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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

14-05-25

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 14th day of

May

Two Thousand Twenty Five (2025)

BETWEEN

02 MAR 2025

23
NO. DATE RS. 100/-
NAME Rana Bala BAKSHI (Hd)
ADDRESS Alipora Judge Court
ALIPORA JUDGES COURT
A. K. SAMAPATI
KOT 27
VENDOR SIGNATURE



Rana Bala BAKSHI
Asst
S/O Late S.N. Guba BAKSHI
Alipore Judge Court
KOT-27
WB 342/34d/88

GOUTAM BANERJEE (PAN - ADRPB4831A, Aadhaar No. 9572 5974 4774, Mobile No.9830312780), son of Late Rabindra Nath Banerjee, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 21/C, Prince Baktiar Shah Road, Kolkata - 700033, Post Office - Tollygunge, Police Station - Charu Market, hereinafter called and referred to as "the **OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. GLARY CONSTRUCTION PRIVATE LIMITED,
(CINU68100WB2023PTC260247) (PAN - AAKCG3103B)
a company within the meaning of Companies Act 1956 having its registered Office at 47/1, Golam Jilani Khan Road, Ground Floor, Kolkata - 700039, Post



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
14 MAY 2025

Office & Police Station - Tiljala, District : 24-Parganas (South) represented by its Director **MD SHABAAZ KHAN** (PAN - KFGPK2956J, Aadhaar No. 4675 5808 4594, Mobile -6290226324), son of Md. Mahasin Khan, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at 209, D.P.S. Road, Post Office - Tollygunge, Police Station - Jadavpur now Golfgreen, Kolkata - 700033, hereinafter called and referred to as "the **PURCHASER**" (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include its successors -in-office and assigns) of the **SECOND PART**

WHEREAS

1. A Deed of Gift dated 03.12.1947 made between Deva Prosad Chatterjee, Satya Prosad Chatterjee therein jointly described as Donors of the One Part and Smt. Chapala Bala Devi therein described as

Donee of the Other Part, the said Donors out of natural love and affection towards the Donee gifted **ALL THAT** piece or parcel of land hereditaments and premises measuring 17 Cottahs corresponding with .28 Decimals more or less situate and lying within the municipal jurisdiction of Tollygung Municipality in Thana - Tollygunge, Sub-Registration Office - Alipore in the District : 24-Parganas (South) according to the recent settlement of rights of the said land is comprised in C.S. Plot part of Dag No.490 in Khatian No. 388 in Mouza - Kankulia, J.L. No.40, Pargana - Panchannagram in Touzi No. 1298/2833 of the Collectorate of 24 Parganas which is morefully and particularly described in the Schedule thereto. The said Deed of Gift was registered in the/ office of the Sadar Joint Sub-Registrar of Alipore and recorded in Book No. I, Volume No. 14, Pages from 143 to 145, Being No. 455 for the year 1948.

2. The said Smt. Chapala Bala Debi who was a Hindu Inhabitant Governed by the Dayabhaga School of Law died on 03.12.1967 after publishing her registered Last Will dated 10.07.1957 registered in the office of the Sub-Registrar Alipore Sadar, 24 Parganas recorded in Book No. III, Volume No. 4, Pages from 58 to 62, Being No. 63 for the year 1957 whereby she bequeathed her all properties including movable and immovable unto and in favour of her two sons namely Rabindra Nath Bandopadhyay (Banerjee) and Sailendra Nath Bandopadhyay (Banerjee), jointly and in equal shares subject to right of maintenance and residence of her husband Sri Jiban Krishna Banerjee and probate of the said Will was duly obtained by the Executor on 21.08.1969 by the Hon'ble District Delegate, Alipore 24 Pargaans vide Act 39 Case No. 26/1969 and the husband of Smt. Chapala Bala Debi i.e. Jiban Krishna Banerjee died on 15.09.1968 and thereafter Sailendra

Nath Banerjee and Rabindra Nath Banerjee duly mutated their names in the Assessment of the Kolkata Municipal Corporation in respect of the Premises No. 21C, Prince Baktiar Shah Road, Ward No.89 vide Assessee No. 210891400275 having land area 6 Cottahs 8 Chittacks more or less .

