

05/07/23

I-5013/23

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Registration. The signature... AH 239192

27/04/2023
2001645818/2023

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
27 APR 2023

THIS DEED OF CONVEYANCE made this 27th day of April, Two Thousand Twenty Three (2023) BETWEEN

- 1) SRI KRISHNAMOY MUKHERJEE (PAN – AFCPM2101F), Aadhaar No. 6044 1665 9706 , son of Suresh Chandra Mukherjee , by faith – Hindu, by occupation – Retired Teacher, by Nationality – Indian, residing at 1 No. Deshbandhu Nagar, D-Block, Panihati, Post Office & Police Station – Sodepur, Kolkata – 700110, Dist-24 Pgns (N),
- 2) SRI ASHIS KUMAR MUKHERJEE (PAN- AISPM2152K), Aadhaar No. 3335 3058 1775, son of Suresh Chandra Mukherjee , by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 1 No. Deshbandhu Nagar, D-Block, Panihati, Post Office & Police Station – Sodepur, Kolkata – 700110, Dist-24 Pgns (N),

No. 102 Dt. 04/4/23 50/5

Name.....

Address.....

Vendor.....

SUBIR KUMAR DUTTA
ADVOCATE
ALIPORE POLICE COURT
KOLKATA - 700 027

L. K. DAS
Licenced Stamp Vendor
Alipore Criminal Court



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Identified to me
Subir Kumar
Alipore Police Court
K-27

- 3) SRI PARTHA MUKHERJEE (PAN- BVZPM9230P), Aadhaar No. 4780 5777 4807, son of Suresh Chandra Mukherjee , by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at 1 No. Deshbandhu Nagar, D-Block, Panihati, Post Office & Police Station – Sodepur, Kolkata – 700110, Dist-24 Pgns (N),
- 4) SRI SISIR MUKHERJEE (PAN- AMDPM3631Q), Aadhaar No. 7499 7854 3897, son of Suresh Chandra Mukherjee , by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at 1 No. Deshbandhu Nagar, D-Block, Panihati, Post Office & Police Station – Sodepur, Kolkata – 700110, Dist-24 Pgns(N),
- 5) SRI ARPAN MUKHARJEE (PAN- EENPM3940G), Aadhaar No. 5967 5087 1628, son of Nitya Gopal Mukherjee , by faith – Hindu, by occupation – Service, by Nationality – Indian, residing at 1 No. Deshbandhu Nagar, D-Block, Panihati, Post Office & Police Station – Sodepur, Kolkata – 700110, Dist-24 Pgns (N) ,
- 6) SRI MALAY MUKHOPADHYAY, (PAN- AZXPM3414A), Aadhaar No. 4322 0344 5102, son of Nitya Gopal Mukherjee , by faith – Hindu, by occupation – Retired Govt. employee, by Nationality – Indian, residing at 1 No. Deshbandhu Nagar, D-Block, Panihati, Post Office & Police Station – Sodepur, Kolkata – 700110, Dist-24 Pgns (N), and
- 7) SRI RABIN MUKHERJEE (PAN- ALRPM8407B), Aadhaar No. 6104 9288 1617, son of Nitya Gopal Mukherjee , by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 1 No. Deshbandhu Nagar , D-Block, Panihati , Post Office & Police Station – Sodepur, Kolkata – 700110, Dist-24 Pgns (N) ,

hereinafter jointly and collectively called and referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART**



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A N D

MSD REALITY (PAN AETPC4467J) a Proprietorship firm having its office at Premises No. 8 , Lake Avenue , Ground floor, Police Station- Lake, Post Office- Kalighat, Kolkata – 700 026 , represented by its Proprietor Sri Subhasish Chowdhury (PAN – AETPC4467J), Aadhaar No. 7672 6025 0901, son of Late Jayanta Chowdhury, residing at Premises No. 8 , Lake Avenue , Ground floor, Police Station- Lake, Post Office- Kalighat, Kolkata – 700 026 , hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors-in-interest, nominees and/or assigns) of the **OTHER PART** .

