDORS and his legal representatives and assigns made covenant with the PURCHASERS, his heirs, executors, administrators, assigns from or against all encumbrances, charges, whatsoever.

SCHEDULE-A

ALL THAT piece and parcel of land measuring about comprising land area of **2 Cottahs 8 Chittaks 4 Sq.ft.** more or less with **90 years old one storied building** standing thereon comprising of built up area **1500 Square feet** on **Ground floor** solely self residential use lying and situated at Premises No. **33B, Kali Kumar Banerjee Lane, P.O.-'Cossipore'**, P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. 11-006-15-0057-1 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **03 (Six) Feet common passage**:

ON THE NORTH: 11A, Gobinda Paul Lane

ON THE SOUTH: 33A, Kali Kumar Banerjee Road & 03 Feet Passage of 33B, Kali Kumar Banerjee Road.

ON THE EAST: 34, Kali Kumar Banerjee Road

ON THE WEST: 32, Kali Kumar Banerjee Road

SCHEDULE - B (Sale Portion)

ALL THAT "Undivided AND undemarcated Share" admeasuring **200 Square feet land** and **167 Square feet pucca Structure** out of piece and parcel of land measuring about **2 Cottahs 8 Chittaks 4 Sq.ft.** more or less with **90 years old one storied building** standing thereon comprising of built up area **1500 Square feet** on **Ground floor** solely self residential use lying and situated at Premises No. **33B, Kali Kumar Banerjee Lane, P.O.- 'Cossipore'**, P.S.: 'Chitpur', Kolkata – 700 002, Ward No. 06, Borough No. I of KMC Assessee No. 11-006-15-0057-1 free from all encumbrances which is butted and bounded as follows where ingress & egress of the premises is **03 (Six) Feet common passage**:

ON THE NORTH: 11A, Gobinda Paul Lane

ON THE SOUTH: 33A, Kali Kumar Banerjee Road & 03 Feet Passage of 33B, Kali Kumar Banerjee Road.

ON THE EAST: 34, Kali Kumar Banerjee Road

ON THE WEST: 32, Kali Kumar Banerjee Road

IN WITHNESS WHEREOF the **PARTIES** have hereunto set and subscribed their hands and seals the day month and year first herein above written.

SIGNED SEALED AND DELIVERED

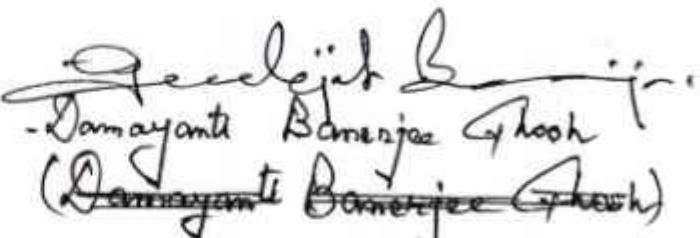
by the parties at Kolkata

in the presence of

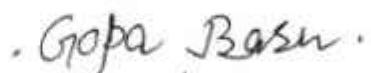
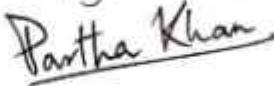
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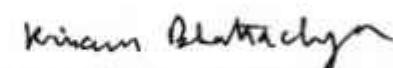
1. 
Damayanti Banerjee Ghosh
19/14 H.M.S.E
1st-100003

2. Nilam Nag
50, Prabhu Ram
Sarkar (nac,
Kol-15)


- Damayanti Banerjee Ghosh
~~(Damayanti Banerjee Ghosh)~~

(SIGNATURE OF THE VENDORS)


Gopa Basu.

Partha Khan


Kriangsna Bhattacharya

(SIGNATURE OF THE PURCHASERS)

Read over, explained in Vernacular to
The parties And admitted to be correct
And drafted by me And prepared in my
Chamber as per instruction and photocopy
Of documents supplied by the parties herein

Drafted by:



Ranajit Dey

Advocate, High Court at Calcutta (Mobile: 9123016547)

Chamber: 98A/16, Beleghata Main Road, Flat No.1A, Kolkata – 700 010.

