

68/2/2018

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पश्चिम बंगाल WEST BENGAL

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

AA 655676

SALE DEED

District Sub-Register
Howrah

District Sub-Registrar-II
Howrah

21 DEC 2018

THIS DEED OF SALE is made on this the 19th day of December Two Thousand Eighteen (2018) BETWEEN (1) SMT. GAYATRI MUKHERJEE (NEE BANDYOPADHYAY), PAN No. BVUPM5147G, wife of Sri Subhabrata Mukherjee, by faith- Hindu, by occupation- House wife residing at Uttar Baksara Green Park, P.O.- Baksara, Pin Code- 711110, P.S. Santragachi (old- Jagacha) , District- Howrah , (2) SMT. TAPASI MUKHERJEE , PAN No. BOMPM7273J, wife of Subrata Mukherjee, by faith- Hindu, by occupation- House wife, residing at 6, Nabanagar Road, Ueliaghata, P.O.-

Nabanagar, Pin Code- 743136, P.S.- Bijpur, District- North
24 Parganas, (3) **SMT.MANASHI MUKHERJEE** PAN No.
BVUPM5143C, wife of Sri Swapan Kumar Mukherjee, by
faith- Hindu, by occupation- House wife, presently residing
at Flat No. A/301, Building No.29, , Manish Rose, CHS Manis
Nagar, Four Bunglows, P.O. Azad Nagar, Pin Code- 400053,
P.S. D.N.Nagar (Andheri), District- Mumbai, Maharashtra, (4)
SRI AMITAVA GUPTA , PAN No.AOVPG7833C, son of Samir
Gupta, by faith- Hindu, by occupation- Service, residing at
12,D.D.G. 3rd Bye Lane, Palpara, Sitalatala, P.O. Baksara, Pin
Code- 711110, P.S.Santragachi (old-Jagacha), District-
Howrah, (5) **MINOR MASTER ANKUSH GUPTA** Son of Late
Arindam Gupta, by faith- Hindu, by occupation- Student,
residing at 12,D.D.G. 3rd Bye Lane, Palpara, Sitalatala, P.O.
Baksara, Pin Code- 711110, P.S.Santragachi (old- Jagacha),
District- Howrah, being represented by his mother and
natural guardian and self (6) **SMT.KARUNA GUPTA** , PAN
No. AZZPG7083M , wife of Late Arindam Gupta, by faith-
Hindu, by occupation- House wife, residing at 12,D.D.G. 3rd
Bye Lane, Palpara, Sitalatala, P.O. Baksara, Pin Code-
711110, P.S.Santragachi (old- Jagacha), District- Howrah (7)

3

SMT. ESHA MUKHERJEE, PAN No. BXDPM2035A, wife of Sri Tarun Mukherjee, by faith- Hindu, by occupation- House wife, residing at 46, L.M.C.Sarani, P.O.- Baksara, Pin Code- 711110, P.S.Santragachi (old- Jagacha), (8) **SRI AVIJIT BANDYOPADHYAY** PAN No. ADXPB9088M, son of Late Joydeb Banerjee, by faith- Hindu, by occupation- Service, of 32, Gobra Road, P.O. Entally, Pin Code- 700014, P.S. Entally, Kolkata, presently residing at Baksara Feder Road (L.M.C.Sarani), P.O. Baksara, Pin Code- 711110, P.S. Santragachi (old- Jagacha), District- Howrah, (9) **SMT. RATNA BHATTACHARJEE** PAN No. AGHPB3148D, wife of Sri Somnath Bhattacharjee, by faith- Hindu, by occupation- Service, residing at Abasheshe, Inda Boy's School Road, P.O.- Inda, Pin Code- 721305, P.S. Kargapur Town, District- Paschim Medinipur, (10) **SRI BISWAJIT BANERJEE** PAN No. ADLPB3751D, son of Late Joydeb Banerjee, by faith- Hindu, by occupation- Service, residing at Baksara Feder Road (L.M.C.Sarani), P.O.Baksara, Pin Code- 711110, P.S. Santragachi (old- Jagacha), District- Howrah hereinafter called the **OWNERS / VENDORS** (which expression shall unless excluded by or repugnant to the context shall include

their respective heirs, executors, successors, legal representatives and assigns) of the **ONE PART** ;

AND

SRI BIKASH SETH (PAN No. AVIPS6188E), son of Late Amal Kr. Seth, by faith – Hindu, by occupation – Business, residing at 19/9, Hasnu Bibi Lane, P.O. – Salkia, P.S. - Malipanchghora, District – Howrah (Pin Code- 711106) hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall include his heirs, executors, successors, legal representatives and assigns) of the **OTHER PART** ;

WHEREAS the piece and parcel of Bastu Land with R.T. Shed having an area of 13(Katha) Cottahs 08 (Eight) Chhitaks comprised in R.S. Dag No. 560, 563,564 & 565 under R.S. Khatian No. 59, Mouza- Uttar Baksara, J.L.No. 7, Police Station – Jagacha, Post Office- Baksara,(Pin Code- 711110) District - Howrah within the ambit of Ward No.45 of Howrah Municipal Corporation and District Registrar Howrah & Additional District Sub Registrar Domjur more fully described in the **SCHEDULE** written hereunder and other immoveable properties originally belonged to

Sailendra Nath Bandyopadhyay, since deceased & Joydeb Bandyopadhyay , since deceased.

AND WHEREAS on 6th October 1975, the said two brothers partitioned the entire properties by executing and registering a Deed of Partition and the said Deed of Partition was registered in the Office of the District Registrar, Howrah and recorded in Book No. I, Volume No. 113, Pages 157 to , Being No.4852, for the year 1975.

AND WHEREAS in terms of the said Deed of Partition, the properties mentioned in Schedule "খ", "গ", "ঘ", "ঙ" & "চ" was allotted in favour of Sailendra Nath Bandyopadhyay and properties mentioned in Schedule "ছ", "জ", "ঝ" "ঞ", was allotted in favour of Joydeb Bandyopadhyay and the properties mentioned in schedule "ট", remained common amongst the parties.

AND WHEREAS the said Sailendra Nath Bandyopadhyay during his life sold certain landed properties from his allotment and ultimately the said Sailendra Nath Bandyopadhyay died on 17th October 1981 leaving behind him wife Smt. Gita Bandyopadhyay, married daughter

Tapasi Mukherjee, Manashi Mukherjee , Deepa Gupta and minor daughter Gayatri Bandyopadhyay.