WHEREAS in these presents, unless there be something contrary or repugnant to the subject or context:

- (i) **“Said Property”** shall mean and include Land measuring 03 (three) Cottahs and 7 ½ (seven and half) Square-feet , more or less , **Together With** straight four storied (consisting of ground and three upper floors) brick-built building (old Dwelling House) having a total built up area of 6031 Square-feet (out of which 1st to 3rd floors having built-up area of about 1440 Square-feet each, Ground Floor having a total built-up area of 1132 sq.ft. and Mezzanine floor having a built-up area of 289 sq.ft. and car parking having an area of 290 sq.ft.), erected on a part thereof, situate, lying at and being Municipal Premises No. 6/1, Ft. Lt. Tapan Chowdhury Avenue, Police Station – Tollygunge, Kolkata – 700026, District 24 Parganas (South) now under Ward No. 087 of the Kolkata Municipal Corporation, District Registration Office - Alipore, Additional District Sub-Registrar – Alipore , more fully described in the **First Schedule** below (**Said Property**) **Together With** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Said Property and Appurtenances and inheritances for access and user thereof, free from all encumbrances.

- (ii) **“Said Share In Said Property”** shall mean and include All That the constructed area in the Ground Floor of the said four storied building admeasuring 603 Sq. Ft.. Built up area **Together With** undivided proportionate share of total land comprised in the said Premises, situate lying at and being Municipal Premises No. 6/1, Ft. Lt. Tapan Chowdhury Avenue, Police Station – Tollygunge, Kolkata – 700026 , having easement right for ingress and egress of the said Premises and more fully described in the **First Schedule** below (**Said Property**) and the Said Share in the Said Property more fully described in the **Second Schedule** below (collectively **Said Share In Said Property**) **Together With** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Share In Said Property.

AND WHEREAS one Basanta Kumar Bandopadhyay was the sole and absolute owner of land measuring about 3 (three) Cottahs $7\frac{1}{2}$ (seven and half) Square Feet be the same a little more or less, out of the total land measuring about (six) Cottahs 36 (thirty six) Square Feet of land being Plot No. 420 of the Surplus land of the Calcutta Improvement scheme No. IVA, formed out of a piece of Municipal Holding No. 50, Mudiali Road, Sub Division ‘T’, Division IV , Dihi Panchannangram , Mouza – Mudiali, Police Station – Tollygunge , under Sub-Registry Office at Alipore, District 24 Parganas;

AND WHEREAS while said Basanta Kumar Bandopadhyay was sufficiently seized and possessed the aforesaid property died intestate on 17th March, 1942, leaving behind his wife namely (1) Srimati Sunita Debi, four sons namely (2) Sri Rama Prasad Banerjee, (3) Sri Devo Prasad Banerjee, (4) Sri Hari Prasad Banerjee, (5) Sri Syama Prasad Banerjee, as his heirs or legal representatives. Accordingly after the demise of said Basanta Kumar Bandopadhyay, in accordance with the Hindu Law of Succession, his aforesaid wife and four sons became the joint owner of the aforesaid property by way of inheritance.

AND WHEREAS after becoming joint owners of the aforesaid property while said (1) Srimati Sunita Debi, and aforesaid four sons namely (2) Sri Rama Prasad Banerjee, (3) Sri Devo Prasad Banerjee, (4) Sri Hari Prasad Banerjee, (5) Sri Syama Prasad Banerjee were sufficiently seized and possessed the aforesaid property by virtue of a registered Deed of



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Conveyance, dated 5th January, 1965 which was duly executed and registered in the Office of Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 10, Pages from 183 to 199, Being No. 78, for the year 1965 sold and transferred the aforesaid property unto and in favour of Smt. Bina Mukherjee, since deceased, wife of Late Anil Mukherjee, for the valuable consideration mentioned thereon and delivered possession thereof.

AND WHEREAS after the aforesaid purchase said Smt. Bina Mukherjee mutated her name with the records of the Kolkata Municipal Corporation, under Assessee No. 11-087-08-0081-2 whereby the property has been known and numbered as Municipal Premises No. 6/1, Ft. Lt. Tapan Chowdhury Avenue, Police Station – Tollygunge, Kolkata – 700 026 within the limits of the Kolkata Municipal Corporation, under Ward No. – 87, District South 24 Pgns.

AND WHEREAS after the aforesaid purchase while said Smt. Bina Mukherjee was sufficiently seized and possessed aforesaid property died intestate on 30.06.2006, leaving behind her only brother-in-law namely Sri Nani Gopal Mukherjee, the owner herein, as her heir or legal representatives. Be it mentioned here that the husband of the said Smt. Bina Mukherjee namely Anil Mukherjee alias Anil Kr. Mukherjee predeceased her wife on 03.04.1995.

AND WHEREAS accordingly the said Sri Nani Gopal Mukherjee, became the sole and absolute Owner of the aforesaid property, i.e. land measuring about 3 Cottahs 7 ½ Square Feet be the same a little more or less, together with structure standing thereon, Sub-Division 'T' Division IV, Dihi Panchannangram, Mouza- Mudiali, under Sub-Registrar Office at Alipore, being Municipal Premises No. 6/1, Ft. Lt. Tapan Chowdhury Avenue, Police Station – Tollygunge, Kolkata – 700 026, District South 24 Pgns, within the limits of the Kolkata Municipal Corporation, under Ward No.087.