RANAJIT DEY
Advocate
Enrolment No.
F/4105/4041/2023

MEMO OF CONSIDERATION

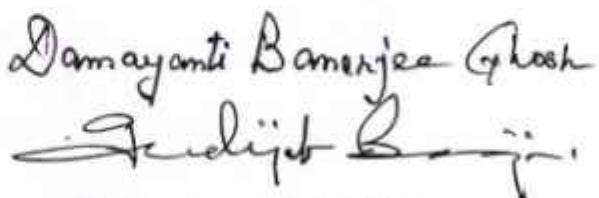
RECEIVED on or before executing this present DEED OF CONVEYANCE, a sum of **Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand)** only as the Total consideration amount as mentioned herein above written from the above named Developer, in the following manner:

<u>Chaque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>In Favour of</u>	<u>Amount</u>
cash	23/4/2024			2,50,000/-

WITNESSES :

1. 
 (91/141411
 1st 20000)

2. Nilam Nag
 58, Poribagh Road Sector
 6A, Patna-15


 Damayanti Banerjee Ghosh
 Pradipt Banerjee

(SIGNATURE OF THE VENDORS)

FORM FOR EXECUTION & FINGER PRINTS

NAME : SRI INDRAJIT BANERJEE (VENDOR)

Indrajit Banerjee

					
	Little	Ring	Middle	Fore	Thumb
(LEFT HAND)					
					
	Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)					

NAME : SMT. DAMAYANTI BANERJEE GHOSH (VENDOR)

Damayanti Banerjee Ghosh

					
	Little	Ring	Middle	Fore	Thumb
(LEFT HAND)					
					
	Thumb	Fore	Middle	Ring	Little
(RIGHT HAND)					

FORM FOR EXECUTION & FINGER PRINTS

NAME : SMT. GOPA BASU (PURCHASER)

Gopa Basu

	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					

NAME : SRI PARTHA KHAN (PURCHASER)

Partha Khan

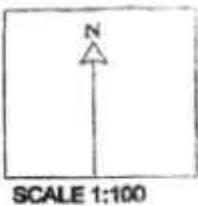
	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					

NAME : SRI KRISANU BHATTACHARYA (PURCHASER)

Krisanu Bhattacharya

	Little	Ring	Middle	Fore	Thumb
	(LEFT HAND)				
Thumb	Fore	Middle	Ring	Little	
(RIGHT HAND)					

SITE PLAN AT PREMISES NO. 33B, KALI KUMAR BANERJEE LANE, KOLKATA-700002
UNDER K.M.C. WARD NO.- 06, BOROUGH-I P.S.-CHITPUR ASSESSEE NO:11006150057
AREA OF LAND MKD. LOT-B: 02K- 08CH- 04 SQ.FT(MORE OR LESS)
AREA OF EXISTING STRUCTURE: 1500 SQ. FT

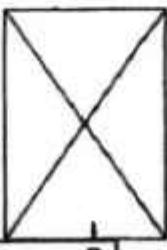


PREMISES NO.- 11A
GOBINDA PAUL LANE

PREMISES NO.- 32
KALI KUMAR BANERJEE LANE

PREMISES NO.- 33B
KALI KUMAR BANERJEE LANE

O.T.-I



PREMISES NO.- 33A

KALI KUMAR BANERJEE LANE

3'-0" WIDE PASSAGE OF PRE. NO 33B,

PREMISES NO.- 34
KALI KUMAR BANERJEE LANE

PREMISES NO.- 6D/3, B.T. ROAD

PREMISES NO.- 6D/1, B.T. ROAD

Gopa Basu.

Partha Khan

Kiran Bhattacharya

SIGNATURE OF PURCHASERS

Subash Basu
Damayanti Banerjee
Ghosh

SIGNATURE OF OWNER



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	230420242002468682	Payment Init. Date:	23/04/2024 13:36:50
Total Amount:	42690	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6194400933435	BRN Date:	23/04/2024 13:37:02
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Smt Gopa Basu
Mobile:	6290406041

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250024686838	Directorate of Registration & Stamp Revenue	42690
Total			42690

IN WORDS: **FORTY TWO THOUSAND SIX HUNDRED NINETY ONLY.**

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



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



192024250024686838

GRN Details

GRN:	192024250024686838	Payment Mode:	SBI Epay
GRN Date:	23/04/2024 13:36:50	Bank/Gateway:	SBlePay Payment Gateway
BRN :	6194400933435	BRN Date:	23/04/2024 13:37:02
Gateway Ref ID:	IGAREAFFO4	Method:	State Bank of India NB
GRIPS Payment ID:	230420242002468682	Payment Init. Date:	23/04/2024 13:36:50
Payment Status:	Successful	Payment Ref. No:	2000972744/12/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Smt Gopa Basu
Address:	11A, Govinda Paul Lane, Pin - 700002
Mobile:	6290406041
Period From (dd/mm/yyyy):	23/04/2024
Period To (dd/mm/yyyy):	23/04/2024
Payment Ref ID:	2000972744/12/2024
Dept Ref ID/DRN:	2000972744/12/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000972744/12/2024	Property Registration- Stamp duty	0030-02-103-003-02	34125
2	2000972744/12/2024	Property Registration- Registration Fees	0030-03-104-001-16	8565
			Total	42690