AND WHEREAS on 15th July 1987, the legal heirs and successors of Late Sailendra Nath Bandyopadhyay partitioned the entire inherited properties by dint of a duly executed and registered Deed of Partition and the said Deed of Partition was registered in the Office of the District Registrar, Howrah and recorded in Book No. 1, Volume No.47, Pages 366 to 386 , Being No.2530, for the year 1987.

AND WHEREAS in terms of the said Deed of Partition, the properties mentioned in Schedule "অ", was allotted in favour of Gita Bandyopadhyay & minor Gayatri Bandyopadhyay, the properties mentioned in schedule "গ" ,was allotted in favour of Tapasi Mukherjee, properties mentioned in schedule "ঘ", was allotted in favour of Manashi Mukherjee, properties mentioned in schedule "ঙ" was allotted in favour of Deepa Gupta and properties mentioned in schedule "চ" was remained common

between Gita & Gayatri bandyopadhyay and Tapasi Mukherjee.

AND WHEREAS the legal heirs and successors of Late Sailendra Nath Bandyopadhyay , after executing and registering the aforesaid Deed of Partition mutated their respective names in the L.R. records and the properties in respect of R.S.Dag No. 560, 563,564,565 corresponding to L.R.Dag No. 1303,1306,1307 & 1308 under L.R. Khatian No. 4108, Mouza- Uttar baksara, J.L.7, P.S.Jagacha , District- Howrah has been recorded in favour of Smt. Gita Bandyopadhyay alias Banerjee and the properties in respect of R.S.Dag No. 560, 563,564,565 corresponding to L.R.Dag No. 1303,1306,1307 & 1308 under L.R. Khatian No.467/2 , Mouza- Uttar baksara, J.L.7, P.S.Jagacha , District- Howrah has been recorded in favour of Smt. Gayatri Mukherjee nee Gayatri Bandyopadhyay alias Banerjee.

AND WHEREAS the said Gita Bandyopadhyay alias Banerjee died on 15th August 2009 leaving behind his four daughters namely Tapasi Mukherjee, Manashi Mukherjee, Geeta Gupta and Gayatri Mukherjee and the half share of the properties allotted in favour of Smt. Gita

Bandyopadhyay in the aforesaid Partition Deed has been devolved to her four daughters having equal $1/8^{\text{th}}$ share each.

AND WHEREAS the son of Deep Gupta namely Arindam Gupta died on 3rd March 2017 leaving behind his mother Smt. Deepa Gupta, wife Smt. Karuna Gupta & minor son Master Ankush Gupta as his only legal heirs and successors.

AND WHEREAS the said Deepa Gupta died on 27th June 2017 leaving behind her son Sri Amitava Gupta, married daughter Esha Mukherjee and the wife and minor son of her predeceased son Arindam Gupta, namely Smt. Karuna Gupta and Master Ankush Gupta.

AND WHEREAS the Vendor No. 1 namely Smt. Gayatri Mukherjee nee Banerjee has become owner and occupier in respect of the properties mentioned in L.R.Dag No. 1303, 1306, 1307 & 1308 having $5/8^{\text{th}}$ share.

AND WHEREAS the Vendor No.2 & 3 namely Smt. Tapasi Mukherjee & Smt. Manashi Mukherjee has become owners and occupiers in respect of the properties mentioned in

L.R.Dag No.1303, 1306, 1307 & 1308 having $1/8^{\text{th}}$ share each.

AND WHEREAS the Vendor No. 4, 5,6,7 namely Amitava Gupta, Master Ankush Gupta ,Smt. Karuna Gupta & Smt. Esha Mukherjee are owners and occupiers in respect of the properties mentioned in L.R.Dag No. 1303,1306, 1307 & 1308 having $1/8^{\text{th}}$ share jointly and Amitava Gupta & Esha Mukherjee have $1/24^{\text{th}}$ share each and Master Ankush Gupta and Smt karuna Gupta have $1/48^{\text{th}}$ share each.

AND WHEREAS the said Joydeb Bandyopadhyay alias Banerjee mutated his name in the L.R. records and the properties in respect of R.S.Dag No. 560, 564,565 corresponding to L.R.Dag No. 1303, 1307 & 1308 under L.R. Khatian No.570, Mouza- Uttar Baksara, J.L.7, P.S.Jagacha , District- Howrah has been recorded in favour of Joydeb Banerjee alias Bandyopadhyay.

AND WHEREAS the said Joydeb Bandyopadhyay alias Banerjee died on 6th July 1995 leaving behind his wife Smt. Madhuri Banerjee, two sons namely Biswajit Banerjee, Avijit Bandyopadhyay and daughter Smt. Ratna Bhattacharjee.

AND WHEREAS the said Madhuri Banerjee died on 5th November 2018 leaving behind her two sons namely Biswajit Banerjee, Avijit Bandyopadhyay and daughter Smt. Ratna Bhattacharjee, the Vendors Nos. 8,9 & 10 respectively and the sons and daughters of Late Joydeb Banerjee alias Bandyopadhyay and Smt. Madhuri Banerjee inherited the properties left by Joydeb Banerje alias Bandyopadhyay in equal 1/3rd share each.

AND WHEREAS the Vendor No. 1 Smt. Gayatri Mukherjee nee Gayatri Banerjee alias Bandyopadhyay having 5/8 share in respect of properties recorded in R.S. Dag Nos. 563,564 , 565 corresponding to L.R. Dag No. 1306,1307, 1308 having area of 2 Kathas 8 chhitaks 38 Square Feet, 2 kathas 5 Chhitaks 44 Square Feet, & 5 Kathas 14 Chhitaks, Vendor No. 2 Tapasi Mukherjee having 1/8th share in respect of properties recorded in R.S. Dag Nos. 563,564 , 565 corresponding to L.R. Dag No. 1306,1307, 1308 having area of 2 Kathas 8 chhitaks 38 Square Feet, 2 kathas 5 Chhitaks 44 Square Feet, & 5 Kathas 14 Chhitaks, Vendor No. 3 Smt Manashi Mukherjee having 1/8th share in respect of properties recorded in R.S. Dag Nos. 563,564 , 565

