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L-8819/204



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 498619

INDENTURE

THIS INDENTURE is made on this the 9th day
of August, 2021 (Two Thousand Twenty
One);

Certified that the document is admitted
to registration. The Signature sheet and
the endorsement sheets attached with
this document are the part of this
document.

BETWEEN

Addl. District Sub-Registrar
Bahala, South 24 Parganas

9 AUG 2021

SRI ARUP MUKHOPADHYAY, (PAN- AGXPM9690D), (Aadhaar No. 4926 5247 9406), son of Pritimoy Mukhopadhyay, by faith Hindu, by occupation- Service, by Nationality Indian, residing at Flat No. C, 1801, 18th Floor, Green Heritage CHS, Plot No. 79 and 80, Sector 20, Kharghar, Khaghar Panvel Raigarh, Maharashtra, 410210, presently residing at 35/1, Banerjee Para Road, Post Office- Parnasree, Police Station- Parnasree (formerly Behala), Kolkata- 700060, District: 24 Parganas (South), hereinafter called and referred to as the "**VENDOR**" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**;

A N D

(1) **SMT. SUBI BANIK**, (PAN - AJRPB6932G), (Aadhaar Card - 9595 8837 1949), wife of Shri Gopi Nath Banik, by faith - Hindu, by Occupation - Business, by nationality - Indian, (2) **SRI SOURAV BANIK**, (PAN - BKGPB1045K), (Aadhaar Card - 5889 9951 1152), son of Shri Gopi Nath Banik, by faith - Hindu, by occupation - Business, by nationality - Indian, (3) **SRI SOUMEN BANIK**, (PAN - CKSPB2247J), (Aadhaar Card - 8193 9755 8980), son of Shri Gopi Nath Banik, by faith - Hindu, by occupation - Business, by nationality - Indian, (4) **SRI PRITAM DHAR**, (PAN - EZAPD4955G), (Aadhaar Card - 2673 2444 3453), son of Shri Pratap Dhar, by faith

- Hindu, by occupation - Business, by nationality - Indian, all are residing at 16/1, A.V.L. Road, Parnasree Pally, Post Office - Parnasree, Police Station - Parnasree, Kolkata - 700060, District - South 24 Parganas hereinafter jointly called and referred to as the "PURCHASERS" (which terms or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include each of their respective legal heirs, successors, executors, administrators, legal representatives and assigns) of the OTHER PART;

WHEREAS One Abinash Chandra Mukherjee was absolute lawful owner of ALL THAT piece and parcel of land measuring more or less 2 Bigha 3 Cottah 3 Chittak, bastu land together with pucca structure along with pond and it's bank lying and situated at Mouza formerly Naskarpur now Behala, Alipore Collectorate Touzi No. 346, J.L. No. 2, R.S. No. 80, R.S. 80, R.S. Dag No. 3350 under Revisional Khatian No. 5846, 5843, 7293 & 7296 by virtue of a Registered Deed of Sale (in Bengali vernacular) registered in the office of S.R. Alipore recorded in Book No. I, Volume No. 8, Pages from 40 to 48, being Deed No. 213, for the year 1918, morefully particularly described in the aforesaid Deed registered on 19.01.1918.

AND WHEREAS after purchase of the aforesaid landed property and while in possession as lawful owner the said Abinash Chandra Mukherjee died intestate leaving behind him four sons namely (1) Bhupendra Nath Mukherjee, (2) Harendra Nath Mukherjee, (3) Surendra Nath Mukherjee, (4) Birendra Nath Mukherjee and three daughters namely (1) Nagendra Bala Devi (pre-deceased), (2) Durgarani Devi (Pre-deceased), & (3) Nandarani Devi. Be it mentioned here the wife of namely Abinash Chandra Mukherjee died before the death of Abinash Chandra Mukherjee.

AND WHEREAS the aforesaid all legal heirs while in possession and enjoyment of the aforesaid property in Ejmail, Surendra Nath Mukherjee died bachelor and Bhupendra Nath Mukherjee died intestate leaving behind him two sons namely Pritimoy Mukherjee, Santimoy Mukherjee and one daughter Triptimoy Banerjee (nee Mukherjee) and only wife Smt. Nila Mukherjee.

AND WHEREAS due to some reasons and for the purpose development of Municipal Drain, passage and other a portion of land was acquired and after acquisition the said total land area stood 1 (One) bigha 14 (Fourteen) Chittak 0 (zero) Sq. ft. together with pucca

building along with pond and it's bank being ancestral property was inherited by the all owners known and written as 1st Party Pritimoy Mukherjee, 2nd Party Santimoy Mukherjee, 3rd Party Birendra Nath Mukherjee, 4th Party Nila Mukherjee, 5th Party Harendra Nath Mukherjee, 6th Party Nandarani Banerjee (nee Mukherjee) and 7th Party Triptimoy Banerjee who were jointly in enjoyment of Possession in undivided share of the aforesaid land measuring 1 (One) Bigha 14 (Fourteen) Chittak more or less as per partition Deed dated 21.01.1982.

AND WHEREAS while in possession the aforesaid all legal heirs of Bhupendranath Mukherjee and Abhinash Chandra Mukherjee found difficulties in joint possession and for better living decided to get the entire property partitioned and being amicably arrived at the conclusion, the parties have jointly surveyed the entire property through an experienced, surveyor and drawn up plan showing partition of respective share of the parties and in manner property was allotted to aforesaid legal heirs. Thereby 1st Party Pritimoy Mukherjee got and obtained 6 Cottah 5 Chittack 0 Sq. ft. marked a Block : "A", Schedule "B" 2nd Party Santimoy Mukherjee 7 Cottah 0 Chittak 0 Sq. ft. marked as Block : "B", Schedule "C", 3rd Party

Birendra Nath Mukherjee 3 Cottah 0 Chittak 0 Sq. ft. marked as Block : "C", Schedule "D", 4th Party Nila Mukherjee 3 Cottah 0 Chittak 0 Sq. ft. marked as Block : "D", Schedule "E", 5th Party Harendra Nath Mukherjee 3 Cottah 0 Chittak 0 Sq. ft. marked as Block : "E", Schedule "F", 6th Party Nandarani Banerjee 3 Cottah 0 Chittak 0 Sq. ft. marked as Block : "F" Schedule "G", and 7th Party Triptimoyee Banerjee 3 Cottah 0 Chittak 0 Sq.ft. marked as Block : "G" Schedule "H", as per plan annexed with said partition Deed dated 21.01.1982. The said Partition Deed was registered in the office of Alipore Sub-Registrar on 21.01.1982 and recorded in Book No. I, being Deed No. 569 for the year 1982.