IN WORDS: **FORTY TWO THOUSAND SIX HUNDRED NINETY ONLY.**

Major Information of the Deed

Deed No :	I-1606-01566/2024	Date of Registration	23/04/2024
Query No / Year	1606-2000972744/2024	Office where deed is registered	
Query Date	18/04/2024 2:54:21 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANAJIT DEY 98A/16 BELEGHATA MAIN ROAD, Thana : Beliaghata, District : South 24-Parganas, WEST BENGAL, PIN - 700010, Mobile No. : 9123016547, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 8,55,138/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 34,225/- (Article:23)	Rs. 8,565/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

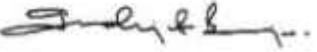
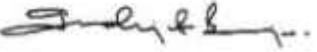
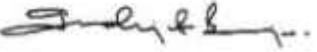
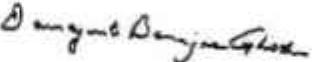
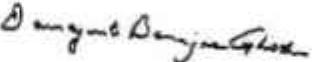
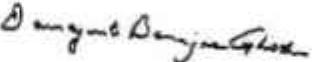
District: South 24-Parganas, P.S.- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kali Kr. Banerjee Rd., Premises No: 33B, Ward No: 006 Pin Code : 700002

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	200 Sq Ft	2,20,000/-	7,87,501/-	Width of Approach Road: 3 Ft.,
	Grand Total :			4583Dec	2,20,000 /-	7,87,501 /-	

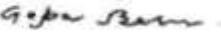
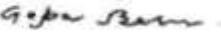
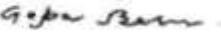
Structure Details :

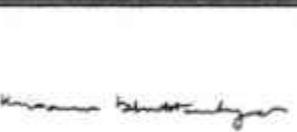
Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	167 Sq Ft.	30,000/-	67,635/-	Structure Type: Structure
Gr. Floor, Area of floor : 167 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 90 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	167 sq ft	30,000 /-	67,635 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <td>Name</td><td>Photo</td><td>Finger Print</td><td>Signature</td></tr> <tr> <td>Shri Indrajit Banerjee Son of Late Dipen Banerjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office</td><td></td><td> Captured</td><td></td></tr> <tr> <td>23/04/2024</td><td>LTI 23/04/2024</td><td>23/04/2024</td><td></td></tr> </table> <p>33B Kali Kumar Banerjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: bxxxxxxxx9n, Aadhaar No: 82xxxxxxxx9426, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri Indrajit Banerjee Son of Late Dipen Banerjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured		23/04/2024	LTI 23/04/2024	23/04/2024	
Name	Photo	Finger Print	Signature										
Shri Indrajit Banerjee Son of Late Dipen Banerjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured											
23/04/2024	LTI 23/04/2024	23/04/2024											
2	<table border="1"> <tr> <td>Name</td><td>Photo</td><td>Finger Print</td><td>Signature</td></tr> <tr> <td>Smt Damayanti Banerjee Ghosh Wife of Late Abhijit Banerjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office</td><td></td><td> Captured</td><td></td></tr> <tr> <td>23/04/2024</td><td>LTI 23/04/2024</td><td>23/04/2024</td><td></td></tr> </table> <p>33B Kali Kumar Banerjee Road, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: akxxxxxxxx5r, Aadhaar No: 58xxxxxxxx0063, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt Damayanti Banerjee Ghosh Wife of Late Abhijit Banerjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured		23/04/2024	LTI 23/04/2024	23/04/2024	
Name	Photo	Finger Print	Signature										
Smt Damayanti Banerjee Ghosh Wife of Late Abhijit Banerjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured											
23/04/2024	LTI 23/04/2024	23/04/2024											

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <td>Name</td><td>Photo</td><td>Finger Print</td><td>Signature</td></tr> <tr> <td>Smt Gopa Basu Wife of Saswata Basu Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office</td><td></td><td> Captured</td><td></td></tr> <tr> <td>23/04/2024</td><td>LTI 23/04/2024</td><td>23/04/2024</td><td></td></tr> </table> <p>Wife of Saswata Basu 11A Govinda Paul Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: cqxxxxxxxx1r, Aadhaar No: 61xxxxxxxx2266, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt Gopa Basu Wife of Saswata Basu Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured		23/04/2024	LTI 23/04/2024	23/04/2024	
Name	Photo	Finger Print	Signature										
Smt Gopa Basu Wife of Saswata Basu Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured											
23/04/2024	LTI 23/04/2024	23/04/2024											

