

6092/2021

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5425/21



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 669817

NO 1503-2-895533/2021

Mr. Rs- 2,20,00,000/-

Additional Registrar of Assurances

*[Signature]*  
 Additional Registrar  
 of Assurances-III, Kolkata



Additional Registrar of Assurances

30 JUN 2021

**DEED OF CONVEYANCE**

THIS DEED OF INDENTURE made this the 30<sup>th</sup> day of June in the Christian Era Two Thousand Twenty One (2021).

**BETWEEN**

*Handwritten signature: Sun Kumar Patil*

*Handwritten note: Page 1/1*

**DR. SAPTARSHI MUKHERJEE**, Pan No. - AGRPM3098B, Aadhaar No. - 5530 3141 5765, Son of Late Ajit Kumar Mukherjee, by faith - Hindu, by occupation - Doctor, residing at 22/5, Roy Bahadur Road, Post Office & Police Station - Behala, Kolkata - 700034, District - South 24 Parganas, Indian Citizen - hereinafter called the **OWNER / VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, legal representatives, successors or assigns) of the **ONE PART**.

**A N D**

**MR. SANJEEV KUMAR RATHI**, Pan No. - ADOPR2408L, Aadhaar No. - 3769 0079 5818, Son of Mahesh Chand Rathi, by faith - Hindu, by occupation - Business, residing at House No. 641, Near Huda Market, Sector - 37, Amarnagar, District - Faridabad, State - Haryana, Pin Code - 121003, Indian Citizen - hereinafter called and referred to as the "**PURCHASER**" (Which term or expression shall unless excluded by or repugnant to the context or subject to be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

**WHEREAS** One Sashibhushan Mukhopadhyay, being Grand-father of Jogindra Nath Mukhopadhyay, purchased all that piece and parcel of land measuring an area about 11 (Eleven) Bighas more or less lying and situated at Mouza - Sahapur, Touzi No. - 93 & 101, J. L. No. - 8, Re. Sa. No. - 179, under the jurisdiction of A. D. S. R. Behala under the limits of Kolkata Municipal Corporation comprising in C. S. Dag Nos. 788 & 789 corresponding to sabek/R.S. Dag Nos. 3772 & 3773, Khatian Nos. 454 & 1480 under Police Station Behala in the District South 24 Parganas by virtue of Deed of Conveyance executed on 28<sup>th</sup> day of March, 1871 and after purchase the aforesaid land and property aforesaid Sashibhushan Mukhopadhyay duly recorded his name in the record of B. L. & L. R. O. in Mouza - Sahapur, Khatian No. 448 in the Year 1930-31.

P. S. D. 7/11

**AND WHEREAS** while seized and possessed the aforesaid land and property Sashibhushan Mukhopadhyay died and after his demise his son Debendra Nath Mukhopadhyay (since deceased) filed a Partition Suit being Title Suit No. 223 of 1922 and he got the final decree and by dint of the said Decree of Partition Suit Debendra Nath Mukhopadhyay became the owner of the present property alongwith some other property.

**AND WHEREAS** thereafter aforesaid Debendra Nath Mukhopadhyay died and after his demise his sons namely Jogindra Nath Mukhopadhyay and Monindra Nath Mukhopadhyay by virtue of final Decree of the Partition Suit being No. 182 of 1948 jointly got 7 (Seven) Cottahs of Bastu land together with 8 (Eight) Cottahs 9 (Nine) Chittacks 'Prajabili' Land and Pukur admeasuring 16 (Sixteen) Cottahs 11 (Eleven) Chittacks.

**AND WHEREAS** aforesaid Jogindra Nath Mukhopadhyay and his brother Monindra Nath Mukhopadhyay duly partitioned their properties by virtue of a Partition Deed executed on 15<sup>th</sup> day of December, 1954 and which was duly registered in the Sub Registry Office, Alipur, Behala and recorded in Book No. - I, Volume No. - 34, Pages from 210 to 214, Being No. 2410 for the Year 1954 and by dint of the aforesaid Partition Deed Jogindra Nath Mukhopadhyay solely became the owner of 7 (Seven) Cottahs bastu land and 8 (Eight) Cottahs 9 (Nine) Chittacks 'Prajabili' land.

**AND WHEREAS** said Jogindra Nath Mukhopadhyay initiated an appropriate proceeding for recovery of land admeasuring 8 (Eight) Cottahs 9 (Nine) Chittacks 'Prajabili' land in the appropriate Court of land but he failed even after a long legal battle.

**AND WHEREAS** Jogindra Nath Mukhopadhyay was the sole and absolute owner of a parcel of bastu land admeasuring 3 (Three) Cottahs 14 (Fourteen) Chittacks 10 (Ten) Sq. Ft. alongwith tenants out of his 7 (Seven) Cottahs bastu land. Apart from that out of his 'Prajabili' land and property he purchased a plot of land admeasuring 1 (One) Cottah 3 (Three) Chittacks 6

P. Singh  
1/11/51

(Six) Sq. Ft. alongwith tile shed structure from his Praja Purchaser by virtue of a Sale Deed which was executed on 3<sup>rd</sup> day of March, 1990 and duly registered in the Office of District Registrar Alipur and recorded in Being No. 3232 for the Year 1990 and became the sole and absolute owners of the total comprised two plots of land jointly bastu land admeasuring 5 (Five) Cottahs 1 (One) Chittacks 16 (Sixteen) Sq. Ft. together with structure with tenants.