AND WHEREAS by virtue of above said Partition Deed Pritimoy Mukherjee got and obtained ALL THAT piece and parcel of land measuring 6 Cottah 5 Chittak 0 Sq. ft. under R.S. Khatian No. 5846, 5843, 7293 and 7296 appertaining to R.S. Dag No. 3350, lying and situates at Mouza Behala, J.L. No. 2, R.S. 83, Touzi No. 346 together with two storied building along with one shop adjacent with the land and was thus seized and possessed as lawful owner in 16 annas.

AND WHEREAS the said Pritimoy Mukherjee after obtaining his share of land out of the total aforesaid property by partition shown

as "B" Schedule in the Deed of Partition dated 21.01.1982 mutated his name in respect of his share of land and building in the record of Kolkata Municipal Corporation being premises No. 33, Banerjee Para Road, vide Assessee No. 41132-03-0033-6 under ward 132 within limit of Kolkata Municipal Corporation morefully and particularly described in the "B" schedule of Partition Deed free from all encumbrances.

AND WHEREAS the said Sri Pritimoy Mukherjee by virtue of Deed of Sale registered in the officer of Additional District Sub-Registrar Behala duly recorded in Book No. I, Volume No. 35 Pages 285 to 292 being Deed No. 1760 for the year 1994 transferred, acquitted, released and for ever discharged right, title, and interest of ALL THAT shop measuring 80 Sq. ft. together with share of Proportionate land measuring 1 Chittak 35 Sq. ft. in favour Soumitra Banerjee and Manju Banerejee.

AND WHEREAS by virtue of another registered Deed of Sale dated 15.12.2006 the said Pritimoy Mukherjee son of Late Bhupendra Nath Mukherjee sold, transferred and conveyed ALL THAT piece and parcel of Vastu land measuring 145 Sq.ft. equivalent to 3 Chittak 10 Sq.ft. out of 6 Cottah 5 Chittak 0 Sq. ft. lying and situated at Mouza

Behala, J.L. No. 2, R.S. 83, Touzi No. 346, R.S. Dag No. 335 under R.S. Khatian No. 5846, 5843, 7293 and 7296 known as Premises No. 33, Banerjee Para Road, under ward no. 132 of K.M.C. (S.S.U.) to Jyostna Jana wife of Saroj Kumar Jana, 87/A/1, Bisha Lakshi Tala Road, Kolkata - 700060. The said Deed was registered in the Office of ADSR Behala recorded in Book No. I, Volume No. 18, Pages from 5369 to 5390 being Deed No. 07073 for the year 2006 free from all encumbrances.

AND WHEREAS after sale of the piece and parcel of land measuring 5 Chittak together with 1 nos. shops to aforesaid purchasers the said Pritimoy Mukherjee was in possession 6 Cottah 0 Chittak 0 Sq. ft. out of 6 Cottah 5 Chittak annexed as Block : "B" property described more fully and particularly in the Deed of Partition being No. 569 for the year 1982 out of total property mentioned in the "A" Schedule therein.

AND WHEREAS thereafter said Pritimoy Mukherjee applied and obtained a Building Sanction Plan No. 22696 dated 21.02.1983 from the K.M.C. and thereafter constructed two storied building measuring 2032 Sq.ft., (1016 Sq.ft. on the Ground Floor and measuring 1016 Sq. ft. on 1st floor) on the total land measuring 6

Cottah 0 Chittak 0 Sq.ft. lying and situated at Mouza - Behala, J.L. 2, Pargana Balia, Touzi No. 346 R.S. 83, R.S. Dag no. 3350 appertaining to R.S. Khatian No. 5846, 5843, 7293 and 7296 being Premises No. 33, Banerjee Para Road, Ward No. 132 (Assessee No. 411320300336 within the limits of Kolkata Municipal Corporation, Police Station - Parnasree, Kolkata - 700068 morefully and particularly described in the Schedule hereunder free from all encumbrances.

AND WHEREAS on 9th May, 2008 out of natural love and affection the said Pritimoy Mukerjee father of the Vendor herein while in possession and enjoyment of the said property after paying rent and taxes to Govt. Authority and statutory bodies decided and executed deed of gift and transferred, acquitted, released and forever discharged his right and title and interest the aforesaid landed property in favour of his only son Arup Mukhopadhyay by virtue of a registered Deed of Gift (in Bengali vernacular) registered before District Sub-Registrar II at Alipore duly recorded in Book No. I, Volume No. 3, pages from 1029 to 1043 being Deed no. 00849 for the year 2009 morefully and particularly described in schedule here under free from all encumbrances.

AND WHEREAS upon receipt of the aforesaid property by way of registered Deed of Gift from his father, Vendor herein became absolute owner got his name mutated in the record of Kolkata Municipal Corporation being premises no. 33, Banerjee Para Road, Ward No. 132 Kolkata Municipal Corporation and is thus seized and possession morefully and particularly described in the Schedule hereunder free from all encumbrances.

AND WHEREAS subsequently hereafter being absolute of owner of ALL THAT piece and parcel of land 6 Cottah 0 Chittak 0 Sq.ft. as per measurement the Vendor herein made an agreement for sale with the Purchaser herein on 1st day of October, 2020 and the Vendor agree to sale ALL THAT piece and parcel of land measuring 6 Cottah 0 Chittak together with two storied building measuring total constructed area 2032 Sq. ft. (1016 Sq.ft. on the Ground Floor and measuring 1016 Sq. ft. on 1st floor) standing thereon being Premises No. 33, Banerjee Para Road, Ward No. 132, Police Station - Parnasree, Kolkata - 700060, hereinafter referred to as the Schedule property in favour of Purchaser for a total consideration of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakhs) only and the Schedule property morefully and particularly described in *Schedule* here under written.

