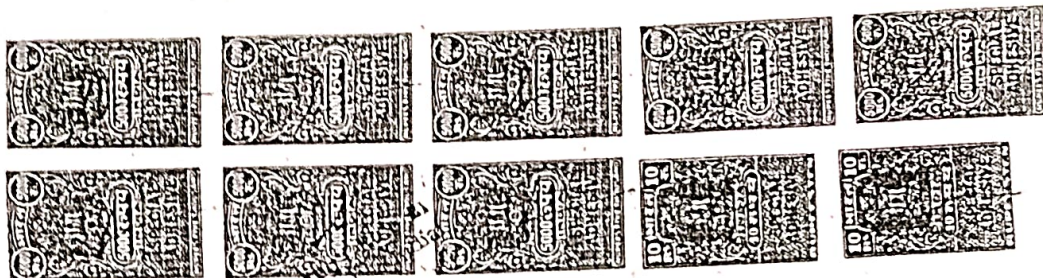


P. 1.


$$M.V = 141$$

2354

A-15389
7

STAMP AFFIXED BY

STANT SUPERINTENDING
KOLKATA COLLECTORATE

DEED OF CONVEYANCE

Jordan Puz
2311
14.00.000

THIS DEED OF INDENTURE made this the 21st Day of OCTOBER

TWO THOUSAND THREE

BETWEEN

✓
P SMT. RINA BHATTACHARJEE, wife of Late Sushil Chandra Bhattacharjee,

by reiligion - Hindu, by profession - House wife, residing at

ground floor of premises no.14, North Road, Jadavpur, Kolkata - 700032,

Police Station – Jadavpur, District – South 24-Parganas, hereinafter called and

Bhambra - 1405
 20,000/- + 4000/- + 4000/- = 1,00,000/-
 20,000/- In Bank
 Draft No. 447431 18/11/05
 447432
 447433
 Student Photo x 2
 A/1 1868

21 1869

Adm

3

referred to as the VENDOR (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, executors, administrator, legal representatives and assigns) of the ONE PART.

AND

SRI SUDIP BHATTACHARJEE, son of Late Keshabananda Bhattacharjee and Smt Rekha Bhattacharjee, by religion – Hindu, by profession – Business, residing at 14, North Road, (1st Floor) Jadavpur, Kolkata – 700032, Police Station – Jadavpur. District – South 24-Parganas hereinafter called & referred to as the PURCHASER (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS mother of Vendor, Smt Kanak Prava Chakravorty since deceased, during her life time in the year 1956 , purchased a plot of land being premises no. 14, North Road, Jadavpur, Kolkata – 700032 measuring more or less 7 cottahs 13 Chittaks 20 square feet by virtue of a Registered Deed of Conveyance duly registered with the office of the District Registrar at Alipore and recorded in Book No. 1, Volume No.12 from pages 134 to 136 as being

Adm.

4

No. 216 for the year 1956.

AND WHEREAS while the said Kanak Prava Chakravorty was in possession of the said entire land measuring more or less 7 Cottahs 13 Chittaks 20 Square feet as its rightful owner without any hindrance from all corner sold out more or less 3 ¼ Cottahs of land out of the land above and thereby thus said Kanak Prava Chakravorty remained the owner of ALL THAT more or less 4 Cottahs 9 Chittaks 20 square feet of land whereupon she by erecting a Brick built one storied building in the year 1960, had been residing with her family members.

AND WHEREAS on 27.12.1982. said Kanak Prava Chakravorty while in peaceful enjoyment of the said single storied building being premises no. 14, North road, Jadavpur, Kolkata - 700032 sold, conveyed and transferred entire roof of the said single storied building together with right to use surrounding land measuring 2 (two) Cottahs 2 (two) Chittaks 20 (Twenty) square feet for a very specific purpose mentioned in the said deed of conveyance to her eldest daughter, Smt Rekha Bhattacharjee, mother of present purchaser for a valuable consideration mentioned therein. Said deed of conveyance was registered with the office of the District Registrar at Alipore and recorded in Book No. 1, Volume no. 425 from pages 74 to 83 as Being No. 16926 for the year 1982.

Handwritten signature or initials.

4

No. 216 for the year 1956.