AND WHEREAS the said Nanigopal Mukherjee who was a Hindu, being issueless, governed by the Dayabhaga or Bengal School of Hindu Law died intestate on 02.10.2020, leaving behind surviving him his sister in law (1a) Smt. Usha Rani Mukherjee, wife of Late Suresh Chandra Mukherjee and nephews namely (1b) Krishnamoy Mukherjee, the Declarant herein, (1c) Ashis Mukherjee, (1d) Partha Mukherjee and (1e) Sisir Mukherjee,



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all sons of Late Suresh Chandra Mukherjee and another sister in law (2a) Smt. Chinu Rani Mukherjee, wife of Late Nityagopal Mukherjee, (2b) Arpan Mukharjee, (2c) Malay Mukherjee (2d) Rabin Mukherjee, all sons of Late Nityagopal Mukherjee as his only legal heirs and successors and no other person or persons as his heirs, heiress and successors. Be it noted that Suresh Chandra Mukherjee being one of the brothers of Nanigopal Mukherjee, predeceased him on 12/01/1993 and his another brother Nityagopal Mukhejee also predeceased him on 13/11/1989. Furthermore, Priyabala Mukherjee, mother of Late Nanigopal Mukherjee predeceased him long back on 08/09/1982. Furthermore, Nilima Mukherjee wife of Nanigopal Mukherjee also predeceased him on 17.12.2014.

AND WHEREAS in the manner stated above, the Owners herein as aforesaid become the absolute Owners of the said land and building comprised in the said premises each having and inheriting undivided one-seventh share in the said property and are in possession of the said Premises and the Owners herein have a marketable title thereto and is not aware of any defect in the title of the Premises and have not entered into any agreement creating any right in the Premises but subject to occupation of one tenant namely Mr. Uday Dwivedi occupying part and portion of the said premises free from all encumbrances whatsoever.

AND WHEREAS the right, title and interest of the Owners in the Said Property is free from all encumbrances of any and every nature whatsoever, including but not limited to any mortgage, liens and lispensens save and except the occupation of the tenant.

AND WHEREAS the Owners shall ensure that title of the Owners to the Said Property continues to remain marketable and free from all encumbrances till the completion of the development of the Said Property.

AND WHEREAS the Owners have ascertained and confirmed that no part or portion of the Said Property has been (1) acquisitioned or requisitioned by the State or the Central Government or any statutory body, (2) notified/planned for any development scheme of the Government or any statutory body and (3) vested in the State by operation of law. Consequently, the entirety of the Said Property is free, marketable.



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AND WHEREAS by an Agreement for Development dated 14th. day of January , 2021 registered before the Additional District Sub Registrar at Alipore , District – 24 Parganas (South) and recorded in Book No. I, Volume No. 1605-2021, Pages from 16811 to 16863, Being No. 160500142 for the Year 2021 made between the said SRI KRISHNAMOY MUKHERJEE and six others jointly as Owners of the First Part and Messieurs MSD REALTY as Developer of the Other Part, it is / was inter alia agreed by and between the parties hereto that the Developer shall reconstruct/rebuilt/renovate and/or repair the existing four storied building in and upon Municipal Premises No. 6/1, Ft. Lt. Tapan Chowdhury Avenue, Police Station – Tollygunge, Kolkata – 700 026, Sub-Registry office at Alipore, within the limits of The Kolkata Municipal Corporation, Ward No. 087, District – South 24 Parganas and in lieu of such development the Developer shall transfer **ALL THAT** 10% (Ten percent) of the saleable reconstructed/renovated areas in the form of habitable flat, admeasuring 603 Sq. Ft. Built up area in the ground floor of the said existing building, subject to sanction by the Kolkata Municipal Corporation for reconstruction/rebuilding/renovation and/or repair of the existing four storied building in and upon of the said premises together with undivided proportionate share of land attributable to the said allocation in the said existing building with the common facilities and amenities as to be provided in the said building to be reconstructed / rebuilt /renovate and/or repaired as per specification, the particular of such allocation fully mentioned as OWNER'S ALLOCATION in the said Principal Agreement dated 14/01/2021 with such other terms and conditions as clearly cited therein.