3. A Deed of Indenture dated 08.10.1988 made between Rabindra Nath Banerjee therein described as Settlor of the One Part and Rabindra Nath Banerjee therein described as Trustee of the Other Part, the said Settlor i.e. Rabindra Nath Banerjee declared that after the death of the Sondhya Banerjee i.e. wife of the Settlor the aforesaid property i.e. **ALL THAT** undivided one half share over **ALL THAT** partly two storied brick built building standing on a piece or parcel of land measuring about 6 Cottahs 8 Chittaks more or less being Premises No.21/C, Prince Baktiar Shah Road,

Calcutta - 700033, Police Station - Tollygunge, Sub-Registry Office at Alipore 24 Parganas (South) thereby created would cease immediately and the said property stated above also in the Schedule therunder written shall vest and belong to their only son Sri Goutam Banerjee absolutely and forever and his heirs, executors, administrators, representative and assign. The said Deed of Indenture was registered in the office of the Registrar of Assurances, Calcutta recorded in Book No. I, Volume No. 283, Pages 322 to 334, Being No. 11153 for the year 1988.

4. A Deed of Indenture dated 17.09.1990 made between Sailendra Nath Banerjee therein described as Settlor of the One Part and Sailendra Nath Banerjee therein described as Trustee of the Other Part, the said Settlor i.e. Sailendra Nath Banerjee declared that after the death of the Dipti Banerjee i.e. wife of the

Settlor the said property i.e. **ALL THAT** undivided one half share in partly one and party two brick built messuage heriditaments and premises togetherwith the piece or parcel of land thereunto belonging whereon or part whereof the same is erected and built containing by estimation 6 Cottahs 8 Chittaks more or less being Premises No. 21/C, Prince Baktiar Shah Road, Calcutta - 700033, Police Station - Tollygunge, Sub-Registry Office at Alipore 24 Parganas (South) thereby created would cease immediately and the said property stated above also in the Schedule thereunder written shall vest and belong to their nephew Goutam Banerjee absolutely and forever and his heirs, executors, administrators, representative and assign. The said Deed of Indenture was registered in the office of the Registrar of Assurances, Calcutta recorded in Book No. I, Volume No. 606, Pages 15 to 25, Being No. 19331 for the year 1990.

5. Thereafter Rabindra Nath Banerjee died on 13.08.1996 .

6. A Deed of Conveyance dated 14.08.1996 made between Sondhya Banerjee @ Sandhya Banerjee and Sailendra Nath Banerjee therein jointly described as Vendors of the One Part, and Smt. Dipti Banerjee therein described as Confirming Party No.1 of the Second Part and Goutam Banerjee therein described as Confirming Party No.2 of the Third Part and Sri Pinaki Prasad Ghosh therein described as Purchaser, for the consideration mentioned therein the said Vendors sold, conveyed and transferred unto the said Purchaser the Northern side demarcated portion of land measuring 3 Cottahs 2 Chittacks 27 Square Feet out of 6 Cottahs 8 Chittacks of land with structure thereon being the portion of Premises No. 21/C, Prince Bakriar Shah Road, Kolkata - 700033, Police Station-Tollygunge and the said Deed was registered in recorded in Book

No. I, Volume No. 27, Pages 467 to 484 Being No. 880 for the year 1996 of District Sub-Registrar Office at Alipore and the said plot of conveyed land renumbered as Premises No. 21C/1C, Prince Bakriar Shah Road.

7. Thereafter Sondhya Banerjee died on 17.09.1997.

8. Thereafter Sailendra Nath Banerjee died on 18.01.2020.

9. Thereafter Dipti Banerjee died on 11.06.2022.

10. In terms of the Deed of Indenture dated 08.10.1988 and another Indenture dated 17.09.1990 respectively, the Owner herein is the sole and absolute Owner **ALL THAT** piece and parcel of land measuring 3 Cottahs 5 Chittaks 18 Square Feet more or less (as per Deed) land area as per physical 3 Cottah 13 Chittacks 15.406 Square Feet situate lying at and being Premises No.21C, Prince Baktiar* Shah Road, Police Station -

Charu Market, Kolkata - 700033 Ward No.89 bearing Assessee No. 210891400275.