AND WHEREAS while the said Kanak Prava Chakravorty was in possession of the said entire land measuring more or less 7 Cottahs 13 Chittaks 20 Square feet as its rightful owner without any hindrance from all corner sold out more or less 3 1/4 Cottahs of land out of the land above and thereby thus said Kanak Prava Chakravorty remained the owner of ALL THAT more or less 4 Cottahs 9 Chittaks 20 square feet of land whereupon she by erecting a Brick built one storied building in the year 1960, had been residing with her family members.

AND WHEREAS on 27.12.1982. said Kanak Prava Chakravorty while in peaceful enjoyment of the said single storied building being premises no. 14, North road, Jadavpur, Kolkata - 700032 sold, conveyed and transferred entire roof of the said single storied building together with right to use surrounding land measuring 2 (two) Cottahs 2 (two) Chittaks 20 (Twenty) square feet for a very specific purpose mentioned in the said deed of conveyance to her eldest daughter, Smt Rekha Bhattacharjee, mother of present purchaser for a valuable consideration mentioned therein. Said deed of conveyance was registered with the office of the District Registrar at Alipore and recorded in Book No. 1, Volume no. 425 from pages 74 to 83 as Being No. 16926 for the year 1982.

Handwritten signature or initials.

5

AND WHEREAS said Rekha Bhattacharjee, by erecting another floor i.e. 1st floor over the roof of the said residential building of Smt. Kanak Prova Chakraborty, has been enjoying her portion together with proportionate share of land underneath and the land surrounding the existing building in accordance with the specification mentioned in the said Deed of Conveyance by mutating her name with the Kolkata Municipal Corporation.

AND WHEREAS on 21.01.1983 said Smt Kanak Prova Chakraborty, the mother of Vendor herein conveyed and transferred by a registered Deed of Gift executed in favour of Vendor herein, her remaining property, that is to say entire ground floor together with proportionate land underneath and right to enjoy the surrounding land without creating any obstruction to her eldest daughter, Smt. Rekha Bhattacharjee to whom she sold, conveyed and transferred by way of sell entire roof with right to use self same surrounding land of the building within the premises being premises no. 14, North Road, Kolkata - 700 032, P.S. Jadavpur. Said Deed of Gift was registered with the office of the District Sub-Registrar, at Alipore and recorded in Book No. 1. Volume no. 30 from pages 189 to 197 as being no. 896 for the year 1983.

AND WHEREAS thereby thus the Vendor, herein became the absolute owner

C
Rakha

6

and possessor or otherwise well and sufficiently entitled to ALL THAT ground floor of the building and proportionate share of land underneath and user of land surrounding the building as per prescription specified in the said Deed of Gift, which for the sake of brevity, more fully and specifically mentioned in the SCHEDULE hereunder written and hereinafter referred to as the said property.

AND WHEREAS the VENDOR by mutating her name with the Kolkata Municipal Corporation has been paying the rents, rates and taxes therefor and has been enjoying the said property without any hindrance from any corner whatsoever till date, as its rightful undisputed owner and has been enjoying the surrounding vacant land of the building, strictly in accordance with the provisions, as incorporated in the said deed of gift, being deed no. 896 for the year 1983 and those mentioned in the purchase deed of her eldest sister, Smt. Rekha Bhattacharjee mentioned herein above.

AND WHEREAS with reference to aforesaid two Deed, that is purchase Deed No. 16926 of 1982 of Smt. Rekha Bhattacharjee and Gift Deed in favour of Vendor herein being Deed no. 896 of 1983, the vendor has the right to sell entire ground floor and proportionate share in land underneath the building and



7

proportionate $\frac{1}{2}$ share of the land surrounding the building as according to stipulation mentioned in the Deed of Smt. Rekha Bhattacharjee and that of vendor, said Smt. Rina Bhattacharjee has and do possess the right to use and enjoy the vacant land surrounding the building, strictly for a specific purpose only.

AND WHEREAS the vendor has been residing herein Kolkata alone, as her both sons are settled in U.S.A., as such the vendor decided to settle herself near to her elder brother, who is residing at Faridabad, within the state of Haryana but near to New Delhi and as such in consultation with her sons decided to sell and transfer the schedule property, being the ground floor of premises no. 14, North Road, Jadavpur, Kolkata – 700032, P.S. Jadavpur together with proportionate land underneath the building and surrounding the building at or for the price of Rs. 14,00,000/- (Rupees Fourteen Lacs) only, which is free from all encumbrances and as the mother of the purchaser has the first right to purchase the said property, was offered by issuing a notice dated 21.08.2003., sent under registered cover to which the said Rekha Bhattacharjee agreed to purchase the said property mentioned in the schedule hereunder written in the name of her son Sri Sudip Bhattacharjee, the purchaser herein at or for a price

C
12/9.