AND WHEREAS the purchaser have requested the Vendor to execute this Deed of Conveyance which Vendor has agreed to do and also Purchasers agree to pay the consideration value of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakhs) only and upon receipt of the full consideration money as agreed upon by the Vendor and at the time of execution of the aforesaid Agreement for Sale the Purchasers paid a sum of Rs. 20,00,000/- (Rupees Twenty lakhs) only as advance/earnest money out of total consideration of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakhs) only on the date of signing of this Agreement. The Vendor herein has this day executed a registered Deed of Conveyance upon payment of full consideration money of Rs. 1,90,00,000/- by the Purchasers for the said Schedule property together with common areas and facilities according to the nature, scope, and extend as defined under section 105 of the Transfer of Property Act 1896 and hereunder for the sake of brevity referred to as the land to have and to hold the said Schedule Property hereby sold, conveyed and transferred unto and in favour of the Purchasers hereunder absolutely and forever, free from all encumbrances, according to provision of Transfer of Property Act 1896 and rules and by-laws framed thereunder, sole exclusive transfer and irrevocable right to use and enjoy the common parts and areas for a consideration price of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakhs) only free from all encumbrances whatsoever;

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said Agreement dated 1st day of October, 2020 and in consideration of the sum of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakhs) only of the lawful money of the Union of India in hand and truly to the Vendor paid by the Purchasers at or before the execution of these presents (the receipt whereof the Vendor do hereby and by the receipt hereunder written and admit and acknowledge and of and from the same and every part thereof do hereby acquit release and for ever discharge the Purchasers and the property hereby Conveyed the Vendor does hereby grant transfer convey assign and assure unto and to the of the Purchaser **ALL THAT** piece and parcel of land measuring **6 (six) Cottahs** more or less together with a two storied dwelling house total measuring about 2032 sq. ft. built up an area (1016 sq. ft. on the Ground Floor and 1016 sq. ft. on the First Floor) i.e. Schedule Property more or less lying and situated at Mouza- Behala J.L. No. 2, Pargana- Balia, Touzi No. 346, R.S. No. 83, R.S. Dag No. 3350, appertaining to R.S. Khatian No. 5846, 5843, 7293 and 7296 being known as K.M.C. Premises No. 33, Banerjee Para Road, (mailing address 35/1, Banerjee Para Road, under Kolkata Municipal Corporation Ward No. 132, vide Assessee No. 411320300336, in the District of South 24 Parganas including the right of easement over

common passage situated on the eastern side of the said land, which is more fully and particularly described in *Schedule* hereunder written and hereinafter referred to as the said premises and more fully and particularly shown and delineated in colour RED in the Map or Plan annexed herewith and the said plan is treated as part and parcel of this Indenture, together with the share or interest in the land, hereinafter together with the rights advantages and facilities for use and enjoyment of all common passages, sewerage, water connection, electric connection and all or any other common amenities and services necessary for use and enjoyment of the said premises and all appurtenant thereto and all messuage tenements hereditaments and premises now are or is or heretofore were or was situate butted and bounded called known numbered described distinguished TOGETHER WITH the right of common user of all yards courtyards sewers drains fences boundary walls paths passages drains ditches water courses liberties easements privileges rights appendages and appurtenances hereditaments and premises belonging or in anywise appertaining to or with the same or in any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto AND ALL Deeds pattahs monuments writings or evidence of title which exclusively related to the Schedule Property and

the said share or interest in the said land messuage tenement hereditaments and premises or any part thereof and which now are or any be in the custody power or possession of the Vendor or any person or persons from whom they may procure the same without any action or suit at law or in equity AND all the rents, issues and profits of the said premises and profits share or interest in the same AND all the legal incidents thereto AND all the estate rights title interest inheritances use trust possession property claim demand whatsoever of the Vendor in to upon or in respect of the said premises and the share or interest in the said land **TO HAVE AND TO HOLD** the said premises together with share or interest in the said land **TOGETHER WITH** all right appendages and appurtenance whatsoever thereof and all other rights for use and enjoyment of common spaces and common facilities and amenities required for the use and enjoyment of the said premises hereby granted transferred and conveyed or expressed or intended to be unto and to the use of the Purchaser absolutely and for ever free from all charges encumbrances attachments liens lispence and liabilities whatsoever and the Vendor does hereby covenant with the Purchaser that notwithstanding any act deed thing or matter whatsoever by the Vendor made done committed or knowingly suffered to the contrary

the Vendor and now have good right full power and absolute authority to grant transfer and convey ALL AND SINGULAR the Schedule Property together with the share or interest in the said land unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents and the Purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the Schedule Property together with the said share or interest in the said land and use and enjoy the common and common facilities and amenities relating to the use of the said premises in common and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor AND THAT the VENDOR or any person or persons claiming as aforesaid shall and will from time to time and at all times hereafter at the request and costs of the Purchaser shall execute all such and acts, deeds and things for further assuring, title in the Schedule Property hereby conveyed and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required AND THAT the **PURCHASER** may suffer incur or be put to due to any defect in title of the Vendor or any of her predecessors in title to the Schedule Property hereby

granted transferred and conveyed or expressed or intended so to be or which the Purchaser may sustain or incur by reason of any claim to the property or in respect of any arrears of rents and taxes or any other charges or attachments or encumbrances due to in respect thereof or to which the Purchaser may be put to by reason of or an accounts or as a result of dispossession or otherwise howsoever and also against all costs, action, suits appeals and proceeding arising out of or in any relating thereto, AND THAT the Schedule Property shall be transferable, heritable may be let out, leased out as the absolute property of the Purchaser and this day the Vendor herein delivered khas possession of the Schedule property in favour of the Purchaser herein absolutely forever.

AND THE VENDOR/S DOTH HEREBY COVENANT WITH THE PURCHASERS THAT

- 1) The Vendor now has in himself good right and full power to convey and transfer by way of sale the Schedule Property hereby conveyed or Intended so to be unto and to the use of the Purchasers in the manner aforesaid.

- 2) The Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said Schedule Property conveyed with their appurtenances, and receive the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by his the Vendor or his heirs or by any person or persons claiming or to claim from under or in trust for him.
- 3) The Purchasers shall hold the said Schedule Property free and clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendor and well and sufficiently saved, defended. Kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Vendor or by any other person or persons claiming or to claim by from under or in trust for him;

- 4) The interest which the Vendor/Owner and the Vendor do hereby profess to transfer, subsists and that the Vendor has the full right and power and absolute authority to grant, sell, transfer, convey, assign and assure unto the Purchasers of the Schedule Property the above mentioned rights in the manner aforesaid.
- 5) It shall be lawful for the Purchasers from time to time and at all times hereafter to enter into and to hold and enjoy the Schedule Property and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance claim or demand whatsoever from or by the Vendor and freed and cleared from and attachments, whatsoever save only those as are herein expressly contained and/or are specified and the Purchasers shall have the absolute right, title and interest thereon and they will enjoy and possess the same as their own from generation to generation. The Purchasers will have absolute rights to deal

with the Schedule property by of execution of registered Sale Deed and to make Will, Gift and/or dispose of in any manner whatsoever of their choice to which nobody shall have any objection and if there be any objection to if the same be considered as null and void in the eye of Law.