corresponding to L.R. Dag No. 1306,1307, 1308 having area of 2 Kathas 8 chhitaks 38 Square Feet, 2 kathas 5 Chhitaks 44 Square Feet, & 5 Kathas 14 Chhitaks, Vendor No. 4 Amitava Gupta having $1/24$ share in respect of properties recorded in R.S. Dag Nos. 563,564 , 565 corresponding to L.R. Dag No. 1306,1307, 1308 having area of 2 Kathas 8 chhitaks 38 Square Feet, 2 kathas 5 Chhitaks 44 Square Feet, & 5 Kathas 14 Chhitaks, Vendor No.5 Master Ankush Gupta having $1/48^{\text{th}}$ share in respect of properties recorded in R.S. Dag Nos. 563,564 , 565 corresponding to L.R. Dag No. 1306,1307, 1308 having area of 2 Kathas 8 chhitaks 38 Square Feet, 2 kathas 5 Chhitaks 44 Square Feet, & 5 Kathas 14 Chhitaks, Vendor No.6 Smt. Karuna Gupta having $1/48^{\text{th}}$ share in respect of properties recorded in R.S. Dag Nos. 563,564 , 565 corresponding to L.R. Dag No. 1306,1307, 1308 having area of 2 Kathas 8 chhitaks 38 Square Feet, 2 kathas 5 Chhitaks 44 Square Feet, & 5 Kathas 14 Chhitaks, Vendor No.7 Smt. Esha Mukherjee having $1/24^{\text{th}}$ share in respect of properties recorded in R.S. Dag Nos. 563,564 , 565 corresponding to L.R. Dag No.1306,1307, 1308 having area of 2 Kathas 8 chhitaks 38 Square Feet, 2 kathas 5

Chhitaks 44 Square Feet, & 5 Kathas 14 Chhitaks and Vendor no. 8 Sri Biswajit Banerjee having 1/3 share in respect of properties recorded in R.S.Dag No. 560 & 564 corresponding to L.R. Dag No. 1303 & 1307 having area of 4ch 27 Square Feet and 2Katha 6 Chhitak 26 Square Feet , Vendor no.9 Sri Avijit Bandyopadhyay having 1/3 share in respect of properties recorded in R.S.Dag No. 560 & 564 corresponding to L.R. Dag No. 1303 & 1307 having area of 4ch 27 Square Feet and 2Katha 6 Chhitak 26 Square Feet and Vendor No. 10 Smt. Ratna Bhattacharjee having 1/3 share in respect of properties recorded in R.S.Dag No. 560 & 564 corresponding to L.R. Dag No. 1303 & 1307 having area of 4ch 27 Square Feet and 2Katha 6 Chhitak 26 Square Feet.

AND WHEREAS now the Vendors are the absolute owners and occupiers of the **SCHEDULE** mentioned property and they have got the right title interest by way of inheritance.

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

- i) That the Vendors are the joint owners and occupiers of the **SCHEDULE** mentioned property and the right title and interest of the Vendors over the **SCHEDULE**

mentioned property is free from all encumbrances and the Vendors have a good marketable title thereto.

- ii) That the Vendors have never been served with any notice of acquisition and/or requisition in respect of the **SCHEDULE** mentioned property or any part or portion thereof nor the said **SCHEDULE** mentioned property or any part or portion thereof is affected by any acquisition or requisition proceedings under any of the laws for the time being in force.
- iii) That there is no litigation pending against the Vendors in any nature what-so-ever in connection with the **SCHEDULE** mentioned property nor there is any lispendens created or is subsisting in connection with the **SCHEDULE** mentioned property or any part or portion thereof.

- iv) That no person other than the Vendors had/has any right title Interest of any nature whatsoever in the said **SCHEDULE** mentioned property or any part or portion thereof.
- v) That the Vendors not only acquired good title by inheritance but they also acquired good undisputed and marketable title by possession in khas and the Vendors have been exercising all acts of possession in khas in respect of the property to be conveyed.

AND WHEREAS the Purchaser has fully satisfied on the representation of the Vendors and approached the Vendors to Purchase the **SCHEDULE** mentioned property at or for a total consideration of Rs.1,04,50,000/- (Rupees One Core Four Lakh Fifty Thousand) only.

AND WHEREAS the Vendors have agreed to sell the **SCHEDULE** mentioned property to the Purchaser on the offer of the Purchaser at or for a total of consideration of Rs.1,04,50,000/-

(Rupees One Core Four Lakh Fifty Thousand)only and have received the aforesaid amount from the Purchasers in the manner hereinafter mentioned in the **MEMO OF CONSIDERATION**;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,04,50,000/- (Rupees One Four Four Lakh Fifty Thousand)only paid by the Purchaser to the Vendors before the execution of these presents (the receipt whereof the Vendors doth hereby admit and acknowledge) the Vendors doth hereby grant, sell, convey, transfer, assign, and assure unto the Purchaser **ALL THAT** piece and parcel of Bastu Land with 300 S.Ft R.T. Room standing thereon with 14 ft wide passage on the southern side containing an area of 13 Kathas 08 Chittaks be the same a little more or less comprised in R.S.Dag No. 560,563,564,& 565 under R.S. Khatian No. 59 corresponding to L.R.dag No. 1303 under L.R.Khatian No. 570, L.R. Dag 1306 under L.R.khatian No. 4108 &567/2, L.R.Dag No. 1307 under L.R. Khatian No. 570,567/2 & 4108 and L.R. Dag No. 1308 under L.R. Khatian No. 567/2 & 4108, Mouza- Uttar Baksara, J.L.No. 7, Post Office- Baksara (Pin Code- 711110) ,Police Station- Santragachi (Old-Jagacha), District-Howrah within Ward No. 45 of Howrah Municipal Corporation, more fully and particularly

described in the **SCHEDULE** hereunder written together with common passage in the said property. **TOGETHER WITH** all walls, yards, areas, gardens, fences, ways, drains, sewers, water, water course, fixtures, benefits, advantages of ancient and other right of easement, liberties, privileges, appendages and appurtenances whatsoever thereunto belonging or in anywise appertaining thereto or that the same or any part thereof is usually held, used, occupied, enjoyed or accepted or reputed or known as part or parcel or members thereof or appurtenant thereto **AND TOGETHER WITH** free and undisturbed right to use for ingress and egress and passage of lines for drainage, sewerage, electricity, telephone and other essential services through pipes ducts and cables over through under the passage with men, materials, and vehicles, in common with the other owners and occupiers of adjoining plots entitled thereto **AND** all the estate, right, title, interest, claim and demand whatsoever of the Vendor upon or in respect of the said property. And all deeds pattahs writings muniments and evidences of title relating to the said **SCHEDULE** mentioned property which are were or may hereafter be in possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action

either at law or in equity **TO HAVE AND TO HOLD** the said property and all and singular the lands hereditaments, meausges, benefits, rights and properties hereby granted, sold conveyed, transferred, assigned and assured or intended so to be and each and every part thereof with all other rights, liberties and appurtenances unto the Purchaser absolutely and forever free from all encumbrances, liens, lispensens, charges and attachments whatsoever.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) **THAT** notwithstanding any act, deed, matter or thing by the Vendors done or executed or knowingly suffered to the contrary the Vendor's act, deed, matter or thing whatsoever done as aforesaid the Vendors have right, full power and absolute authority and indivisible title to grant, sell, convey, transfer, assigns and assure the said property and all benefits right hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents.