11. The said Owner for exact land profile and boundary dimension of the aforesaid property signed, executed and registered a Deed of Declaration with Plan annexed thereto and the land area found out to be 3 Cottahs 5 Chittacks 18 Square Feet more or less equivalent to 223.244 Square Meter as per Deed (as per physical 3 Cottahs 13 Chittacks 15.406 Square Feet) of Premises No.21C, Prince Baktiar Shah Road, Police Station- Charu Market, Kolkata - 700033, Ward No.89, Borough - X. The said Deed of Declaration was registered in the office of the DSR - III South 24 Parganas recorded in Book No. I, Volume No. 1601-2024, Page from 293921 to 293941 Being No. 160310912 for the year 2024.

12. Thereafter the present Owner obtained Building Permit vide B.P. No.2024100218 (B-X) dated 03.01.2025

from the Kolkata Municipal Corporation for construction of a G + 3 storied new building thereon after demolition the existing structures standing thereon or on part thereof on the said plot of land hereinafter called the said premises morefully and particularly described in the **SCHEDULE** hereto .

13. The Owner has agreed to sell and convey the said premises in its entirety unto the Purchaser for a total consideration of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only free form all encumbrances whatsoever .

NOW THIS INDENTURE WITNESSETH that in pursuance of the said premises and in consideration of sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only paid by the Purchaser to Owner on or before the execution of these presents which the Owner

doth hereby admit and acknowledge to have received as per the Memo given below, the Owner doth hereby grant, sell, convey, transfer assign and assure unto the Purchaser and in favour of the Purchaser or its successors-in-office and assigns, **ALL THAT** the piece and parcel of Land physically measuring about 3 Cottahs 13 Chittacks, 15.406 Square Feet more or less as per Deed 3 Cottahs 5 Chittacks 18 Square Feet together with two storied brick built building standing thereon or on part thereof situate, lying at and being Premises No. 21C, Prince Baktiar Shah Road, Police Station-Tollygunge presently Charu Market, Kolkata - 700033, bearing Assessee No.210891400275, Ward No.89 (morefully described in the **SCHEDULE** hereunder written) hereinafter referred to as the "**SAID PREMISES**" **TOGETHER WITH** all other easement rights and/or amenities and/or facilities attached thereto free from all encumbrances, charges, attachments, whatsoever in

respect of the said premises, **TOGETHER WITH** all rights and benefits in respect of common part, portion, common amenities and rights attached thereto for the beneficial use and enjoyment of the same and **TOGETHER WITH** the perpetual and irrevocable rights to use the abutting and all adjoining common passages / roads **HOWSOEVER OTHERWISE** at any point of time hereto before where was situated, butted and bounded, reputed, called, known numbered, described or distinguished and identified together with all and singular those yards, ways, compound, roads, passages, water, water courses, sewerage, drain, trees, plants, advantages and ancient and other rights, liberties, easements, profits, privileges, advantages, appendages and appurtenances, whatsoever in respect of the said premises belonging to or any way appertaining whatsoever to the said premises belonging to or any way

appertaining thereto or with the same or any part thereof now or at any time thereof held, used, occupied or enjoyed or reputed therewith or known as part and parcel thereof or be appertaining thereto **AND ALSO** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured and expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property claim and demand whatsoever both at law and in equity of the Owner into, upon or in respect of the premises or any part thereof **AND** all deeds, documents, writings, pattas, muniments and/or evidences of title relating to the said premises or any part thereof which now are or were or hereafter shall be or may power or possession of the Owner or any person from whom the Owner can or may procure the same

without any action or suit at law or in equity **AND TO HAVE AND TO HOLD** the said premises in its entirety and all the singular the lands, hereditaments, messuages, benefits, rights and properties 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 Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispens, charges, attachments, claims, requisitions, acquisitions and alignments whatsoever togetherwith benefit and advantage of sanctioned Building Permit No.2024100218 (B-X) dated 03.01.2025 sanctioned by the Kolkata Municipal Corporation in the name of present Owner and all the usufructs will be availed by the Purchaser herein.