- 6) The Vendor shall duly fulfill and perform all its obligations and covenants elsewhere herein expressly contained.

**THE PURCHASERS DOTH HEREBY COVENANT WITH THE
VENDOR/OWNER THE PURCHASERS AS FOLLOWS:-**

- 1) The Purchasers shall observe, fulfill and perform the covenants hereunder written and shall regularly pay and discharge all taxes and impositions for the said Schedule Property wholly and all other outgoings in connection with the said Schedule Property wholly and the said common land proportionately from and the date of this sale.
- 2) The Purchasers have received possession of the said Schedule Property and they will not raise any other or further claim for the same.

THE PURCHASERS AGREES AND UNDERTAKES :-

- 1) That the Purchasers shall not put any obstruction to the use of the common passages and roads and common areas in the Map or Plan nor will store any materials on the same nor will allow any vehicles to be parked nor will be entitled to raise any structure and/or any projection whether permanent or temporary on or over the said common passages, roads and areas nor will at any time obstruct the use of the said common passages, roads and areas by the other lawful occupiers.
- 2) That the Purchasers shall not use the Schedule Property purchased by them for doing any illegal trade or business or activity nor will commit any nuisance or cause any annoyance nor will keep or store any explosive/hazardous articles or combustible articles except those required in usual course of business and if any License is required it will be taken by the Purchasers.

- 3) That the Purchasers will not have any right in respect of any other areas apart from the Schedule Property or in respect of any other property made out by the Vendor.

BE IT STATED that the Vendor shall support any application or give consent in writing for mutation in their names in the Office of the Kolkata Municipal Corporation as well as in the other appropriate authorities in respect of the Schedule Property hereby conveyed and that will be at the cost of Purchaser and do all that may be required to do for that purpose.

THAT if in future any error or omissions detected in this presents, the same will be rectified by the Vendor by a proper Deed of Rectification and/or Declaration at the costs and expenses of the Purchaser.

SCHEDULE ABOVE REFERRED TO

(Description of the said property)

ALL THAT piece and parcel of Bastu land measuring **6 (six) Cottahs** more or less together with a two storied dwelling house of about 37 years old total measuring about 2032 sq. ft. built up an area (1016

sq. ft. on the Ground Floor and 1016 sq. ft. on the First Floor) more or less lying and situated at Mouza- Behala J.L. No. 2, Pargana-Balia, Touzi No. 346, R.S. No. 83, R.S. Dag No. 3350, appertaining to R.S. Khatian No. 5846, 5843, 7293 and 7296 being known as K.M.C. Premises No. 33, Banerjee Para Road, at present (mailing address ^{KOL-60} 35/1, Banerjee Para Road, under Kolkata Municipal Corporation Ward No. 132, Post Office- Parnasree, Police Station- Parnasree, vide Assessee No. 411320300336, in the District of South 24 Parganas together with right of easement, supply of water connection of K.M.C., Telephone connection and use of drainage connection from K.M.C. and use of water reservoir, electric meter along with all right, title and interest of the common passage and right of easement thereto which is shown and delineated in colour **RED** in the Map or Plan annexed hereto and the said property is butted and bounded as follows:-

- ON THE NORTH : Property of Shanti Mukherjee and others;
- ON THE SOUTH : Drain and 9' feet wide Common Passage;
- ON THE EAST : 16' feet wide K.M.C. Road;
- ON THE WEST : Property of Pradip Kumar Banerjee and others

Sourav Banik

IN WITNESS WHEREOF the **PARTIES** doth hereby subscribed their hands, seals and signatures on the day, month and year first above written.

SIGNED AND DELIVERED

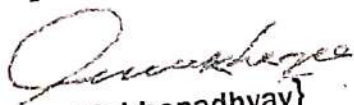
By the Parties at Kolkata
in the presence of :-

WITNESSES:-

1. Amit Nandy
350/1 D.H. Road
KOL-34

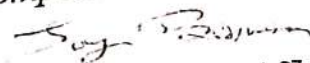
2. Gopi Nath Banik
S/o Late Gopal Ch. Banik
16/1 Ashok Baidya
Lanka Road
KOL-60

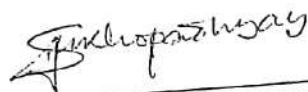
3. Bilgram Ram
Himachal urko-27
Drafted by me and
Prepared in my office :


{Asim Mukhopadhyay}

Advocate
Alipore Judges' Court, Asim Mukhopadhyay
Kolkata- 700 027 ADVOCATE
Regn. No WE/180/2004

Computer Print by me :


Alipore Judges' Court, Kol- 27



Signature of the **VENDOR/**
OWNER

Subi Banik
Sachin Banik
Gourav Banik
Pratim Dhar

Signature of the **PURCHASERS**

MEMO OF CONSIDERATION

RECEIVED from the within named **PURCHASERS** the within mentioned sum of Rs. 1,90,00,000/- (Rupees One Crore Ninety Lakhs) only towards the full consideration of *Schedule-'B'* property by the Vendor/Owner herein in full and final satisfaction in the manner as follows :-

MEMO

Sl. No.	Cheque No.	Date	Bank & Branch	Amount Rs.
1)	431803	01.10.2020	S.B.I. Behala, Kolkata Branch	5,00,000/-
2)	276792	01.10.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-
3)	683631	01.10.2020	S.B.I. Behala, Kolkata Branch	5,00,000/-
4)	000689	01.10.2020	ICICI Bank, Banamali Naskar, Behala, Br.	5,00,000/-
5)	138642	16.10.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-
6)	276793	16.10.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-
7)	138644	02.11.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-
8)	276795	02.11.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-
9)	466693	07.11.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-

10)	138645	08.12.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-
11)	466698	25.11.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-
12)	466691	16.12.2020	Allahabad Bank, D.H. Road, Branch	5,00,000/-
13)	683632	16.10.2020	S.B.I. Behala, Kolkata Branch	5,00,000/-
14)	683633	02.11.2020	S.B.I. Behala, Kolkata Branch	5,00,000/-
15)	683634	07.11.2020	S.B.I. Behala, Kolkata Branch	5,00,000/-
16)	000001	20.11.2020	Kotak Bank, New Alipore, Kolkata Br.	5,00,000/-
17)	000002	20.11.2020	Kotak Bank, New Alipore, Kolkata Br.	5,00,000/-
18)	527494	01.01.2021	S.B.I. Behala, Kolkata Branch	5,00,000/-
19)	547495	01.01.2021	S.B.I. Behala, Kolkata Branch	5,00,000/-
20)	000004	03.06.2021	Kotak Bank, New Alipore, Kolkata Br.	5,00,000/-
21)	000690	20.11.2020	ICICI Bank, Banamali Naskar, Behala, Br.	5,00,000/-
22)	000691	07.11.2020	ICICI Bank, Banamali Naskar, Behala, Br.	5,00,000/-
23)	000699	06.03.2021	ICICI Bank, Banamali Naskar, Behala, Br.	5,00,000/-