8

of Rs. 14,00,000/- (Rupees Fourteen Lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 14,00,000/- (Rupees Fourteen Lacs) only of true and lawful money of the Union of India in hand of the Vendor well and truly paid by the purchaser at or before the execution of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the payment of the sum and every part thereof doth hereby acquit release and forever discharge the purchaser and the said land messuage, hereditaments and premises conveyed hereby and every part thereof) she, the vendor, doth hereby grant transfer, sell, convey, assign and assure unto the purchaser free from all encumbrances ALL THAT ground floor brick built building together with the piece or parcel of revenue paying land thereunto belonging whereon the same is erected and built containing by measurement an area of 1600 square feet, be the same a little more or less comprised in and being the premises no. 14, North Road, Jadavpur, Kolkata - 700032, police station - Jadavpur (formerly Tollygunje, sub-registry now A.D.S.R. at Alipore within the Municipal


A.D.S.R.

9

limits of ward no. 93 of the Kolkata Municipal Corporation bearing KMC
Assessee No.21 - 093 - 07 - 0037 - 0 in the District of South 24-Parganas more
fully and particularly mentioned and described in the schedule hereunder written,
delineated in the plan annexed hereto bordered in red herein after referred to as
"the said land messuage hereditaments and premises OR HOWSOEVER the said
land, messuage, hereditaments and premises now are or is or at any time hereto
fore were or was situated, butted and bounded known numbered called described
or distinguished TOGETHER WITH ALL AND SINGULAR all outhouses,
edifices, erections, walls, structures, fixtures, courtyards, areas, compounds
and ground and soil thereof sewers, drains, ways, paths, passages, water, water
courses, lights, rights, benefits, liberties, easements, privileges, profits,
advantages and appurtenances whatsoever thereto belonging to or in any way
appertaining to or with the same or any part thereof now are or at any times
heretofore were held used, occupied or enjoy therewith or reputed to belong or
deemed taken or known as part and parcel or member thereof or appurtenant
thereto with their and every or the appurtenances AND THE REVERSION
AND REVERSIONS REMAINDER AND REMAINDERS AND THE
RENTS ISSUES AND PROFITS of and from the said land, messuage,

[Handwritten signature]

10

hereditaments and premises hereby granted transferred sold conveyed,
assigned and assured or intended so to be and every part thereof AND ALL
THE ESTATE RIGHT TITLE INTEREST INHERITANCE USE TRUST
POSSESSION PROPERTY CLAIM AND DEMAND whatsoever both at law
and in equity of the Vendor into and upon the said land messuage,
hereditaments and premises hereby granted transferred sold conveyed assigned
and assured or intended so to be AND ALSO to deliver ALL DEEDS
PATTAS MUNIMENTS WRITINGS AND EVIDENCES OF TITLE
whatsoever relating to or concerning the said premises no. 14, North Road,
Kolkata-700 032 or and part thereof which now are or is at any time
here to before were or was or may be in the custody possession or power of
the Vendor or of any person or persons from whom the Vendor can or may
procure the same without any action or suit at law and in equity to the
Purchaser TO HAVE AND TO HOLD the said land, messuage, hereditaments
and premises hereby granted transferred sold conveyed, assigned and assured
or expressed or intended so to be unto and to the use of the Purchaser
absolutely and forever for a perfect and indefeasible estate of inheritance in fee
simple in possession without any manner of condition use trust of other

L
R.D.

11

impediments whatsoever to alter defeat encumber or make void the same AND the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed matter assurance or thing whatsoever by the Vendor made done executed occasioned or suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said land, messuage, hereditaments and premises hereby granted transferred sold conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of hindrance lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim from under or trust for the VENDOR AND that free and clear and freely and clearly and absolutely acquitted exonerated or discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all and all manner of former or other estate encumbrances, claims, demands, charges, liens, lispensens, debts and attachments whatsoever had made done executed occasioned or suffered by the Vendor or any person or persons claiming or to claim from through under or in

Red.