AND WHEREAS under the said Development Agreement, the Vendors had reserved their right to sell their allocation being All That the constructed area in the Ground Floor of the said four storied building admeasuring 603 Sq. Ft.. Built up area more or less **Together With** undivided proportionate share of total land comprised in the said Premises at such consideration and on such terms and conditions as the Vendors may deem fit and proper on an as is where is basis .

AND WHEREAS pursuant to the right reserved by the said Development Agreement, the Vendors have exercised their right to sell their allocation being the Said Share In Said Property in favour of the Developer therein who is the Purchaser herein and to assign all



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their benefits and obligations under the said development agreement in favour of the Purchaser herein with the benefit of the sanctioned building plan .

AND WHEREAS the Vendors have represented to the Purchaser as follows:

- a) **THAT** the Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said Share In Said Property.
- b) **THAT** the Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Share In Said Property and declares that the Said Share In Said Property is not affected by any scheme of the Government or any Statutory Body.
- c) **THAT** the Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- d) **THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Share In Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- e) **THAT** the Vendors have good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Share In Said Property to the Purchaser.
- f) **THAT** no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors.
- g) **THAT** no person or persons whosoever have/had/has ever claimed any right of preemption over and in respect of the Said Share In Said Property or any part thereof.



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- h) **THAT** no mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Share In Said Property or any part thereof.
- i) **THAT** the Said Share In Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debuffers*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever and the title of the Vendors to the Said Share In Said Property is free, clear and marketable.
- j) **THAT** the Said Share In Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- k) **THAT** there is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Share In Said Property.
- l) **THAT** no person other than the Vendors have any right, title and interest of any nature whatsoever in the Said Share In Said Property.
- m) **THAT** the building at the said property is more than 50 years old.

AND WHEREAS in the background of the facts hereinbefore recited, the Vendors have agreed to sell and the Purchaser, replying upon the aforesaid representation of the Vendors, has agreed to purchase the Said Share In Said Property at or for a total consideration of **Rs. 20,00,000.00 (Rupees Twenty Lacs only)** free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that –

1. In the premises aforesaid and in consideration of the sum of **Rs. 20,00,000.00 (Rupees Twenty Lacs only)** paid by the Purchaser to the Vendors at or before the

execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred unto and to the Purchaser) the Vendors do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in **the Said Share In Said Property** being All That the constructed area in the Ground Floor of the said four storied building admeasuring 603 Sq. Ft. Built up area **Together With** undivided proportionate share of total land comprised in the said Premises situate lying at and being Municipal Premises No. 6/1, Ft. Lt. Tapan Chowdhury Avenue, Police Station – Tollygunge, Kolkata – 700 026 and more fully described in the **First Schedule** below (**Said Property**) and the Said Share in the Said Property more fully described in the **Second Schedule** below (collectively **Said Share In Said Property**) **AND TOGETHER WITH** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Share In Said Property **AND TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the Said Share In Said Property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **AND TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendors into or upon the Said Share In Said Property **AND TOGETHER WITH** all their interest, rights and benefits under the said Development Agreement recited herein above **AND TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the Said Share In Said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or



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member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the Said Share In Said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchasers absolutely and for ever free from all encumbrances whatsoever and howsoever, **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendors hereafter contained.

2. **THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) The Vendors now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the Said Share In Said Property and all benefits and rights hereby by conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) The Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Share In Said Property under their respective ownership and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.
- c) The Said Share In Said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances lispensens, attachments, mortgages, debts and charges whatsoever and howsoever made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in and over the Said Share In Said Property from, under or in trust for the Vendors.
- d) The Purchaser shall hold and have the Said Share In Said Property freely and clearly and absolutely acquitted exonerated released and for ever discharged from or by the Vendors and every person or persons having or lawfully,



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rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever and howsoever suffered or created by the Vendors or any of its predecessors in title or any persons lawfully or equitably claiming aforesaid.

- e) The Vendors shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make, do acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring and vesting the Said Share In Said Property unto the Purchaser in the manner aforesaid.
- f) The Vendors shall be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non statutory in respect of the Said Share In Said Property pertaining to the period upto the date hereof and shall save and keep the Purchaser harmless, indemnified of, from and against all such claims whatsoever and howsoever.