THE OWNER DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

i) **THAT** notwithstanding any act, deed, matter or things whatsoever done by the Owner or by any of his predecessor or ancestors-in-title done or executed or knowingly suffered to the contrary, the Owner is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently and fully entitled to the said premises and all other benefits and rights hereby granted, sold, conveyed transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.

ii) **AND THAT** notwithstanding any act, deed, matter or thing done as aforesaid, the Owner is now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said premises and all other benefits and rights 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.

iii) **AND THAT** the said premises 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 is free from all encumbrances, demands, claims, liens, charges, uses, attachments, lease, debutters or trusts made or suffered by the Owner or any person or persons having or lawfully claiming any estate or interest in the premises from under or in trust for the Owner togetherwith benefit and advantage of sanctioned Building Permit No.2024100218 (B-X) dated 03.01.2025 sanctioned by the Kolkata Municipal Corporation in the name of present Owner and all the usufructs will be availed by the Purchaser herein.

iv) **AND THAT** the Purchaser shall and may from time to time and at all times hereafter, perpetually, peacefully

and quietly, enter into, hold, possess, use and enjoy the premises and every part thereof and to receive the rents, issues and profits thereof and all other benefits, rights thus hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the use of Purchaser without any hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Owner or any person or persons claiming any right or estate therein from under or in trust for the Owner .

v) **AND THAT** the Purchaser shall be and remain free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged from by the Owner and every person or persons having or lawfully, rightfully or equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of and from and against all manner or

former and other estate, charges, liens, debts, attachments mortgages leases, rights, restrictions, covenants, uses, debutters, trusts, acquisitions, requisitions, alignments, claims, demands, liabilities and encumbrances, whatsoever, suffered or created by the Owner or any of his predecessors-in- title or any persons lawfully or equitably claiming as aforesaid.

vi) **AND THAT** the Owner shall and will make such affidavits and sign all papers, declarations, undertakings, indemnities and documents as would be necessary for the purpose of effecting mutation of Purchaser's name in the records of the Calcutta Municipal Corporation now Kolkata Municipal Corporation.

vii) **AND THAT** the Owner hereby declared that he has not, at any time heretofore done or executed or

knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said premises and other benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured and expressed or intended so to be or may be impeached, encumbered or affected in title.

viii) **AND ALSO THAT** the Owner and all persons having as lawfully, rightfully claiming any estate or interest in the said premises or any part thereof from under or in trust for the Owner shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do, execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said premises and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the

Purchaser in the manner aforesaid, as shall or may he reasonably required.

xi) **AND ALSO UNDERTAKEN FURTHER THAT** the Owner shall handover all originals including the Title Deeds, Plan and other relevant papers and documents relating to the Premises, K.M.C. Tax receipts and other relevant and necessary documents to the Purchaser and the Owner shall pay and bear all outstanding KMC Tax, rates, penalties in respect of the Schedule property till execution and registration of the Deed of Conveyance in favour of the Purchaser.

x) **AND ALSO THAT** on execution of this presents, the Owner has handed over peaceful vacant khas possession of the Schedule property to the Purchaser.

III. THE OWNER DOTH HEREBY DECLARE AND ASSURE THE PURCHASER as follows :-

- a) **AND THAT** to the knowledge of the Owner the Premises or any portion thereof is not affected by any notice or scheme of alignment of the Kolkata Improvement Trust or the Kolkata Municipal Corporation or the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- b) **AND ALSO THAT** to the knowledge of the Owner no declaration is made or published for acquisition or requisition of the premises or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the Premises or any portion thereof is not affected by any notice of acquisition or requisition under any Act or case whatsoever;
- c) **AND THAT** the Owner doth hereby confirm and assure that he do not hold any excess vacant land within

THE SCHEDULE ABOVE REFERRED TO

(The said Premises)