24)	431804	16.10.2020	S.B.I. Kolkata Branch	5,00,000/-
25)	431805	02.11.2020	S.B.I. Kolkata Branch	5,00,000/-
26)	431807	02.11.2020	S.B.I. Kolkata Branch	5,00,000/-
27)	431806	20.11.2020	S.B.I. Kolkata Branch	5,00,000/-
28)	431808	11.12.2020	S.B.I. Kolkata Branch	5,00,000/-
29)	DD No. 537560	20.07.2021	HDFC Bank, Stephen House BBD Bag, Kol Br.	50,00,000/-
TOTAL =				1,90,00,000/-

(Rupees One Crore Ninety Lakhs) only

WITNESSES:-

1. Amit Nandy

[Signature]

Signature of the **VENDOR/
OWNER**

2. Gopi Nath Bhowmik

3. Bijan M

DEED PLAN WITH TWO STORIED RESIDENTIAL BUILDING SITUTED AT
PREMISES NO.- 33, BANERJEE PARA ROAD, WARD NO. - 132, BOROUGH-XIV,
UNDER K.M.C.(S.S.UNIT), KOLKATA:-700 060,P.S.-PARNASREE.

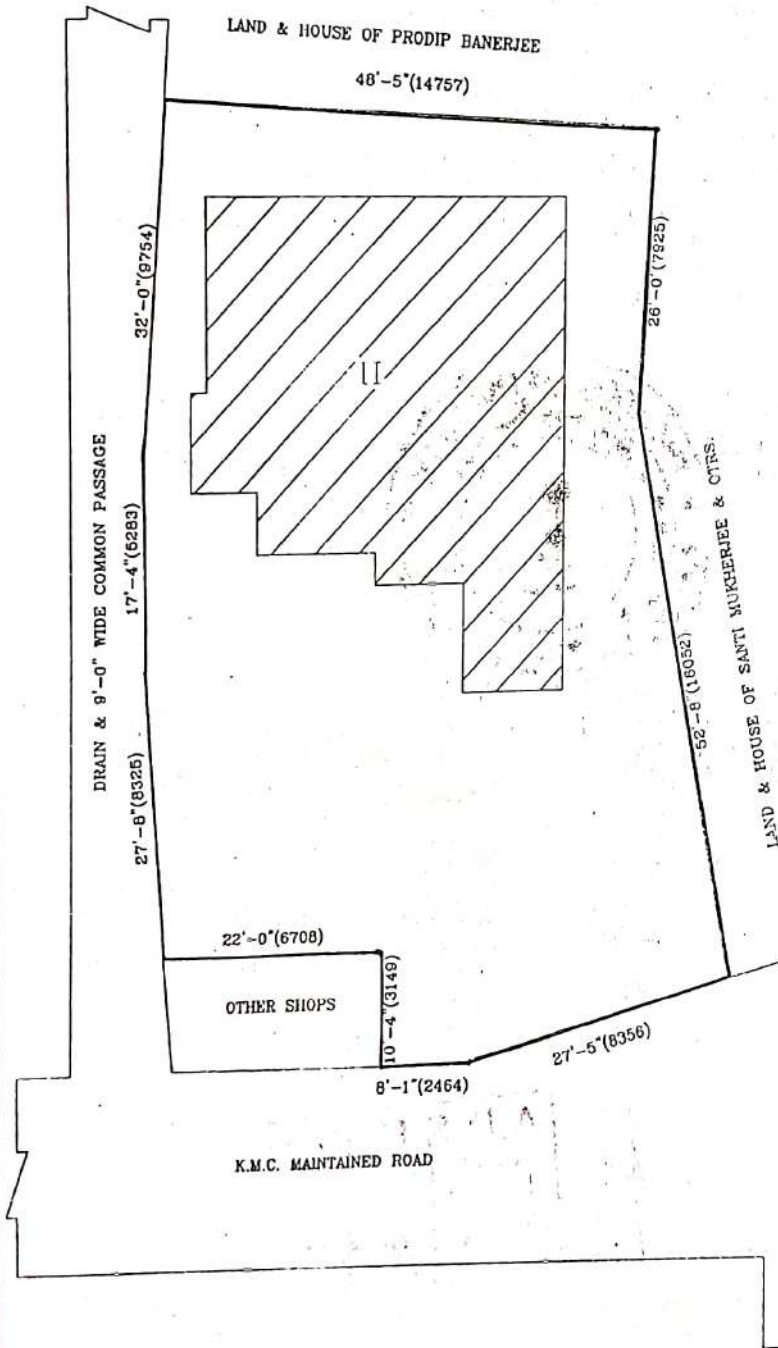
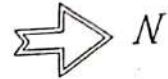
ASSEESSEE NO.-41-132-03-0033-6

AREA OF LAND:-06K-00CH-00 SFT. (401.338 SQ.M.). (M/L) SHOWN IN RED MKD.

SCALE- 1:200

GROUND FLOOR AREA:-1016 SFT.(94.389 SQ.M.)(M/L)

FIRST FLOOR AREA:-1016 SFT.(94.389 SQ.M.)(M/L)



Subi Banik
SIGNATURE OF VENDOR

Subi Banik
Souvar Banik
Soumen Banik
Pritam Dhar

SIGNATURE OF PURCHASER

Subi Banik
Souvar Banik
Soumen Banik
Pritam Dhar

Raju Naskar

RAJU NASKAR
(CIVIL ENGINEER)
L.B.S. NO.- 1413 (I) K.M.C.