FISRT SCHEDULE

[SAID PROPERTY]

ALL THAT piece or parcel of land measuring an area of 03 (three) Cottahs and 7 ½ (seven and half) Square-feet, be the same or little more or less, **Together With** straight four storied (consisting of ground and three upper floors) brick-built building (old Dwelling House) having a total built up area of 6031 Square-feet (out of which 1st to 3rd floors having built-up area of about 1440 Square-feet each, Ground Floor having a total built-up area of 1132 sq.ft. and Mezzanine floor having a built-up area of 289 sq.ft. and car parking having an area of 290 sq.ft.), erected on a part thereof, situate, lying at and being Municipal Premises No. 6/1, Ft. Lt. Tapan Chowdhury Avenue, Police Station – Tollygunge, Kolkata – 700026, District 24 Parganas (South) under Ward No. 087 of the Kolkata Municipal Corporation, District



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Registration Office - Alipore, Additional District Sub-Registrar – Alipore and butted and bounded as follows:-

On the North : By Premises No. 19B, S.R.Das Road
On the South : By Premises No. 23B, S..Das Road
On the East : By Premises No. 21, S.R.Das Road
On the West : By 11 ft. wide S. R. Das Road

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

TOGETHER WITH all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

SECOND SCHEDULE

(Said Share In Said Property)

[Subject Matter of Sale]

ALL THAT the 50 years old , cemented flooring constructed area in the Ground Floor, of the said four storied building admeasuring 603 Sq. Ft.. Built up area more or less with No Lift facility **Together With** undivided proportionate share of total land comprised in the said Premises described in the First Schedule above **Together With** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Said Property and appurtenances and inheritances for access and user of the Said Share In Said Property.



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IN WITNESS WHEREOF the parties have executed these presents on the day, month and year first above written.

Keeshuamay Mukherjee
 Ashis Mukherjee
 Partha Mukherjee
 Sisir Mukherjee
 Anam Mukherjee
 Malayankhadya
 Rabin mukherjee

[VENDORS]

MSD REALITY

[Signature]
 Proprietor

Subhasish Choudhry

[PURCHASER]

Witnesses:

Signature Sanjoy Roy

Name SANJOY ROY

Father's Name Maresh Roy

Address 18, Moore Avenue

Kol-700040

Signature Gautam Khan

Name _____

Father's Name S. G. Khan

Address Alipore police court

Kol-27

MSD REALTY

Property



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RECEIPT AND MEMORANDUM OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of **Rs. 20,00,000.00 (Rupees Twenty Lacs only)** towards full and final payment of the total consideration for sale of the Said Share In Said Property described in the Second Schedule above in the following manner:

Date	Manager's Cheque No.	Bank/Branch	Amount (Rs.)
26/04/2023	004115	HDFC, Lake Avenue,	Rs. 2,85,714.00
26/04/2023	004116	HDFC, Lake Avenue,	Rs. 2,85,714.00
26/04/2023	004117	HDFC, Lake Avenue,	Rs. 2,85,714.00
26/04/2023	004118	HDFC, Lake Avenue,	Rs. 2,85,714.00
26/04/2023	004119	HDFC, Lake Avenue,	Rs. 2,85,714.00
26/04/2023	004121	HDFC, Lake Avenue,	Rs. 2,85,714.00
26/04/2023	004123	HDFC, Lake Avenue,	Rs. 2,85,714.00
By Cash through RBI notes			Rs. 2,00

TOTAL

Rs. 20,00,000.00

(Rupees Twenty Lacs) only

Krishnamoorthy Mukherjee
 Ashis Mukherjee
 Partha Mukherjee
 Sisir Mukherjee
 Anjan Mukherjee
 Malay Kumar Mukherjee
 Rabindra Mukherjee

[VENDORS]

Witnesses:

Signature Sanjay Roy
 Name SANJOY ROY

Signature Gautam Khan
 Name _____

DRAFTED BY ME :

Subir Kumar Dutta
 SUBIR KUMAR DUTTA
 Advocate.

Alipore Civil and Criminal Court, Kolkata - 700 027.

WA 21/6/23



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Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Vaishanav Mulherjee*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Ashis Mulherjee*



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

27 APR 2023

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : -

Signature : - *Pastha Mukherjee*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name : - *Sisir Mukherjee*

Signature : - *Sisir Mukherjee*

Handwritten text, possibly a signature or name, consisting of several loops and strokes.



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

27 APR 2023

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Asfan Mukherjee*

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Malay Kumar Dasgupta*

11/15/2023

(2) 11/15/2023



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

27 APR 2023

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Rabin Mukherjee*

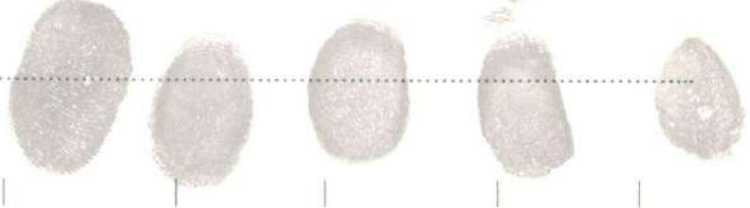
Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :- *Subhasish Chowdhry*