ALL THAT piece or parcel of land physically measuring 3 Cottahs 13 Chittacks 15.406 Square Feet i.e. 256.448 Square Meter but as per Deed 3 Cottahs 5 Chittacks 18 Square Feet i.e. 223.244 Square Meter together with two storied building each floor both cemented measuring 450 Square Feet aggregating to 900 Square Feet more or less (demolition is going on) constructed more than 36 years ago (No Lift facility) being Premises No. 21C, Prince Baktiar Shah Road, Police Station - Charu Market, Kolkata - 700033 Ward No.89 bearing Assessee No. 210891400275, Borough - X, District South 24 Parganas, Mouza - Kankulia comprised in C.S. Plot Part of Dag No. 490 in Khatian No. 388, J.L. No.40, Touji No.1298/2833 within the limits of Calcutta Municipal Corporation alongwith all easement rights attached thereto whereon and whereupon proposed

Municipal Corporation alongwith all easement rights attached thereto whereon and whereupon proposed New Building is to be constructed and/or built and butted and bounded as under :-

ON THE NORTH : 21C/1C, Prince Baktiar Shah Road

ON THE SOUTH : 21J, Prince Baktiar Shah Road

ON THE EAST : 76, Dr. Daudar Rahman Road

ON THE WEST : Prince Baktiar Shah Road (KMC Road)

OR HOWSOEVER OTHERWISE the same is butted and bounded, called, known, numbered and/or distinguished.

The said premises is delineated on the Map or Plan annexed hereto and bordered with Red Colour thereon forming an integral part of this Deed of Conveyance.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
by the Parties at Kolkata
in the presence of

WITNESSES :-

1. 
Sumit Ghosh
15/F, B.R.S. Lane
Kolkata - 700026.



SIGNATURE OF THE OWNER

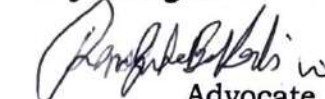
2. 
Sumita Banerjee
21C P.B.S. Rd
Kolkata - 700033

GLARY CONSTRUCTION PVT. LTD.


Md. Shebaaz Khan
Director

SIGNATURE OF THE PURCHASER

Drafted by me :-


Advocate
Alipore Judges' Court
Kolkata - 700 027

Computer Print by :


Soma Ghosh
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata - 700 027

MEMO OF CONSIDERATION

RECEIVED from the within - named **PURCHASER** the within mentioned sum of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs) only as full and final consideration money for transfer of the said premises as per memo below :-

MODE OF PAYMENT

Manager's Cheque No 004827
dated 06/05/2025 drawn on
HDFC Bank

Rs 1,00,00,000/-

Manager's Cheque No 004828
dated 08/05/2025 drawn on
HDFC Bank

Rs 30,00,000/-

TOTAL

Rs. 1,30,00,000/-

(Rupees One Crore Thirty Lakhs) only

WITNESSES:

1. 