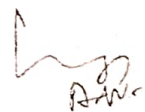
12

trust for the Vendor into and upon the said land, messuage, hereditaments and premises hereby granted transferred sold conveyed assigned and assured or expressed or intended so to be unto and to the use of Purchaser for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber of make void the same AND that notwithstanding any such act deed matter or thing whatsoever as aforesaid vendor has now in herself good right, full power and absolute authority to grant, transfer, sell convey, assign and assure by these presents the said land, messuage, hereditaments and premises hereby granted, transferred, sold, conveyed, assigned assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid AND that the purchaser shall and may from time to time and at all times hereafter peaceably and quietly possess and enjoy the said land, messuage, hereditaments and premises here by granted, transferred, sold, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the purchaser in manner aforesaid and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by he vendor or any person or persons lawfully or equitably claiming or to claim from under or in trust for the vendor



13

AND that free and clear freely and clearly and absolutely acquitted exonerated discharged or otherwise by the vendor well and sufficiently saved, defended, kept, harmless and indemnified of from and against all and all manner of former or other estates, right, title, leases, mortgages, charges, trusts, wakfs, debutters, attachments, lis pendenses, claims, demands and encumbrances whatsoever made done occasioned or suffered by the vendor or any person or persons lawfully or equitably claiming or to claim by from through under or in trust for the vendor AND further that the vendor and all persons having or lawfully claiming any estate right title, interest whatsoever in the said land, messuage, hereditaments and premises hereby granted, transferred, sold, conveyed, assigned and assured or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done and executed all deeds, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said land messuage, herditaments and premises hereby granted, transferred, sold, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of purchaser in manner aforesaid as shall



14

or may be reasonably required.

AND the purchaser shall remain covenant with his mother Smt. Rekha Bhattacharjee forever, in respect of declaration that are incorporated in the Gift and Sale Deed referred herein above of vendor herein to the extent of user of surrounding land wherever said Smt Rekha Bhattacharjee and her legal heirs will have the same right as that of the purchaser in common for all time to come henceforth and any attempt otherwise by the purchaser in future shall be treated as null and void by all the courts of law.

SCHEDULE ABOVE REFERRED TO

ALL THAT entire ground floor of two storied building measuring 1600 square feet more or less over the land measuring more or less 4 (four) Cottahs 9 (nine) Chittaks & 20 (Twenty) Square feet together with proportionate land underneath the building along with other common rights of easement over the common areas surrounding the existing two storied building including pathways leading to main gate to the west of the premises lying and situated at 14, North Road, Jadavpur, Kolkata - 700032, Police Station - Jadavpur, District - 24 Parganas South and under the ward No. 93 of the Kolkata Municipal Corporation delineated in the plan

Handwritten signature
Adv.

15

annexed hereto bordered in RED butted and bounded in the manner following,

that is to say :

ON THE NORTH : Premises No. 14A, North Road

ON THE EAST : Premises No.6B, North Road

ON THE WEST : K.M.C. Road

ON THE SOUTH : Premises No. 13B, Central Road.

ASSESSEE NO. OF WHICH IS: 21 - 093 - 07 - 0037 - 0

IN WITNESS WHEREOF the Vendor and Purchaser hereto and hereunto set

and subscribed their hands and seal the day month and year first above written.

SIGNED, SEALED AND DELIVERED

By the parties in presence of :

1. Bhattacharjee

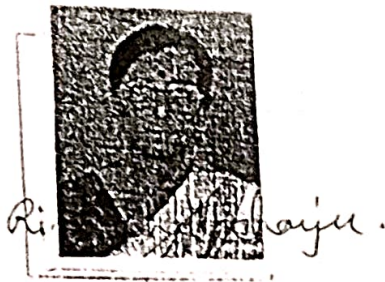
Mr. Arup Bhattacharjee
14, North Road (First Floor)
Kolkata - 700032