- b) **AND THAT** the said property and all other rights and benefits hereby granted, sold, conveyed, transferred, assigned, and assured or expressed or intended so to be and each of them are now free from all claims, demands, encumbrances, attachments, lease, lispendens, uses, debutters or trust made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said property from under or in trust for the Vendors.
- c) **AND THAT** the Purchaser will and may from time to time and all times hereafter peacefully and quietly hold possess use and enjoy the said property and all benefits rights and properties hereby granted, sold, conveyed, transferred, assigned hereby granted, sold conveyed, transferred, assigned or expressed on intended so to unto and to the Purchaser in the manner aforesaid and every part thereof without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or trust for the Vendors.

d) **AND THAT** the Vendors shall indemnify and keep the Purchases absolutely discharged, saved, harmless and kept against all estates, charges, encumbrances, liens, attachments, lispendens, uses, debutters, trust, claims, and demands whatsoever created occasioned or made by the Vendors or any person lawfully or equitably or rightfully claiming aforesaid in respect of the said property or any part or portion thereof **AND** the Vendors shall also indemnify against all claims, demands, losses, expenses, actions and/or proceedings as may be suffered by the Purchaser by reason of the representations or any of them of the Vendors as recited hereinabove at any time hereafter be found to be false and/or incorrect. The Vendors also undertake to refund the Purchases the consideration amount with all cost which she has received from the Purchaser.

e) **AND THAT** the Vendors and all persons having or lawfully rightfully or equitably claiming any estate or interest in the said property or any part thereof from Vendors or in trust for the Vendors shall and will from time to time and at all times hereafter the cost of the Purchases do and execute and cause

to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the plot and every part thereof and other benefits hereby granted sold, conveyed, transferred, assigned and assured unto and to the Purchases in the manner aforesaid as shall or may be reasonably required.

- f) **AND ALSO THAT** the Vendors have not at any time heretofore done or executed or parties of any act, deed, matter, or thing whereby the said property and other benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or impeached, encumbered or affected in title.
- g) **AND FURTHER THAT** the Vendors have no objection if the Purchaser mutate his name in the record of Howrah Municipal Corporation and Government's record of rights.

SCHEDULE OF THE PROPERTY SOLD

ALL THAT the piece and parcel of Bastu Land with 300 S.Ft R.T. Room having an area of **13 (Thirteen) Kattahs 08 (Eight) Chhitaks** equivalent to **22.275 Dec.** comprised in R.S. Dag No. 560, 563, 564

& 565 under R.S. Khatian No. 59, corresponding to L.R.Dag No. 1303 under L.R.Khatian No. 570, L.R. Dag 1306 under L.R.khatian No. 4108 & 567/2, L.R.Dag No. 1307 under L.R. Khatian No. 570, 567/2 & 4108 and L.R. Dag No. 1308 under L.R. Khatian No. 567/2 & 4108, (out of which 4ch 27 S.Ft in R,S, dag No. 560 Undr R.S. Khatan No. 59 corresponding L.R.Dag No. 1303 under L.R. Khatian No. 570, 2Katha 8 Chhitak 38 Square Feet comprised in R.S.Dag No. 563 under R.S.Khatian No. 59 corresponding to L.R. Dag No. 1306 under L.R. Khatian No. 567/2 & 4108, 4 Kathas 12 Chhitaks 25 Square Feet comprised in R.S.Dag No. 564 under R.S.Khatian No. 59 corresponding to L.R. dag No. 1307 under L.R. Khatian No. 570, 567/2 & 4108, 5 kathas 14 Chhitaks comprised in R.S. dag No. 565 under R.S. Khatian No. 59, corresponding to L.R. Dag No. 1308 under L.R.Khatian No. 567/2 & 4108) of Mouza- Uttar Baksara, J.L.No. 7, Police Station – Jagacha, Post Office- Baksara, (Pin Code- 711110) District - Howrah within the ambit of Ward No.45 of Howrah Municipal Corporation and District Registrar Howrah & Additional District Sub Registrar Domjur and the sold property is delineated with RED colour border in Map or Plan annexed with this Deed and the same is butted and bounded as follows:

JMT 33781

ON THE NORTH: By Land & Building of K.Mazumder

ON THE SOUTH: By 14ft wide common passage

ON THE EAST: By land of Biswajit Banerjee & Avijit
Bandyopadhyay

ON THE WEST: By land & building of Sufal Mitra and 82,
Green park

MEMO OF CONSIDERATION

Date	Cheque No	Drawn on Bank	Amount in Rs.
17.12.18	099572 (D.D.)	Central Bank of India	03,50,000=00
17.12.18	099573 (D.D.)	Central Bank of India	03,50,000=00
17.12.18	099574 (D.D.)	Central Bank of India	03,50,000=00
17.12.18	099575 (D.D.)	Central Bank of India	50,00,000=00
17.12.18	099576 (D.D.)	Central Bank of India	10,00,000=00
17.12.18	099577 (D.D.)	Central Bank of India	10,00,000=00
17.12.18	127812	Central Bank of India	24,00,000=00
=====			=====
Total		Rs.	1,04,50,000=00
=====			=====

Rupees One Core Four Lakh Fifty Thousand only

1. Urabatti Mukherjee
2. Tapasi Mukherjee
3. Manabhi Mukherjee
4. Amitana Gupta

Kanina Gupta
5 & 6. For Self and on behalf of
Minor Ankush Gupta as
mother & natural Gurdian

7. Esha Mukherjee

8. Anisur Bhadracharya

9. Ratna Bhattacharya

10.

d. T. G. of
Biswajit Banerjee
by the power of
Babul Ghosh
Signature of the Vendor

IN WITNESS WHEREOF the parties hereto put their respective signatures on the day, month and year above referred.