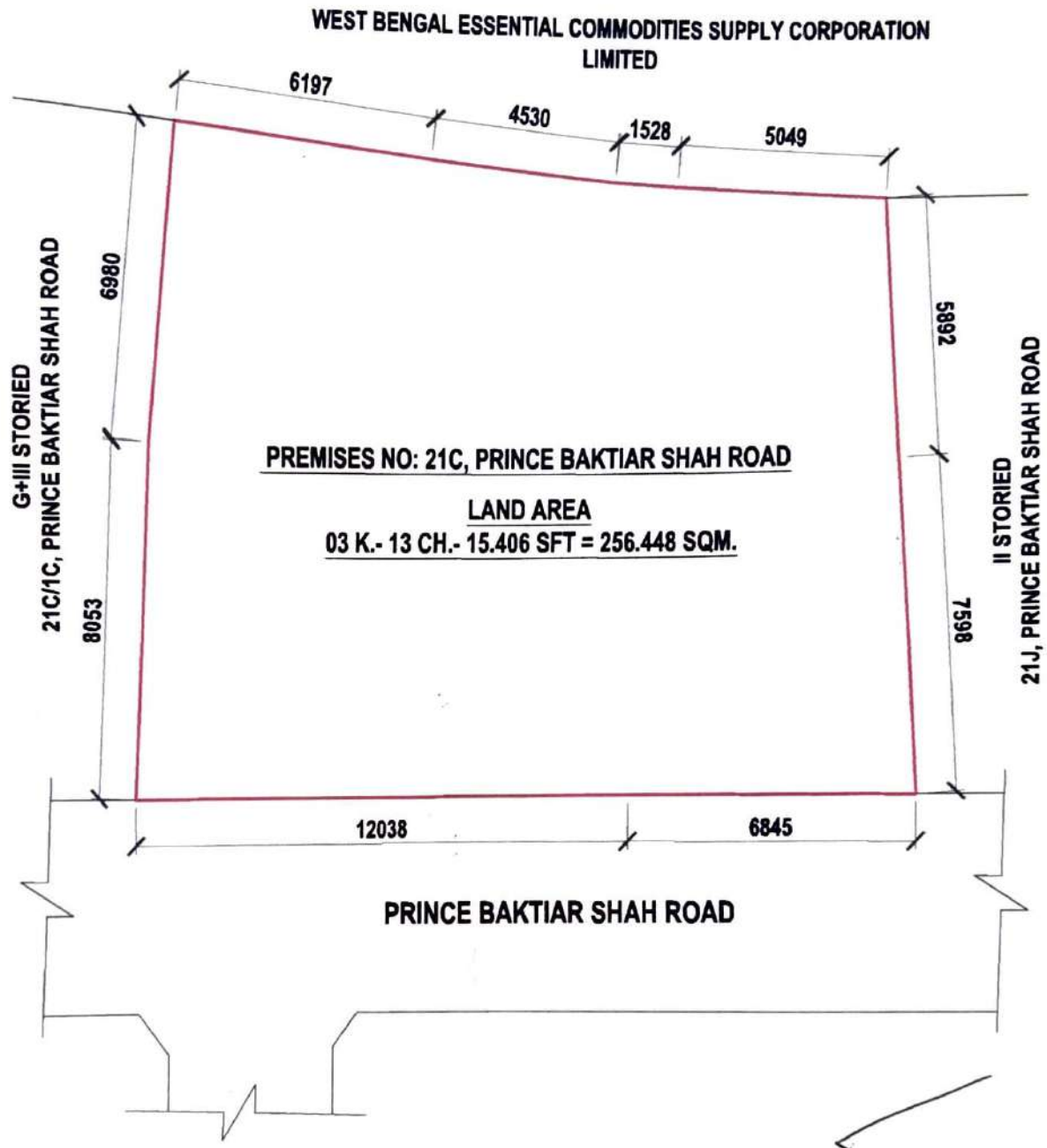
SIGNATURE OF THE OWNER

2.  Sunita Bamejee.

SITE PLAN AT PREMISES NO. 21C, PRINCE BAKTIAR SHAH ROAD,
UNDER K.M.C WARD NO :- 89, BOROUGH NO :- X, P.S.:- CHARU MARKET, KOLKATA - 700 033.
LAND AREA = 03 K.- 05 CH.- 18 SFT = 223.244 SQM. (AS PER DEED).
LAND AREA = 03 K.- 13 CH.- 15.406 SFT = 256.448 SQM. (AS PER PHYSICAL).
AREA SHOWN IN RED BORDER.



SCALE 1:150



Goutam Banerjee
SIG. OF OWNER

GLARY CONSTRUCTION PVT. LTD.
Md. Shabbar Khan
Director

SIG. OF PURCHASER

ARCHITECTURAL CONSULTANT



syn tech engg pvt. ltd.
(redefining synergy technologies)
ARCHITECTS | ENGINEERS | INTERIOR DESIGNERS | LANDSCAPE
 367, Lake Gardens Kolkata - 700 045 . Tel. : +91-33 2422 7811, +91-33 4064 4587
 e-mail: synergietechnologiescalcutta@gmail.com, www.synergietechnologiescalcutta.com