Rina Bhattacharjee
SIGNATURE OF VENDOR

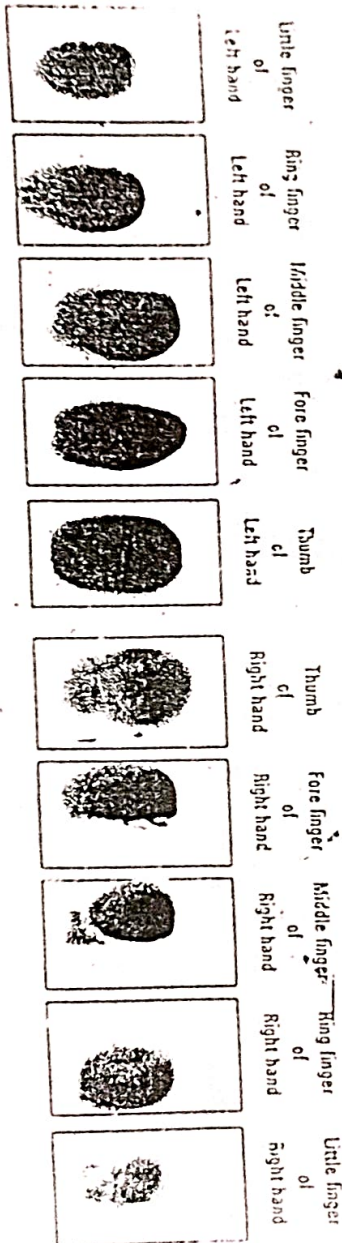
Sudip Bhattacharya
SIGNATURE OF PURCHASER