SIGNATURE OF L.B.S.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PRITAM DHAR

Signature Pritam Dhar

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature

PHOTO		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature



Name ARUP MUKHOPADHYAY
 Signature Arup Mukhopadhyay

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name SUBI BANIK
 Signature Subi Banik

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name SOUMEN BANIK
 Signature Soumen Banik

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



Name SOURAV BANIK
 Signature Sourav Banik

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PRITAM DHAR

Signature Pritam Dhar

	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
PHOTO	left hand				
	right hand				

Name

Signature

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name

Signature



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 2038/30036/00706

To,

अरुण मुखोपाध्याय

Arup Mukhopadhyay

Flat No C-1801, 18TH Floor Green Heritage CHS

Plot No 79 and 80 Sector 20

Kharghar

Kharghar

Kharghar Panvel Raigadh

Maharashtra 410210

9702018867

Ref: 140 / 11V / 29452 / 29639 / P



SB455408435FH



आपका आधार क्रमांक / Your Aadhaar No. :

4926 5247 9406

मेरा आधार, मेरी पहचान



भारत सरकार

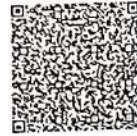
Government of India

अरुण मुखोपाध्याय

Arup Mukhopadhyay

जन्म तिथि / DOB : 01/01/1961

पुरुष / Male


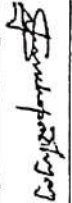


4926 5247 9406

मेरा आधार, मेरी पहचान

Arup Mukhopadhyay



प्राप्त सेवा संख्या / PERMANENT ACCOUNT NUMBER AGXPM9690D	
नाम / NAME ARUP MUKHOPADHYAY	
पिता का नाम / FATHER'S NAME PRITIMOY MUKHOPADHYAY	
जन्म तिथि / DATE OF BIRTH 01-01-1961	
हस्ताक्षर / SIGNATURE 	
आयकर आयुक्त, रांची COMMISSIONER OF INCOME TAX, RANCHI	



इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त,
केन्द्रीय राजस्व भवन,
सेन रोड,
रांची - 834001.
In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-tax,
Central Revenue Building,
Main Road,
Ranchi - 834001.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOUMEN BANIK

GOPI NATH BANIK

19/02/1997

Permanent Account Number

CKSPB2247J

Soumen Banik

Signature



01069316

इस दस्तावेज को खोलें। यदि यह किसी व्यक्ति को मिले। तो उसे
आयकर विभाग को सौंप देना।

आयकर विभाग, भारत सरकार, नई दिल्ली-110001

गोपि नथ बानिक, 19/02/97

पुणे - 411 006

If this card is lost / someone's lost card is found

Please inform:-

Income Tax P.A.Y. Services Unit, KGP

5th Floor, Market Street

Plot No. 341, Survey No. 197/8

Mumbai Colony, New Deep Bungalow, Chhatrapati

Shri - 411 006

Ph: 011-221-2211, 221-2212, 221-2213

Telex: 1111111111

Soumen Banik





ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

ROQ2973089



নির্বাচকের নাম : সৌমেন বনিক

Elector's Name : Soumen Banik

পিতার নাম : গোপী নাথ বনিক

Father's Name : Gopi Nath Banik

লিঙ্গ/Scx : পুং/ M

জন্ম তারিখ
Date of Birth : 19/02/1997

ROQ2973089

ঠিকানা:

16/1, অচ্য বিদ্যালঙ্কার রোড, পশ্চী, কোলকাতা-700060

Address:

16/1, ABHAY BIDYALANKAR
ROAD, PARNASREE, KOLKATA-700060

Date: 25/03/2016

154-বেহালা পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

অধিকারিকের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Electoral
Registration Officer for

154-Behala Paschim Constituency

নিম্নের পরিবর্তন হলে নতুন ফরমটি ভোটার মিটে নব রোল ও একটি
নতুন সফল পত্রে পরিচয়পত্র পাওয়ার জন্য নির্বাহী অফিসার
পরিচয়পত্রে নামটি উল্লেখ করুন।

In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

(25.3.16)

Soumen Banik





ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20058/42496

To
সৌমেন বনিক
SOU MEN BANIK
16/1 A V L ROAD
PARNASHREE Parnasree Pally S.O
Parnasree Pally Kolkata
West Bengal 700060

16172584
MN161725845DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8193 9755 8980

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সৌমেন বনিক
SOU MEN BANIK
পিতা : গোপী নাথ বনিক
Father : GOPI NATH BANIK
জন্ম সাল / Year of Birth : 1997
পুরুষ / Male



8193 9755 8980

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

আধার সারা দেশে মান্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government and Non-Government services in future.

16172584



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৬- ১, এ ভি এল রোড, পর্ণশ্রী,
পর্ণশ্রীপল্লী, কোলকাতা, পশ্চিমবঙ্গ,
৭০০০৬০

Address:
16/1, A V L ROAD,
PARNASHREE, Parnasree
Pally S.O, Parnasree Pally,
Kolkata, West Bengal,
700060



1037
1800 102 1947



help@uktal.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru 560 001

Soumen Banik



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EZAPD4955G



नाम / Name
PRITAM DHAR

पिता का नाम / Father's Name
PRATAP DHAR

जन्म की तारीख
Date of Birth
25/08/1999

Pritam Dhar
12102018
Signature

12102018

इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टीरलिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@nsdl.co.in

Pritam Dhar





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Handwritten text, likely a date or reference number, located in the lower right quadrant of the page.

Handwritten text, likely a date or reference number, located in the lower right quadrant of the page.

Handwritten text, likely a date or reference number, located in the lower right quadrant of the page.

Handwritten text, likely a date or reference number, located in the lower left quadrant of the page.



ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No. : 1040/20058/42497

To
PRITAM DHAR
16/1
A V L ROAD
PARNASHREE
Parnasree Pally S.O
Parnasree Pally, Kolkata
West Bengal - 700060

11/01/2013

KL172456217DF

17245621



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2673 2444 3453

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



প্রিতাম ধর
PRITAM DHAR
পিতা: প্রতাপ ধর
Father : Pratap Dhar

জন্ম তারিখ/Year of Birth: 1999
পুরুষ/Male

2673 2444 3453



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

দ্রষ্টব্য : শিশু 15 বছর বয়স প্রাপ্ত হলে বায়োমেট্রিক
বিশিষ্টতার অবশ্যই নবীকরণ করাবেন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

Note: Children on attaining 15 years of age
need to update biometric information.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির
সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government
and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: ১৬-১, এ.ভি.এল. রোড, পর্ণাশ্রী
পর্ণাশ্রী পল্লী, কলকাতা, পশ্চিমবঙ্গ
৭০০০৬০

Address: 16/1, A V L ROAD,
PARNASHREE, Parnasree
Pally S.O, Parnasree Pally,
Kolkata, West Bengal,
700060

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Pritam Dhar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBI BANIK

GOPAL KRISHNA DHAR

18/04/1973

Permanent Account Number

AJRPB6932G

SUBI BANIK

Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTI TSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा यूनिट, UTI TSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर
नवी मुंबई - 400 614