Witnesses:-

1. *Suman Mukherjee*
HALESAHAR, NARAINAGAR
24/02/2017 743186

2. *Babul Ghosh*
Hawrah Court.

1. *Gayatri Mukherjee*

2. *Tapasi Mukherjee*.

3. *Manashi Mukherjee*.

4. *Amitama Gupta*.

Kanuna Gupta
5 & 6. For Self and on behalf of
Minor Ankush Gupta as
mother & natural Gurdian

7. *Esra Mukherjee*

8. *Avijit Bandopadhyay*

1. Sunil Kumar
 HATSAHAR, NADANPUR
 01-24/10/79 740 136

9. Ratna Bhattacharjee

10.

L. T. J. of
Biswasjit Banerjee
By the pen of
Babul Ghosh.

Signature of the Vendor

12. Babul Ghosh.
Hawrah Court.

Bekash set

Signature of the Purchaser

Drafted by me

Debarshi Banerjee
 Advocate

Enrollment No. WB-452 / 1978

SALE DEED PLAN

PART OF R.S. DAG. NOS -560,563,564 & 565 L.R. DAG NOS -1303, 1306,1307 & 1308, L.R. KHATIAN NOS - 4108,467/2 & 570

MOUZA - UTTAR BAKSARA, H.M.C. WARD NO - 45

P.S. - JAGACHA(NOW SANTRAGACHI), J.L. NO - 7,

DIST. - HOWRAH, PIN NO - 711110

SCALE : - 1" INCH = 33'-0"

AREA OF LAND: - 13KA-8CH-0SFT(SHOWN IN RED)

VENDEE : - BIKASH SETH

VENDORS: - 1) SMT. GAYATRI MUKHERJEE 2) SMT. TAPASI MUKHERJEE

3) SMT. MANASHI MUKHERJEE 4) SRI AMITAVA GUPTA

5) MINOR MASTER ANKUSH GUPTA BEING REPRESENTED BY HIS MOTHER AND NATURAL GUARDIAN AND SELF 6) SMT. KARUNA GUPTA

7) SMT. ESHA MUKHERJEE 8) SRI BISWAJIT BANERJEE

9) AVIJIT BANDYOPADHYAY 10) SMT. RATNA BHATTACHARJEE

*Gayatri Mukherjee
Tapasi Mukherjee
Manashi Mukherjee*

R.S. DAG.	L.R. DAG.	AREA OF LAND
560	1303	4CH-27SFT
563	1306	2KA-8CH-38SFT
564	1307	4KA-12CH-25SFT
565	1308	5KA-14CH-0SFT

Amitava Gupta.

Karuna Gupta

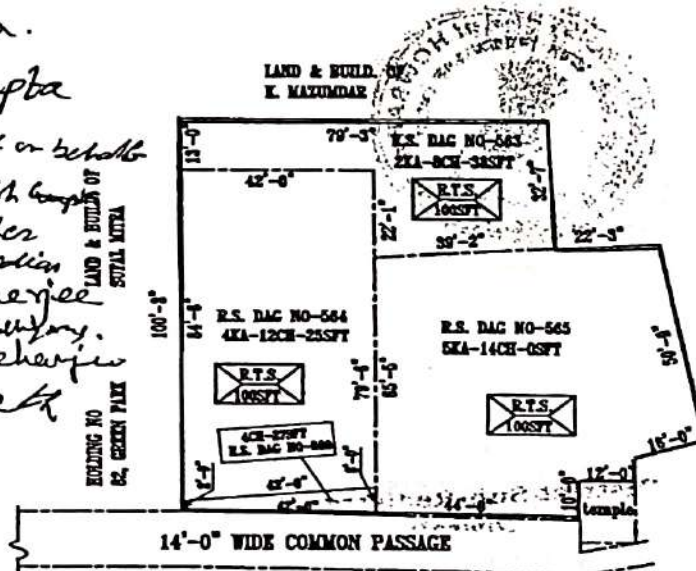
*526 Forest road on behalf
of Minor Ankush Gupta
Gupta as mother
& natural guardian*

Esha Mukherjee

Avijit Bandyopadhyay.

Ratna Bhattacharjee

Bikash Seth



*L.T.G. of Biswajit
Banerjee, by the pen of
Biswajit Ghosh.*

DRAWN BY

Biswajit

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-031749475-2

Payment Mode Counter Payment

GRN Date: 14/12/2018 15:19:42

Bank : Central Bank of India

BRN : CBI1412180061799

BRN Date: 14/12/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 05130001892909/4/2018

[Query No./Query Year]

Name : BIKASH SETH

Contact No. :

Mobile No. +91-9736208464

E-mail :

Address : 199 HASBU BIBI LANE HOWRAH 711106

Applicant Name : Mr Debasish Banerjee

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	05130001892909/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	731410
2	05130001892909/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	104539

Total

835949

In Words : Rupees Eight Lakh Thirty Five Thousand Nine Hundred Forty Nine only

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Gajabati Mukherjee

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Tapasi Mukherjee

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Manashi Mukherjee

2

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Amitana Gupta

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Karuna Gupta

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Ssha Mukherjee

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Avijit Bandyopadhyay

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Ralua Bhattacharjee

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature D. T. J. of Biswajit Banerjee
by the pen of Babul Ghosh.