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

27 APR 2023



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



192023240029402048

GRN Details

GRN:	192023240029402048	Payment Mode:	SBI Epay
GRN Date:	26/04/2023 12:57:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3776305538819	BRN Date:	26/04/2023 12:58:09
Gateway Ref ID:	231162865059	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	260420232002940203	Payment Init. Date:	26/04/2023 12:57:16
Payment Status:	Successful	Payment Ref. No:	2001045818/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUBHASISH CHOWDHURY
Address:	8, LAKE AVENUE, KOLKATA - 700026
Mobile:	9830071101
E Mail:	bdgraphics2005@gmail.com
Period From (dd/mm/yyyy):	26/04/2023
Period To (dd/mm/yyyy):	26/04/2023
Payment Ref ID:	2001045818/4/2023
Dept Ref ID/DRN:	2001045818/4/2023

Payment Details

Sl. No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001045818/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	190345
2	2001045818/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	47595
			Total	237940

IN WORDS: TWO LAKH THIRTY SEVEN THOUSAND NINE HUNDRED FORTY ONLY.

PAYED



ELECTORAL COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB / 22 / 156 / 231040



Elector's Name নির্বাচকের নাম	Dutta Subir দত্ত সুবীর
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Biswanath বিস্বনাথ
Sex লিঙ্গ	M ♂
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	33 ৩৩

Address

29 Mahendra Sarker Street, Calcutta.

ঠিকানা

২৯ মহেন্দ্র সর্কার স্ট্রিট, কলিকতা।



Facsimile Signature
Electoral Registration Officer
নির্বাচননিয়ন্ত্রন অধিকারিক

For 156-SEALDAH Assembly Constituency

১৫৬-সিগালদাহ
বিধানসভা নির্বাচন ক্ষেত্র

Place স্থান	Calcutta কলিকতা
Date তারিখ	09.06.95 ০৯.০৬.৯৫



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001045818/2023	Office where deed will be registered
Query Date	26/04/2023 9:27:47 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 47,58,122/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,90,345/- (Article:23)	Rs. 47,595/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Apartment Details :

District: South 24-Parganas, Thana: Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 6/1, Ward No: 087, Road: Ft Lt Tapan Choudhury Avenue, Pin Code : 700026

Sch No.	Mouza/Road Zone	Plot	Khatia n	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Covered Area: 603, Super Build Area of the Apartment: 723.6	20,00,000/-	47,58,122/-	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 11 Ft. , New Flat ,Status of Completion : Completed

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr KRISHNAMOY MUKHERJEE Son of Mr SURESH CHANDRA MUKHERJEE, 1, DESHBANDHU NAGAR, D-BLOCK, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AFxxxxxx1F, Aadhaar No.: 60xxxxxxx9706, Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



2	Mr ASHIS KUMAR MUKHERJEE Son of Mr SURESH CHANDRA MUKHERJEE, 1, DESHBANDHU NAGAR, D- BLOCK, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx2K, Aadhaar No.: 33xxxxxxxx1775, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr PARTHA MUKHERJEE Son of Mr SURESH CHANDRA MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BVxxxxxx0P, Aadhaar No.: 47xxxxxxxx4807, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr SISIR MUKHERJEE Son of Mr SURSH CHANDRA MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AMxxxxxx1Q, Aadhaar No.: 74xxxxxxxx3897, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Mr ARPAN MUKHARJEE, (Alias: Mr ARPAN MUKHERJEE) Son of Mr NITYAGOPAL MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. EExxxxxx0G, Aadhaar No.: 59xxxxxxxx1628, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
6	Mr MALAY MUKHOPADHYAY Son of Mr NITYA GOPAL MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AZxxxxxx4A, Aadhaar No.: 43xxxxxxxx5102, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
7	Mr RABIN MUKHERJEE Son of Mr NITYA GOPAL MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. alxxxxxx7b, Aadhaar No.: 61xxxxxxxx1617, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MSD REALITY (Sole Proprietorship) 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AExxxxxx7J, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr SUBHASISH CHOWDHURY Son of Late JAYANTA CHOWDHURY 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx7J, Aadhaar No.: 76xxxxxxxx0901	MSD REALITY (as PROPRIETOR)

Identifier Details :

Name & address
Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr KRISHNAMOY MUKHERJEE, Mr ASHIS KUMAR MUKHERJEE, Mr PARTHA MUKHERJEE, Mr SISIR MUKHERJEE, Mr ARPAN MUKHARJEE, Mr MALAY MUKHOPADHYAY, Mr RABIN MUKHERJEE, Mr SUBHASISH CHOWDHURY