Subi Banik

1. Name: _____
 2. Address: _____
 3. Date: _____
 4. Signature: _____
 5. Stamp: _____
 6. Photo: _____
 7. Remarks: _____
 8. Remarks: _____
 9. Remarks: _____
 10. Remarks: _____
 11. Remarks: _____
 12. Remarks: _____

Handwritten text

1. Name: _____
 2. Address: _____
 3. Date: _____
 4. Signature: _____
 5. Stamp: _____
 6. Photo: _____
 7. Remarks: _____
 8. Remarks: _____
 9. Remarks: _____
 10. Remarks: _____
 11. Remarks: _____
 12. Remarks: _____



ভারত সরকার

Unique Identification Authority of India
Government of India

তথ্য: 1201/2013 Enrollment No. : 1040/20058/42493

To
SUBI BANIK
16/1
AV L ROAD
PARNASHREE
Parnasree Pally S.O
Parnasree Pally, Kolkata
West Bengal - 700060

KL17245686DF

17245686



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9595 8837 1949

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

সুবি বানিক
SUBI BANIK

পিতা: গোপাল কৃষ্ণা ধার

Father : GOPAL KRISHNA DHAR

জন্ম: 1973

লিঙ্গ: Female

9595 8837 1949



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয় প্রদান
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: 16/1, AV L ROAD,
পার্নাশ্রী, পর্ণাসরী পল্লী
700060

Address: 16/1, AV L ROAD,
PARNASHREE, Parnasree
Pally S.O, Parnasree Pally,
Kolkata, West Bengal,
700060

1947
1800 150 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

আধার সারা দেশে মান্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির
সহায়ক হবে।

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government
and Non-Government services in future.

Subi Banik




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 ROQ2054443



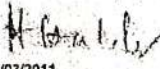
নির্বাচকের নাম : সৌরভ বণিক
 Elector's Name : Sourav Banik
 পিতার নাম : গোপী নাথ বণিক
 Father's Name : Gopi Nath Banik
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ : 18/02/1992
 Date of Birth : 18/02/1992

Sourav Banik

ROQ2054443

ঠিকানা:
 16/1, অভয় বিদ্যালঙ্কা রোড, কলকাতা, বেহালা, দক্ষিণ
 ২৪ পরগণা-700060

Address:
 16/1, ABHAY BIDYALANKA ROAD,
 KOLKATA, BEHALA, SOUTH 24
 PARGANAS-700060




Date: 27/03/2011
 154-বেহালা পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 154-Behala Paschim Constituency

যিকোনু পরিবর্তন হলে মূল বিবরণীর জোরে নিচে বাক্সে পূরণ করে এবং
 সংশ্লিষ্ট নতুন নথি পরিচালনা পর্ষদের জন্য দাখিল করে এই
 পরিচয়পত্র নবায়ন করা হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT
SOURAV BANIK
GOPI NATH BANIK
18/02/1992
Permanent Account Number
BKGPB1045K
Sourav Banik
Signature

भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खतरे/पाने पर कृपया सूचित करें/लौटायें :
आयकर पैन सेवा यूनिट, UTITSI
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Sourav Banik



GOVERNMENT OF INDIA
भारत सरकार



ভারত সরকার

Government of India

চালিকাভুক্তির আই ডি/Enrollment No.: 1040/20058/42494

To
সৌরভ বনিক
Sourav Banik
16/1 A V L ROAD
PARNASHREE Parnasree Pally S O
Parnasree Pally Kolkata
West Bengal 700060

6487907
MN064879074DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5889 9951 1152

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সৌরভ বনিক
Sourav Banik
পিতা : গোপী নাথ বনিক
Father : GOPI NATH BANIK
জন্ম সাল / Year of Birth : 1992
বুরুষ / Male



5889 9951 1152

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মিলে।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

6487907



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১৬- ১, এ ভি এল রোড, পর্ণশ্রী,
পর্ণশ্রীপল্লী, কোলকাতা, পশ্চিমবঙ্গ,
700060

Address:
16/1, A V L ROAD,
PARNASHREE, Parnasree
Pally S.O, Parnasree Pally,
Kolkata, West Bengal,
700060

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1947
Bangalore-560 001

Sourav Banik





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

Query No / Year	2001176758/2021	Office where deed will be registered
Query Date	23/07/2021 10:49:50 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Asim Mukhopadhyay Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830020398, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 1,90,00,000/-	Rs. 1,90,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 9,50,020/- (Article:23)	Rs. 1,90,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 5000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road(Behala), Road Zone : (Banamali Naskar Road – On wards) , , Premises No: 33, , Ward No: 132, Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha	1,40,00,000/-	1,40,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				9.9Dec	140,00,000 /-	140,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2032 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1016 Sq Ft., Residential Use, Marble Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1016 Sq Ft., Residential Use, Marble Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total : 2032 sq ft			50,00,000 /-	50,00,000 /-	



Query No: 2001176758 of 2021, Printed On : Jul 23 2021 10:49PM, Generated from wbregistration.gov.in

Pritha Dhar

Sanku Dasgupta

Souvik Banik

Somen Banik

Sonar Banik

AS- 1 of 3



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Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Arup Mukhopadhyay Son of Pritimoy Mukhopadhyay, 35/1, Banerjee Para Road, City:- P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AGxxxxxx0D, Aadhaar No.: 49xxxxxxx9406, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mrs Subi Banik Wife of Mr Gopi Nath Banik, 16/1, A.V.L. Road, Parnasree Pally, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700060 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJxxxxxx2G, Aadhaar No.: 95xxxxxxx1949, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Sourav Banik Son of Mr Gopi Nath Banik, 16/1, A.V.L. Road, Parnasree Pally, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BKxxxxxx5K, Aadhaar No.: 58xxxxxxx1152, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr Soumen Banik Son of Mr Gopi Nath Banik, 16/1, A.V.L. Road, Parnasree Pally, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CKxxxxxx7J, Aadhaar No.: 81xxxxxxx8980, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mr Pritam Dhar Son of Mr Pratap Dhar, 16/1, A.V.L. Road, Parnasree Pally, City:- P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. EZxxxxxx5G, Aadhaar No.: 26xxxxxxx3453, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr Bikram Roy Son of Mr Swaraj Roy Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Arup Mukhopadhyay, Mrs Subi Banik, Mr Sourav Banik, Mr Soumen Banik, Mr Pritam Dhar



Query No: 2001176758 of 2021, Printed On : Jul 23 2021 10:49PM, Generated from wbregistration.gov.in