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature Bikesh sah

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature _____

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature _____



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0513001472/2018	Date of Application	19/12/2018
Query No / Year	05130001892909/2018		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Debasish Banerjee		
Stampduty Payable	Rs.7,31,510/-		
Registration Fees Payable	Rs.1,04,539/-		
Applicant Name of the Visit Commission	Mr Babul Ghosh		
Applicant Address	howrah		
Place of Commission	buxarah feder road buxarah jagacha howrah		
Expected Date and Time of Commission	19/12/2018 3:40 PM		
Fee Details	J1: 250/-, J2: 400/-, PTA-J(2): 0/-, Total Fees Paid: 650/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05130001892909/2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Gayatri Mukherjee Uttar Baksara Green Park, P.O:- Baksara, P.S:- Santragachi, District:-Howrah, West Bengal, India, PIN - 711110	Seller			Gayatri Mukherjee 19.12.2018
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt Tapasi Mukherjee 6 No Nabanagar Road, P.O:- Nabanagar, P.S:- Bijpur, District:-North 24- Parganas, West Bengal, India, PIN - 743136	Seller			Tapasi Mukherjee 19.12.2018.
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt Manashi Mukherjee Bidg. No. 29, Manish Rosechs, Manis Nagar, Four Bu, Flat No: A/301, P.O:- Azad Nagar, P.S:- ANDHERI, District:- Mumbai, Maharashtra, India, PIN - 700053	Seller			Manashi Mukherjee 19.12.2018

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Amitava Gupta 12, D. D. G. 3rd Bye Lane, Palpara, Sitalatala, P.O:- Baksara, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN - 711110	Seller			Amitava Gupta 19.12.2018
5	Smt Karuna Gupta 12, D. D. G. 3rd Bye Lane, Palpara, Sitalatala, P.O:- Baksara, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN - 711110	Seller			Karuna Gupta 19.12.2018
6	Smt Esha Mukherjee 46, L. M. C. Sarani, P.O:- Baksara, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN - 711110	Seller			Esha Mukherjee 19.12.2018
7	Shri Avijit Bandyopadhyay Baksara Feder Road (Now L. M. C. Sarani), P.O:- Baksara, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN - 711110	Seller			Avijit Bandyopadhyay 19.12.18

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Ratna Bhattacharjee Abasheshe, Inda Boys School Road, P.O:- Inda, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN - 721305	Seller			Ratna Bhattacharjee 19.12.18
9	Shri Biswajit Banerjee Baksara Fedar Road (Now L. M. C. Sarani), P.O:- Baksara, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN - 711110	Seller			L.T. Biswajit Banerjee by the Babul Ghosh
10	Shri Bikash Seth 19/9, Hasnu Bibi Lane, P.O:- Salkia, P.S:- Malipanchghara, District:-Howrah, West Bengal, India, PIN - 711106	Buyer			Bikash Seth 19.12.2018
11	Karuna Gupta 12, D. D. G. 3rd Bye Lane, Palpara, Sitalatala, P.O:- Baksara, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN - 711110	Guardian of Seller [Master Ankush Gupta]			Karuna Gupta 19.12.2018

Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Shri Babul Ghosh Son of Late Gopal Ch Ghosh Howrah Court Compound, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101	Smt Gayatri Mukherjee, Smt Tapasi Mukherjee, Smt Manashi Mukherjee, Shri Amitava Gupta, Smt Karuna Gupta, Smt Esha Mukherjee, Shri Avijit Bandyopadhyay, Smt Ratna Bhattacharjee, Shri Biswajit Banerjee, Shri Bikash Seth, Karuna Gupta	Babul Ghosh 19.12.2018

(Panchali Munshi)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II HOWRAH
Howrah, West Bengal

Major Information of the Deed

Deed No :	I-0513-06429/2018	Date of Registration	21/12/2018
Query No / Year	0513-0001892909/2018	Office where deed is registered	
Query Date	14/12/2018 3:14:12 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Debasish Banerjee Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No 9433011300, Status : Advocate		
Transaction			
[0101] Sale, Sale Document	Additional Transaction		
Set Forth value	[4305] Other than immovable Property, Declaration (No of Declaration : 1)		
Rs 1,04,50,000/-	Market Value		
Stampduty Paid(SD)	Rs. 1,04,50,000/-		
Rs 731,510/ (Article:23)	Registration Fee Paid		
Remarks	Rs 1,04,539/ (Article:A(1) E M(b) (i))		
	Received Rs 50/- (FIFTY only) from the applicant for issuing the assesment sheet (over area)		

Land Details :

District: Howrah, P.S. - JAGACHHA, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Uttar Baxarrah, Code: 711110

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	RS-560	RS-59	Bastu	Bastu	4 Chatak 27 Sq Ft	2,21,000/-	2,21,000/-	Width of Approach Road: 14 Ft
2	RS-563	RS-59	Bastu	Bastu	2 Katha 8 Chatak 38 Sq Ft	19,58,992/-	19,58,992/-	Width of Approach Road: 14 Ft
3	RS-564	RS-59	Bastu	Bastu	4 Katha 12 Chatak 25 Sq Ft	36,71,674/-	36,71,674/-	Width of Approach Road: 14 Ft
4	RS-565	RS-59	Bastu	Bastu	5 Katha 14 Chatak	45,08,334/-	45,08,334/-	Width of Approach Road: 14 Ft
TOTAL :					22.275Dec	103,60,000 /-	103,60,000 /-	
Grand Total :					22.275Dec	103,60,000 /-	103,60,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	300 Sq Ft	90,000/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	90,000 /-	90,000 /-	

Major Information of the Deed : I-0513-06429/2018-21/12/2018

02/01/2019 Query No: 05130001892909 / 2018 Deed No: I - 051306429 / 2018, Document is digitally signed

Seller Details:

Sl No	Name, Address, Photo, Finger print and Signature
1	Smt Gayatri Mukherjee Wife of Mr. Subhabrata Mukherjee Uttar Baksara Green Park, P.O. - Baksara, P.S. - Santragachi, District - Howrah West Bengal, India, PIN - 711110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BVUPM5147G, Status: Individual, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence
2	Smt Tapasi Mukherjee Wife of Mr. Subrata Mukherjee 6 No Nabanagar Road, P.O. - Nabanagar, P.S. - Bijnor, District - North 24-Parganas West Bengal, India, PIN - 743136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BOMPM7273J, Status: Individual, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence
3	Smt Manashi Mukherjee Wife of Shri. Swapan Kumar Mukherjee Bldg. No. 29, Manish Rosechs, Manis Nagar, Four Bu. Flat No. A/301 P.O. - Azad Nagar, P.S. - ANDHERI, District - Mumbai, Maharashtra, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BVUPM5143C, Status: Individual, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence
4	Shri Amitava Gupta Son of Late Samir Gupta 12, D.D.G. 3rd Bye Lane, Palpara, Sitalatala, P.O. - Baksara, P.S. - Santragachi, District - Howrah, West Bengal, India, PIN - 711110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: AOVPG7833C, Status: Individual, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence
5	Master Ankush Gupta Son of Late Arindam Gupta 12, D.D.G. 3rd Bye Lane, Palpara, Sitalatala, P.O. - Baksara, P.S. - Santragachi, District - Howrah, West Bengal, India, PIN - 711110 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of India, PAN No.: AZZPG7083M, Status: Minor, Executed by: Guardian, Executed by: Guardian
6	Smt Karuna Gupta Wife of Late Arindam Gupta 12, D.D.G. 3rd Bye Lane, Palpara, Sitalatala, P.O. - Baksara, P.S. - Santragachi, District - Howrah, West Bengal, India, PIN - 711110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: AZZPG7083M, Status: Individual, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence
7	Smt Esha Mukherjee Wife of Tarun Mukherjee 46, L.M.C. Sarani, P.O. - Baksara, P.S. - Santragachi, District - Howrah, West Bengal, India, PIN - 711110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: BXIDPM2035A, Status: Individual, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence
8	Shri Avijit Bandyopadhyay Son of Late Joydeb Banerjee Baksara Feder Road (Now L.M.C. Sarani), P.O. - Baksara, P.S. - Santragachi, District - Howrah, West Bengal, India, PIN - 711110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.: ADXPB9088M, Status: Individual, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence