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
	Right Hand					

Name MD. SHABAAZ KHAN

Signature MD. Shabazz Khan

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
	Right Hand					

Name GOUTAM BANERJEE

Signature Goutam Banerjee

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-08668/2025	Date of Registration	14/05/2025
Query No / Year	1603-2001240344/2025	Office where deed is registered	
Query Date	06/05/2025 10:04:44 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rana Guhabakshi Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830063774, 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. 1,30,00,000/-	Rs. 1,30,34,914/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,12,464/- (Article:23)	Rs. 1,30,395/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

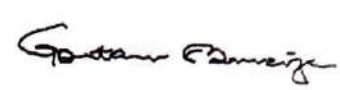
District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Pr Baktier Shah Road, , Premises No: 21C, , Ward No: 089 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 13 Chatak 15.406 Sq Ft	1,07,00,000/-	1,07,34,914/-	Property is on Road
Grand Total :				6.3259Dec	107,00,000 /-	107,34,914 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	23,00,000/-	23,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	23,00,000 /-	23,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name GOUTAM BANERJEE Son of Late RABINDRA NATH BANERJEE Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office	Photo  14/05/2025	Finger Print  Captured LTI 14/05/2025	Signature  14/05/2025
21/C, Pr Baktier Shah Road, City:- Kolkata, P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: ADxxxxxx1A, Aadhaar No: 95xxxxxxxx4774, Status :Individual, Executed by: Self, Date of Execution: 14/05/2025 , Admitted by: Self, Date of Admission: 14/05/2025 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GLARY CONSTRUCTION PRIVATE LIMITED 47/1, Golam J. Khan Road, City:- Kolkata, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name MD SHABAAZ KHAN (Presentant) Son of MD MAHASIN KHAN Date of Execution - 14/05/2025, , Admitted by: Self, Date of Admission: 14/05/2025, Place of Admission of Execution: Office	Photo  May 14 2025 12:05PM	Finger Print  Captured LTI 14/05/2025	Signature  14/05/2025
209, D.P.S. ROAD, City:- Kolkata, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 600033, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2 , PAN No.:: KFxxxxxx6J, Aadhaar No: 46xxxxxxxx4594 Status : Representative, Representative of : GLARY CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RANA GUHA BAKSHI Son of Late S.N. GUHA BAKSHI ALIPORE JUDGES COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
Identifier Of GOUTAM BANERJEE, MD SHABAAZ KHAN	14/05/2025	14/05/2025	14/05/2025

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GOUTAM BANERJEE	GLARY CONSTRUCTION PRIVATE LIMITED-6.32593 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	GOUTAM BANERJEE	GLARY CONSTRUCTION PRIVATE LIMITED-900.00000000 Sq Ft

Endorsement For Deed Number : I - 160308668 / 2025

On 14-05-2025

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 11:58 hrs on 14-05-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by MD SHABAAZ KHAN ,

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 1,30,34,914/-

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

Execution is admitted on 14/05/2025 by GOUTAM BANERJEE, Son of Late RABINDRA NATH BANERJEE, 21/C, Road: Pr Baktier Shah Road, , P.O: TOLLYGUNGE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Indetified by Mr RANA GUHA BAKSHI, , Son of Late S.N. GUHA BAKSHI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 14-05-2025 by MD SHABAAZ KHAN, DIRECTOR, GLARY CONSTRUCTION PRIVATE LIMITED, 47/1, Golam J. Khan Road, City:- Kolkata, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr RANA GUHA BAKSHI, , Son of Late S.N. GUHA BAKSHI, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 1,30,395.00/- (A(1) = Rs 1,30,349.00/- ,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 1,30,363/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2025 10:52AM with Govt. Ref. No: 192025260061849878 on 14-05-2025, Amount Rs: 1,30,363/-, Bank: SBI EPay (SBlePay), Ref. No. 4519141647846 on 14-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,12,464/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 9,12,364/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23, Amount: Rs.100.00/-, Date of Purchase: 02/03/2025, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/05/2025 10:52AM with Govt. Ref. No: 192025260061849878 on 14-05-2025, Amount Rs: 9,12,364/-, Bank: SBI EPay (SBlePay), Ref. No. 4519141647846 on 14-05-2025, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 245127 to 245162
being No 160308668 for the year 2025.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2025.05.23 10:54:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 23/05/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.