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Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arup Mukhopadhyay	Mrs Subi Banik-2.475 Dec, Mr Sourav Banik-2.475 Dec, Mr Soumen Banik-2.475 Dec, Mr Pritam Dhar-2.475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arup Mukhopadhyay	Mrs Subi Banik-508 Sq Ft, Mr Sourav Banik-508 Sq Ft, Mr Soumen Banik-508 Sq Ft, Mr Pritam Dhar-508 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 22-08-2021) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 22-08-2021)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 2001176758 of 2021, Printed On : Jul 23 2021 10:49PM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1607-08819/2021	Date of Registration	09/08/2021
Query No / Year	1607-2001176758/2021	Office where deed is registered	1607-2001176758/2021
Query Date	23/07/2021 10:49:50 PM		
Applicant Name, Address & Other Details	Asim Mukhopadhyay Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830020398, 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. 1,90,00,000/-	Rs. 1,90,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 9,50,020/- (Article:23)	Rs. 1,90,014/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



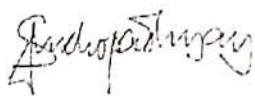
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road(Behala), Road Zone : (Banamali Naskar Road -- On wards) , , Premises No: 33 , Ward No: 132 Pin Code : 700034

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	6 Katha	1,40,00,000/-	1,40,00,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				9.9Dec	140,00,000 /-	140,00,000 /-	







Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2032 Sq Ft.	50,00,000/-	50,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1016 Sq Ft., Residential Use, Marble Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1016 Sq Ft., Residential Use, Marble Floor, Age of Structure: 37 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2032 sq ft	50,00,000 /-	50,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arup Mukhopadhyay Son of Pritimoy Mukhopadhyay Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
	09/08/2021	LTI 09/08/2021	09/08/2021	
35/1, Banerjee Para Road, City:- , P.O:- Parnasree, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AGxxxxxx0D, Aadhaar No: 49xxxxxxxx9406, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Subi Banik Wife of Mr Gopi Nath Banik Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
	09/08/2021	LTI 09/08/2021	09/08/2021	
Wife of Mr Gopi Nath Banik Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2G, Aadhaar No: 95xxxxxxxx1949, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Sourav Banik (Presentant) Son of Mr Gopi Nath Banik Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office			
	09/08/2021	LTI 09/08/2021	09/08/2021	
Son of Mr Gopi Nath Banik Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx5K, Aadhaar No: 58xxxxxxxx1152, Status :Individual, Executed by: Self, Date of Execution: 09/08/2021 , Admitted by: Self, Date of Admission: 09/08/2021 ,Place : Office				

On 09-08-2021

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

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

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

Presented for registration at 13:30 hrs on 09-08-2021, at the Office of the A.D.S.R. BEHALA by Mr Sourav Banik , 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 1,90,00,000/-

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

Execution is admitted on 09/08/2021 by 1. Mr Arup Mukhopadhyay, Son of Pritimoy Mukhopadhyay, 35/1, Banerjee Para Road, P.O: Parnasree, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 2. Mrs Subi Banik, Wife of Mr Gopi Nath Banik, 16/1, A.V.L. Road, Parnasree Pally, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 3. Mr Sourav Banik, Son of Mr Gopi Nath Banik, 16/1, A.V.L. Road, Parnasree Pally, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 4. Mr Soumen Banik, Son of Mr Gopi Nath Banik, 16/1, A.V.L. Road, Parnasree Pally, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business, 5. Mr Pritam Dhar, Son of Mr Pratap Dhar, 16/1, A.V.L. Road, Parnasree Pally, P.O: Parnasree Pally, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Business

Indetified by Mr Bikram Roy, , Son of Mr Swaraj Roy, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,90,014/- (A(1) = Rs 1,90,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2021 9:33PM with Govt. Ref. No: 192021220046014961 on 06-08-2021, Amount Rs: 1,90,014/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 65569505 on 06-p8-2021, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,50,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 9,45,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18, Amount: Rs.5,000/-, Date of Purchase: 02/08/2021, Vendor name: Bidyuit Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/08/2021 9:33PM with Govt. Ref. No: 192021220046014961 on 06-08-2021, Amount Rs: 9,45,020/-, Bank: ICICI Bank (ICIC00000006), Ref. No. 65569505 on 06-08-2021, Head of Account 0030-02-103-003-02


Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



1607008834

Government of West Bengal
Office of the A.D.S.R. BEHALA, District: South 24-Parganas
W.B. FORM NO. 1504

Query No / Year	16072001176758/2021	Serial No/Year	1607008834/2021
Transaction id	0001497959	Date of Receipt	09/08/2021 2:15PM
Deed No / Year	I - 160708819 / 2021		
Presentant Name	Mr Sourav Banik		
Seller	Mr Arup Mukhopadhyay		
Buyer	Mrs Subi Banik, Mr Sourav Banik, Mr Soumen Banik, Mr Pritam Dhar		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 1,90,00,000/-	Market Value	Rs. 1,90,00,000/-
Stamp Duty Paid	Rs. 5,000/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	450/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	Bidyuit Kr Saha	18	02/08/2021	5,000/-

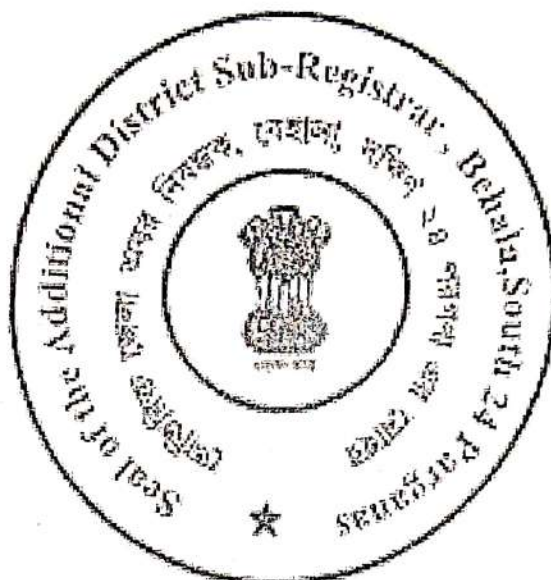
Other Fees Paid (Break up as below)

		Amount in Rs.
By Cash		
Standard User Charge		450/-
Requisition Form Fee		50/-

*Total Amount Received by Cash Rs. 500/-

(Sandip Biswas)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BEHALA

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2021, Page from 322166 to 322219
being No 160708819 for the year 2021.



Digitally signed by SANDIP BISWAS
Date: 2021.08.16 16:50:50 +05:30
Reason: Digital Signing of Deed.

(Sandip Biswas) 2021/08/16 04:50:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)