2. Bhattacharjee
Mr. Santanu Bhattacharjee
14, North Road (Ground Floor)
Kolkata - 700032

Arup



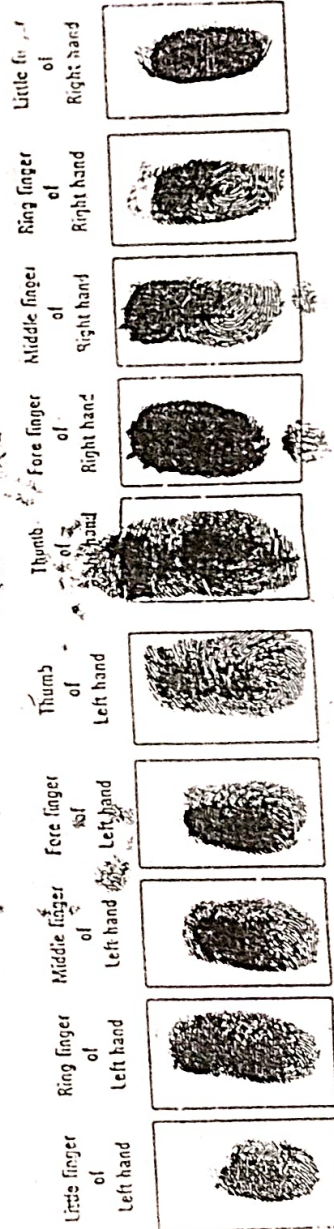
16



Attested the finger prints

Rina Bhattacharya

Signature



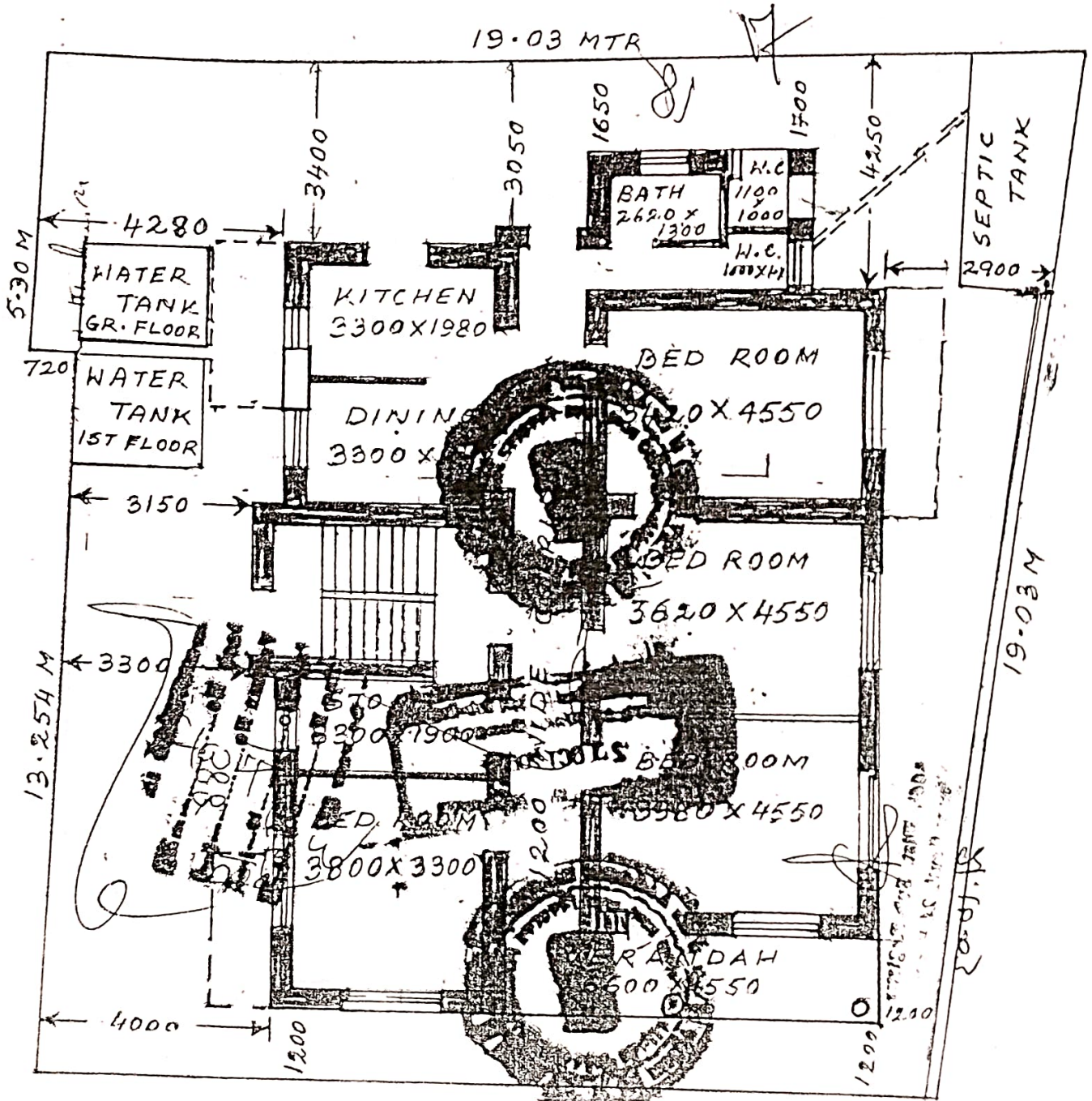
Attested the finger prints

Sandip Bhattacharya

Signature

GROUND FLOOR PLAN OF PREMISES NUMBER
14, NORTH ROAD; JADAVPUR; KOLKATA-700032.

KMC WARD NO: 93 ; BUILTUP AREA-1600 Sqft. (approx)



3.658 METER WIDE ROAD

19

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchaser the within mentioned sum of Rs.14,00,000/- (Rupees Fourteen Lacs) only being the full and final consideration of these presents in the following manner:

1. By A/C. Payee cheque of Canara Bank
*Being cheque no 878471 dt 13.09.203. for Rs.2,00,000/=
2. By A/C. Payee DD of Canara Bank, Jadavpur
Br. Bearing No.134192 dt.17.10.2003. for Rs.7,00,000/=
3. Standard Chartered Bank's Pay order
dt. 20.10.03 No. 571454 Rs. 5,00,000/-

Total Rs.14,00,000/=

(Rupees Fourteen Lacs Only)

In presence of:

1. ABhattacharjee

Mr. Arup Bhattacharjee
14, North Road (First floor)
Kolkata - 700032

2. S. Bhattacharjee

Mr. Santanu Bhattacharjee
14, North Road, (Ground Floor)
Kolkata - 700032

Rupee Bhattacharjee
SIGNATURE OF VENDOR

S. Bhattacharjee
SIGNATURE OF PURCHASER

Drafted by:

Satyendra Misra
Mr. S. Debray
Advocate

W.B./439/1986.

Computer Print by :

ABhattacharjee

0544563 THE KOLKATA MUNICIPAL CORPORATION

AS-0544563

DEPARTMENT ASSESSMENT COLLECTION

RECEIPT 008812

DATE 07/05/2024 TIME 1:27:50

UNIT ZONE BOROUGH:

OPERATOR 3323

COUNTER

WARD: 093

PARTHA BHATTACHARJEE

PARTICULARS: PROPERTY TAX
PD) PAYMENT

COLLECTION CENTRE 31 (BAGHA JATIN (CSC))

Assessee No. 0210930700370

Premises and Street: 14, JADAVPUR NORTH ROAD

Mailing Address: 14, JADAVPUR NORTH ROAD.