Transfer of property for A1

SI.No	From	To. with area (Name-Area)
1	Mr KRISHNAMOY MUKHERJEE	MSD REALITY-103.371 Sq Ft
2	Mr ASHIS KUMAR MUKHERJEE	MSD REALITY-103.371 Sq Ft
3	Mr PARTHA MUKHERJEE	MSD REALITY-103.371 Sq Ft
4	Mr SISIR MUKHERJEE	MSD REALITY-103.371 Sq Ft
5	Mr ARPAN MUKHARJEE	MSD REALITY-103.371 Sq Ft
6	Mr MALAY MUKHOPADHYAY	MSD REALITY-103.371 Sq Ft
7	Mr RABIN MUKHERJEE	MSD REALITY-103.371 Sq Ft



Major Information of the Deed






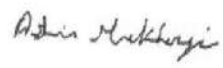


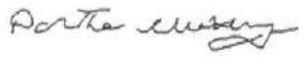
Deed No :	I-1604-05013/2023	Date of Registration	27/04/2023
Query No / Year	1604-2001045818/2023	Office where deed is registered	
Query Date	26/04/2023 9:27:47 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, 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. 20,00,000/-	Rs. 47,58,122/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,90,395/- (Article:23)	Rs. 47,627/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



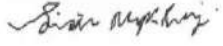


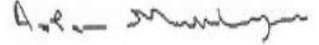


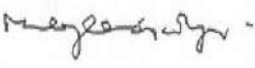
Apartment Details :


District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 6/1, Ward No: 087, Road: Ft Lt Tapan Choudhury Avenue, Pin Code : 700026

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Covered Area: 603, Super Built-up Area: 723.6	20,00,000 /-	47,58,122/ -	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Cemented, Age of Flat: 50 Year, Approach Road Width: 11 Ft. , New Flat ,Status of Completion : Completed

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KRISHNAMOY MUKHERJEE Son of Mr SURESH CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023
	1, DESHBANDHU NAGAR, D-BLOCK, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx1F, Aadhaar No: 60xxxxxxxx9706, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
2	Name Mr ASHIS KUMAR MUKHERJEE Son of Mr SURESH CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023
	1, DESHBANDHU NAGAR, D- BLOCK, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:- Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx2K, Aadhaar No: 33xxxxxxxx1775, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
3	Name Mr PARTHA MUKHERJEE Son of Mr SURESH CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office	 27/04/2023	 LTI 27/04/2023	 27/04/2023
	1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BVxxxxxx0P, Aadhaar No: 47xxxxxxxx4807, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			



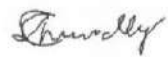


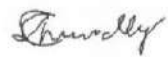


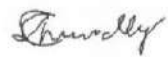
4	<p>Name</p> <p>Mr SISIR MUKHERJEE Son of Mr SURSH CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>	<p>Photo</p>  <p>27/04/2023</p>	<p>Finger Print</p>  <p>LTI 27/04/2023</p>	<p>Signature</p>  <p>27/04/2023</p>
<p>1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx1Q, Aadhaar No: 74xxxxxxxx3897, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>				
5	<p>Name</p> <p>Mr ARPAN MUKHARJEE, (Alias: Mr ARPAN MUKHERJEE) Son of Mr NITYAGOPAL MUKHERJEE Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>	<p>Photo</p>  <p>27/04/2023</p>	<p>Finger Print</p>  <p>LTI 27/04/2023</p>	<p>Signature</p>  <p>27/04/2023</p>
<p>1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EExxxxxx0G, Aadhaar No: 59xxxxxxxx1628, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>				
6	<p>Name</p> <p>Mr MALAY MUKHOPADHYAY Son of Mr NITYA GOPAL MUKHERJEE Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>	<p>Photo</p>  <p>27/04/2023</p>	<p>Finger Print</p>  <p>LTI 27/04/2023</p>	<p>Signature</p>  <p>27/04/2023</p>
<p>1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AZxxxxxx4A, Aadhaar No: 43xxxxxxxx5102, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office</p>				