Major Information of the Deed :- I-0513-06429/2018-21/12/2018

9 Smt Ratna Bhattacharjee -

Wife of Shri Somnath Bhattacharjee Apasheshe, Inda Boys School Road, P.O. - Inda, P.S. - Kharagpur Town District - Paschim Midnapore, West Bengal, India, PIN - 721305 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. ACHPB3148D, Status: Individual Executed by Self Date of Execution: 19/12/2018

Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018

Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence

10 Shri Biswajit Banerjee

Son of Late Joydeb Banerjee Baksara Fedar Road (Now L. M. C. Sarani), P.O. - Baksara, P.S. - Santragachi District - Howrah, West Bengal, India, PIN - 711110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No. ADLPB3751D, Status: Individual, Executed by Self, Date of Execution: 19/12/2018

Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2018

Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence

Buyer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri Bikash Seth (Presentant) Son of Late Amal Kumar Seth 19/9, Hasnu Bibi Lane, P.O. - Salkia, P.S. - Malipanchghara, District - Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AVIPS6188E, Status: Individual, Executed by Self, Date of Execution: 19/12/2018 Admitted by: Self, Date of Admission: 19/12/2018, Place: Pvt. Residence

Guardian Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Karuna Gupta Wife of Late Arindam Gupta 12, D. D. G 3rd Bye Lane, Palpara, Sitalatala, P.O. - Baksara, P.S. - Santragachi, District - Howrah, West Bengal, India, PIN - 711110, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No. AZZPG7083M Status: Guardian Guardian of Master Ankush Gupta

Identifier Details :

Name & address
Shri Babul Ghosh Son of Late Gopal Ch Ghosh Howrah Court Compound, P.O. - Howrah, P.S. - Howrah, Howrah, District - Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India, Identifier Of Smt Gayatri Mukherjee, Smt Tapasi Mukherjee, Smt Manashi Mukherjee, Shri Amitava Gupta, Smt Karuna Gupta, Smt Esha Mukherjee, Smt Anand Bandyopadhyay, Smt Ratna Bhattacharjee, Shri Biswajit Banerjee, Shri Bikash Seth, Karuna Gupta

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Smt Gayatri Mukherjee	Shri Bikash Seth-0.0474375 Dec
2	Smt Tapasi Mukherjee	Shri Bikash Seth-0.0474375 Dec
3	Smt Manashi Mukherjee	Shri Bikash Seth-0.0474375 Dec

Major information of the Deed : 0513-06429/2018 21/12/2018

2	Shri Amitava Gupta	Shri Bikash Seth-0 0474375 Dec
5	Master Ankush Gupta	Shri Bikash Seth-0 0474375 Dec
6	Smt Karuna Gupta	Shri Bikash Seth-0 0474375 Dec
7	Smt Esha Mukherjee	Shri Bikash Seth-0 0474375 Dec
8	Shri Avijit Bandyopadhyay	Shri Bikash Seth-0 0474375 Dec
9	Smt Ratna Bhattacharjee	Shri Bikash Seth-0 0474375 Dec
10	Shri Biswajit Banerjee	Shri Bikash Seth-0 0474375 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Gayatri Mukherjee	Shri Bikash Seth-0 421208 Dec
2	Smt Tapasi Mukherjee	Shri Bikash Seth-0 421208 Dec
3	Smt Manashi Mukherjee	Shri Bikash Seth-0 421208 Dec
4	Shri Amitava Gupta	Shri Bikash Seth-0 421208 Dec
5	Master Ankush Gupta	Shri Bikash Seth-0 421208 Dec
6	Smt Karuna Gupta	Shri Bikash Seth-0 421208 Dec
7	Smt Esha Mukherjee	Shri Bikash Seth-0 421208 Dec
8	Shri Avijit Bandyopadhyay	Shri Bikash Seth-0 421208 Dec
9	Smt Ratna Bhattacharjee	Shri Bikash Seth-0 421208 Dec
10	Shri Biswajit Banerjee	Shri Bikash Seth-0 421208 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Gayatri Mukherjee	Shri Bikash Seth-0 789479 Dec
2	Smt Tapasi Mukherjee	Shri Bikash Seth-0 789479 Dec
3	Smt Manashi Mukherjee	Shri Bikash Seth-0 789479 Dec
4	Shri Amitava Gupta	Shri Bikash Seth-0 789479 Dec
5	Master Ankush Gupta	Shri Bikash Seth-0 789479 Dec
6	Smt Karuna Gupta	Shri Bikash Seth-0 789479 Dec
7	Smt Esha Mukherjee	Shri Bikash Seth-0 789479 Dec
8	Shri Avijit Bandyopadhyay	Shri Bikash Seth-0 789479 Dec
9	Smt Ratna Bhattacharjee	Shri Bikash Seth-0 789479 Dec
10	Shri Biswajit Banerjee	Shri Bikash Seth-0 789479 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Gayatri Mukherjee	Shri Bikash Seth-0 969375 Dec
2	Smt Tapasi Mukherjee	Shri Bikash Seth-0 969375 Dec
3	Smt Manashi Mukherjee	Shri Bikash Seth-0 969375 Dec
4	Shri Amitava Gupta	Shri Bikash Seth-0 969375 Dec
5	Master Ankush Gupta	Shri Bikash Seth-0 969375 Dec
6	Smt Karuna Gupta	Shri Bikash Seth-0 969375 Dec
7	Smt Esha Mukherjee	Shri Bikash Seth-0 969375 Dec
8	Shri Avijit Bandyopadhyay	Shri Bikash Seth-0 969375 Dec
9	Smt Ratna Bhattacharjee	Shri Bikash Seth-0 969375 Dec
10	Shri Biswajit Banerjee	Shri Bikash Seth-0 969375 Dec