	Name	Photo	Finger Print	Signature
2	Shri Partha Khan (Presentant) Son of Late Pannalal Khan Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured	
		23/04/2024	LTI 23/04/2024	23/04/2024
	Son of Late Pannalal Khan 11A Govinda Paul Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District-South 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: aoxxxxxx4e, Aadhaar No: 23xxxxxxxx5598, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office			
3	Shri Krisanu Bhattacharya Son of Late Dipankar Bhattacharjee Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office		 Captured	
		23/04/2024	LTI 23/04/2024	23/04/2024
	Son of Late Dipankar Bhattacharjee 34 Kali Kumar Banerjee Lane, City:- Not Specified, P.O:- Cossipore, P.S:-Chitpur, District-South 24-Parganas, West Bengal, India, PIN: 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: ahxxxxxx2h, Aadhaar No: 33xxxxxxxx1304, Status :Individual, Executed by: Self, Date of Execution: 23/04/2024 , Admitted by: Self, Date of Admission: 23/04/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranajit Dey Son of Mr. R Dey 98A/16 Beliaghata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010		 Captured	
	23/04/2024	23/04/2024	23/04/2024
Identifier Of Shri Indrajit Banerjee, Smt Damayanti Banerjee Ghosh, Smt Gopa Basu, Shri Partha Khan, Shri Krisanu Bhattacharya			
Mr Ranajit Dey Son of Late Brojendra Kumar Dey 98A/16 Beliaghata Main Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010			
Identifier Of Shri Indrajit Banerjee, Smt Damayanti Banerjee Ghosh, Smt Gopa Basu, Shri Partha Khan, Shri Krisanu Bhattacharya			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Indrajit Banerjee	Smt Gopa Basu-0.076389 Dec,Shri Partha Khan-0.076389 Dec,Shri Krisanu Bhattacharya-0.076389 Dec
2	Smt Damayanti Banerjee Ghosh	Smt Gopa Basu-0.076389 Dec,Shri Partha Khan-0.076389 Dec,Shri Krisanu Bhattacharya-0.076389 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Indrajit Banerjee	Smt Gopa Basu-27.83333300 Sq Ft,Shri Partha Khan-27.83333300 Sq Ft,Shri Krisanu Bhattacharya-27.83333300 Sq Ft
2	Smt Damayanti Banerjee Ghosh	Smt Gopa Basu-27.83333300 Sq Ft,Shri Partha Khan-27.83333300 Sq Ft,Shri Krisanu Bhattacharya-27.83333300 Sq Ft

Endorsement For Deed Number : I - 160601566 / 2024

On 23/04/2024

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

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

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

Presented for registration at 15:14 hrs on 23-04-2024, at the Office of the A.D.S.R. SEALDAH by Shri Partha Khan , 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 8,55,136/-

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

Execution is admitted on 23/04/2024 by 1. Shri Indrajit Banerjee, Son of Late Dipen Banerjee, 33B Kali Kumar Banerjee Road, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 2. Smt Damayanti Banerjee Ghosh, Wife of Late Abhijit Banerjee, 33B Kali Kumar Banerjee Road, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 3. Smt Gopa Basu, Wife of Saswata Basu, 11A Govinda Paul Lane, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife, 4. Shri Partha Khan, Son of Late Pannalal Khan, 11A Govinda Paul Lane, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 5. Shri Krisanu Bhattacharya, Son of Late Dipankar Bhattacharjee, 34 Kali Kumar Banerjee Lane, P.O: Cossipore, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service

Identified by Mr Ranajit Dey, , Son of Mr R Dey, 98A/16 Beliaghata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,565.00/- (A(1) = Rs 8,551.00/- , E = Rs. 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,565/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2024 1:37PM with Govt. Ref. No: 192024250024686838 on 23-04-2024, Amount Rs: 8,565/-, Bank: SBI EPay (SBEPay), Ref. No. 6194400933435 on 23-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34.225/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 34.125/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4195, Amount: Rs.100.00/-, Date of Purchase: 19/04/2024, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/04/2024 1:37PM with Govt. Ref. No: 192024250024686838 on 23-04-2024, Amount Rs: 34.125/-, Bank: SBI EPay (SBEPay), Ref. No. 6194400933435 on 23-04-2024, Head of Account 0030-02-103-003-02



Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 42786 to 42809

being No 160601566 for the year 2024.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2024.04.26 12:14:48 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 26/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.