7	Name	Photo	Finger Print	Signature
	Mr RABIN MUKHERJEE Son of Mr NITYA GOPAL MUKHERJEE Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office			
	27/04/2023	LTI 27/04/2023	27/04/2023	
1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, City:- Not Specified, P.O:- SODEPUR, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx7b, Aadhaar No: 61xxxxxxxx1617, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023 , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MSD REALITY 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AExxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr SUBHASISH CHOWDHURY (Presentant) Son of Late JAYANTA CHOWDHURY Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 27 2023 12:52PM</td> <td>LTI 27/04/2023</td> <td>27/04/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SUBHASISH CHOWDHURY (Presentant) Son of Late JAYANTA CHOWDHURY Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office				Apr 27 2023 12:52PM	LTI 27/04/2023	27/04/2023	
Name	Photo	Finger Print	Signature										
Mr SUBHASISH CHOWDHURY (Presentant) Son of Late JAYANTA CHOWDHURY Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office													
Apr 27 2023 12:52PM	LTI 27/04/2023	27/04/2023											
8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7J, Aadhaar No: 76xxxxxxxx0901 Status : Representative, Representative of : MSD REALITY (as PROPRIETOR)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
27/04/2023	27/04/2023	27/04/2023	

Identifier Of Mr KRISHNAMOY MUKHERJEE, Mr ASHIS KUMAR MUKHERJEE, Mr PARTHA MUKHERJEE, Mr SISIR MUKHERJEE, Mr ARPAN MUKHARJEE, Mr MALAY MUKHOPADHYAY, Mr RABIN MUKHERJEE, Mr SUBHASISH CHOWDHURY

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	Mr KRISHNAMOY MUKHERJEE	MSD REALITY-103.371429 Sq Ft
2	Mr ASHIS KUMAR MUKHERJEE	MSD REALITY-103.371429 Sq Ft
3	Mr PARTHA MUKHERJEE	MSD REALITY-103.371429 Sq Ft
4	Mr SISIR MUKHERJEE	MSD REALITY-103.371429 Sq Ft
5	Mr ARPAN MUKHARJEE	MSD REALITY-103.371429 Sq Ft
6	Mr MALAY MUKHOPADHYAY	MSD REALITY-103.371429 Sq Ft
7	Mr RABIN MUKHERJEE	MSD REALITY-103.371429 Sq Ft

Endorsement For Deed Number : I - 160405013 / 2023

On 27-04-2023

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 12:48 hrs on 27-04-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SUBHASISH CHOWDHURY .

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 47,58,122/-

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

Execution is admitted on 27/04/2023 by 1. Mr KRISHNAMOY MUKHERJEE, Son of Mr SURESH CHANDRA MUKHERJEE, 1, DESHBANDHU NAGAR, D-BLOCK, PANIHATI, P.O: SODEPUR, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person, 2. Mr ASHIS KUMAR MUKHERJEE, Son of Mr SURESH CHANDRA MUKHERJEE, 1, DESHBANDHU NAGAR, D- BLOCK, PANIHATI, P.O: SODEPUR, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business, 3. Mr PARTHA MUKHERJEE, Son of Mr SURESH CHANDRA MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, P.O: SODEPUR, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 4. Mr SISIR MUKHERJEE, Son of Mr SURSH CHANDRA MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, P.O: SODEPUR, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 5. Mr ARPAN MUKHARJEE, Alias Mr ARPAN MUKHERJEE, Son of Mr NITYAGOPAL MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, P.O: SODEPUR, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 6. Mr MALAY MUKHOPADHYAY, Son of Mr NITYA GOPAL MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, P.O: SODEPUR, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person, 7. Mr RABIN MUKHERJEE, Son of Mr NITYA GOPAL MUKHERJEE, 1, DESHBANDHU NAGAR, BLOCK-D, PANIHATI, P.O: SODEPUR, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 27-04-2023 by Mr SUBHASISH CHOWDHURY, PROPRIETOR, MSD REALITY (Sole Proprietorship), 8, LAKE AVENUE, KOLKATA, City:- Not Specified, P.O:- KALIGHAT, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700026

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 47,627.00/- (A(1) = Rs 47,581.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 47,595/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/04/2023 12:58PM with Govt. Ref. No: 192023240029402048 on 26-04-2023, Amount Rs: 47,595/-, Bank: SBI EPay (SBlePay), Ref. No. 3776305538819 on 26-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,90,345/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 1,90,345/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 102, Amount: Rs.50.00/-, Date of Purchase: 04/04/2023, Vendor name: L K DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/04/2023 12:58PM with Govt. Ref. No: 192023240029402048 on 26-04-2023, Amount Rs: 1,90,345/-,
Bank: SBI EPay (SBlePay), Ref. No. 3776305538819 on 26-04-2023, Head of Account 0030-02-103-003-02

(Handwritten Signature)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 157107 to 157138

being No 160405013 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.05.12 16:54:32 +05:30
Reason: Digital Signing of Deed.

Anupam Halder
(Anupam Halder) 2023/05/12 04:54:32 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)