Major information of the Deed :- 0513-06425/2018-21/12/2018

Transfer of property for S4~

Sl.No	From	To, with area (Name-Area)
1	Smt Gayatri Mukherjee	Shri Bikash Seth-30.00000000 Sq Ft
2	Smt Tapasi Mukherjee	Shri Bikash Seth-30.00000000 Sq Ft
3	Smt Manashi Mukherjee	Shri Bikash Seth-30.00000000 Sq Ft
4	Shri Amitava Gupta	Shri Bikash Seth-30.00000000 Sq Ft
5	Master Ankush Gupta	Shri Bikash Seth-30.00000000 Sq Ft
6	Smt Karuna Gupta	Shri Bikash Seth-30.00000000 Sq Ft
7	Smt Esha Mukherjee	Shri Bikash Seth-30.00000000 Sq Ft
8	Shri Avijit Bandyopadhyay	Shri Bikash Seth-30.00000000 Sq Ft
9	Smt Rina Bhattacharjee	Shri Bikash Seth-30.00000000 Sq Ft
10	Shri Biswajit Banerjee	Shri Bikash Seth-30.00000000 Sq Ft

Endorsement For Deed Number - I - 051306429 / 2018

On 14-12-2018

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 1,04,50,000/-

[Signature]

Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

On 19-12-2018

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

Presented for registration at 18.50 hrs on 19-12-2018, at the Private residence by Shri Bikash Seth, Claimant.

Major Information of the Deed :- I-0513-06429/2018-21/12/2018

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

Execution is admitted on 19/12/2018 by 1. Smt Gayatri Mukherjee, Wife of Mr Suonabrata Mukherjee, Uttar Baksara, Green Park P.O. Baksara, Thana Santragachi, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by Profession House wife. 2. Smt Tapasi Mukherjee, Wife of Mr Subrata Mukherjee, 6 No Nabanagar Road P.O. Nabanagar, Thana Bijpur, North 24-Parganas, WEST BENGAL, India, PIN - 743136, by caste Hindu, by Profession House wife. 3. Smt Manashi Mukherjee, Wife of Shri Swapan Kumar Mukherjee, Bldg No 29 Maran Rosochi, Maran Nagar, Four Bu, Flat No. A/301, P.O. Azad Nagar, Thana ANDHERI, Mumbai, MAHARASHTRA, India, PIN - 700053, by caste Hindu, by Profession House wife. 4. Shri Amitava Gupta, Son of Late Samir Gupta, 12, D D G 3rd Bye Lane, Palpara, Sitalataia, P.O. Baksara, Thana Santragachi, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by Profession Service. 5. Smt Karuna Gupta, Wife of Late Arindam Gupta, 12, D D G 3rd Bye Lane, Palpara, Sitalataia, P.O. Baksara, Thana Santragachi, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by Profession House wife. 6. Smt Esha Mukherjee, Wife of Tarun Mukherjee, 46, L M C Sarani P.O. Baksara, Thana Santragachi, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by Profession House wife. 7. Smt Anand Bandyopadhyay, Son of Late Joydeb Banerjee, Baksara Feder Road (Now L M C Sarani) P.O. Baksara, Thana Santragachi, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by Profession Service. 8. Smt Ratna Bhattacharjee, Wife of Shri Somnath Bhattacharjee, Abasheshe, Inda Boys School Road, P.O. Inda, Thana Kharagpur, Town, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession House wife. 9. Smt Biswajit Banerjee, Son of Late Joydeb Banerjee, Baksara Feder Road (Now L M C Sarani) P.O. Baksara, Thana Santragachi, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by Profession Service. 10. Shri Akash Seth, Son of Late Amal Kumar Seth, 19/9, Hasnu Bibi Lane, P.O. Salkia, Thana Malipanchghara, Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business.

Indetified by Shri Babul Ghosh, Son of Late Gopal Ch Ghosh, Howrah Court Compound, P.O. Howrah, Thana Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk.

Executed by Guardian

Execution is admitted by Karuna Gupta, Wife of Late Arindam Gupta, 12, D D G 3rd Bye Lane, Palpara, Sitalataia P.O. Baksara, Thana Santragachi, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by profession House wife as the guardian of minor Master Ankush Gupta, 12, D D G 3rd Bye Lane, Palpara, Sitalataia P.O. Baksara, Thana Santragachi, Howrah, WEST BENGAL, India, PIN - 711110.

Indetified by Shri Babul Ghosh, Son of Late Gopal Ch Ghosh, Howrah Court Compound, P.O. Howrah, Thana Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk.

Sanku Hand

Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

On 21-12-2018

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,04,539/- (A(1) = Rs 1,04,500/- + Rs 39/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,04,539/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of West Bengal on 14/12/2018 12:00AM with Govt. Ref. No: 192018190317494752 on 14-12-2018. Amount: Rs 1,04,539/-
Bank: Central Bank of India (CBIN0280107) Ref. No. CBI1412180061799 on 14-12-2018. Head of Account 0030 03-104-001-16

Major Information of the Deed : 0513-06429/2018-21/12/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,31,510/- and Stamp Duty paid by Stamp Rs 100/-
by online = Rs 7,31,410/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 3587, Amount Rs.100/-, Date of Purchase 17/12/2018, Vendor name: S Mayur
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt of WB
Online on 14/12/2018 12:00AM with Govt Ref. No. 192018190317494752 on 14-12-2018, Amount Rs. 7,31,410/-
Bank: Central Bank of India (CBIIN0280107) Ref. No. CBI1412180061799 on 14-12-2018, Head of Account 0030 02
103-003-02



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Major Information of the Deed : 0513-06429/2018 21/12/2018

02/01/2019 Query No: 05130001892509 / 2018 Deed No : 051306429 / 2018, Document is digitally signed

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Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 0513-2019, Page from 175 to 244
being No 051306429 for the year 2018.



Panchali Munshi

Digitally signed by PANCHALI MUNSHI
Date: 2019.01.02 11:49:25 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 1/2/2019 11:49:15 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)