KOLKATA-700032

Pin Code: 700032

Owner: SUDIP BHATTACHARJEE

Qtr	Rebate(Rs.)	Penalty(Rs.)	Interest(Rs.)	Payable(Rs.)
1/2024-2025	25.90	0.00	0.00	492.00
2/2024-2025	51.80	0.00	0.00	466.00
3/2024-2025	51.80	0.00	0.00	466.00
4/2024-2025	51.80	0.00	0.00	466.00

** TOTAL AMOUNT PAID :Rs.1890.00

** AMOUNT IN WORDS : Rupees One Thousand Eight Hundred Ninety only

Mode Chq/DD No Chq/DD Date Bank Name Branch Name
CASH

Amount(Rs.)
1890.00

TREASURER

E. and O.E.

SIGNATURE OF OPERATOR



*Please do not fold & put any mark on BARCODE

PROPERTY TAX BILL 2024-2025



FOR THE PROPERTY TAX & HOWRAH BRIDGE TAX UNDER THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 & THE HOWRAH BRIDGE ACT, 1926

WARD SRL: 093/03334 PHASE SRL: H31034
ASSEESSEE NO.: 21-093-07-0037-0

NATHI NO.:

MAIL TO:
14, JADAVPUR NORTH ROAD,
KOLKATA- 700 032

RECORDED OWNER / PERSON LIABLE TO PAY TAX

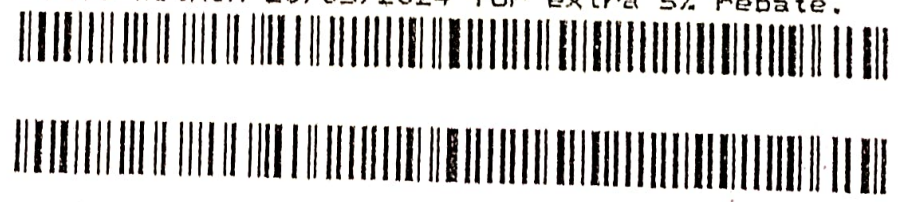
SUDIP BHATTACHARJEE.



PREMISES NO./HUT NO.
14 JADAVPUR NORTH ROAD

QTR.	1/24-25	2/24-25	3/24-25	4/24-25
Presentation Date	29/04/2024	22/07/2024	11/11/2024	22/01/2025
Rebate allowed upto	20/05/2024	12/08/2024	02/12/2024	12/02/2025
ANNUAL VALUATION (Rs.)	DATE OF EFFECT	Qtrly. Gross Amt. (Rs.)	Qtrly. H.B. Tax (Rs.)	Qtrly. Surcharge (Rs.)
58720	01/04/2017	518	36.7	0.0
QUARTERLY CHARGES (Rounded off to the nearest Rupee)				
Total Amount Payable (Rs.)		Rebate Amount @5% (Rs.)		Net Amount Payable (Rs.)
518		25.9		492

Pay RS. 1890 within 20/05/2024 for extra 5% rebate.



OUTSTANDING DUES AS ON 31-03-2024 (Ignore, if paid)			Other UNPAID Fresh/Suppl Demand issued till 30-03-24 (Gross Amount)	AVAILABLE SUSPENSE AS ON 31-03-2024
PRINCIPAL	PENALTY **	INTEREST		
NIL	NIL	NIL	NIL	NIL

** 99% Penalty will be waived, if total O/s dues are cleared at a time

MUNICIPAL COMMISSIONER

ALL BILL (PD / PS / Outstanding) can be paid online through Portal
<https://www.kmcgov.in> (Make online Payment > Property Tax > All Bill)
AV and Tax Ceeping in UAA System are subject to application & final determination by KMC, as applicable

Please see overleaf for more information • Always provide mobile No. of Recorded Owner/Person Liable to Pay Tax while making payment of Property Tax • Please do not fold or put any mark

For more information • Always provide mobile No. of Recorded Owner/Person Liable to Pay Tax while making payment of Property Tax • Please do not fold or put any mark on this bill