**AND WHEREAS** Jogindra Nath Mukhopadhyay while seized and possessed the aforesaid land and property he sold, transferred, conveyed and alienated his total share of the aforesaid total bastu land admeasuring 5 (Five) Cottahs 1 (One) Chittacks 16 (Sixteen) Sq. Ft. together with structure with tenants jointly in favour of his two sons namely Sudhir Kumar Mukhopadhyay and Ajit Kumar Mukhopadhyay by virtue of a Deed of Conveyance encrypted in Bengali language and character which was duly executed on 30<sup>th</sup> day of March, 1992, registered in the Office of Additional District Sub-Registrar, Behala, District - South 24 Parganas and recorded in Book No. - I, Volume No.- 26, Pages from 238 to 245, Being Deed No. 1713 for the Year 1992.

**AND WHEREAS** thereafter aforesaid Sudhir Kumar Mukhopadhyay and Ajit Kumar Mukhopadhyay jointly mutated their names in the record of Kolkata Municipal Corporation being Premises No. 21A/1, Roy Bahadur Road, Kolkata - 700034, under Ward No. - 120, being Assessee No. - 41-120-09-0475-1 and postal premises No. 22/5, Roy Bahadur Road and thereafter they jointly sanctioned one building plan from the concerned department of Kolkata Municipal Corporation vide Sanction No. B/B.S.253 (B-19) dated 18.09.1997 and they duly constructed a two storied pucca building togetherwith mezzanine floor and they duly seized and possessed the aforesaid land and property alongwith their family members.

**AND WHEREAS** thereafter aforesaid Sudhir Kumar Mukhopadhyay executed his last Will and Testament on 16<sup>th</sup> day of January, 1997

P. Singh  
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bequeathed his 50% share of the total property in favour of his nephew (brother's son) namely Dr. Saptarshi Mukherjee (the present Owner herein), the aforesaid Will was duly registered in the Office of Additional District Sub-Registrar, Behala, District - South 24 Parganas.

**AND WHEREAS** aforesaid Sudhir Kumar Mukhopadhyay @ Sudhir Kumar Mukherjee died on 20.12.2006 and after his demise Ajit Kumar Mukherjee, being the named Executor obtained the grant of Probate on 27<sup>th</sup> day of August, 2009 from the Learned District Delegate Court at Alipore in Act 39 Case No. 111 of 2007 (Probate).

**AND WHEREAS** thereafter Ajit Kumar Mukherjee died intestate on 11.12.2012 leaving behind his son as his Class-I legal heir by the operation of Hindu Law of Succession. Be it mentioned herein that the wife of Ajit Kumar Mukherjee namely Dolly Mukherjee predeceased him on 05.06.2000 and mother of Ajit Kumar Mukherjee as well as wife of Late Jogindra Nath Mukherjee namely Tarulata Mukherjee died on 10.08.2008.

**AND WHEREAS** by virtue of grant of probate and by law of inheritance aforesaid Dr. Saptarshi Mukherjee became the sole and absolute owner of the aforesaid and below scheduled land and property and he Vendor has mutated his name in the Assessment Roll of KMC.

**AND WHEREAS** the present Vendor/Owner being the plaintiff filed a suit for eviction against the existing tenant Sri Gobinda Chandra Mondal being Title Suit No. 21131 of 2013 before the Ld. Civil Judge (Sr. Division), 7<sup>th</sup> Court at Alipore and it was decreed on 31.07.2017 which is under challenge in a First Regular Appeal before the Hon'ble High Court in F. A. No. 24 of 2018. It is further recorded that another Title Suit Being No. 26116 of 2013 is pending between the present owner and said tenants Gobinda Chandra Mondal & Avijit Mondal before the Ld. Civil Judge (Sr. Division) 7<sup>th</sup> Court at Alipore. At present there is no order of injunction or probatory order or legal impediment to transfer, sell out the scheduled property in favour of the intending purchaser.

**AND WHEREAS** now the present Vendor, Dr. Saptarshi Mukherjee being the sole and absolute owner having good, right, valid and perfect title to sale, transfer, convey, alienate and assign the aforesaid land alongwith with two storied building together with all easement rights attached thereto which is morefully or particularly described in the Schedule hereunder written and due to personal reason, intended to sell the said property which is free from all encumbrances, charges, liens, impendence, attachments, mortgages and all and any other liabilities whatsoever at a consideration money of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakh) only.

**AND WHEREAS** the purchaser made extensive search in respect of the present property, including all the relevant judicial documents and upon perusal and verification of all the papers and documents and being fully convinced and satisfied thereafter, the purchaser has agreed to purchase the property along with all easement rights attached thereto morefully and particularly stated and described in the Schedule below for the total consolidated consideration amount of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakh) only. Be it clearly mention that the property is as is where is and whatever there is on the date of sale.

**NOW THIS DEED OF CONVEYANCE WITNESSETH** and hereby agreed by and between the parties and in consideration of a sum of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakh) only as full and final payment of consideration money being paid by the PURCHASER as per memo of consideration written hereunder to the Vendor/Owner which the Vendor/Owner admits and acknowledges and sold, transfer, release, acquit, exonerate, alienate and discharge the said property in favour of the PURCHASER morefully and particularly described in the schedule below. The Vendor/Owner does hereby grant, convey, sell, transfer, assign and assure the said property unto and to the use of the said PURCHASER free from all encumbrances, the aforementioned and below scheduled land and property and the PURCHASER are lawfully entitled to enjoy and possess all

common passages, paths, advantages, liberties, rights and privileges in anywise appertaining thereto or reputed to estate, right, title interest, claim and demand of the Vendor/Owner into and upon the said land and property mentioned hereunder written UNTO AND TO THE USE OF THE PURCHASER TO HAVE AND TO HOLD the same absolutely and forever free from all encumbrances, charges, trusts, liens, claims and demands whatsoever and the Vendor/Owner does hereby covenant with the PURCHASER that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary the Vendor/Owner has good and perfect right, title and authority to convey the said land and property described in the Schedule hereunder written hereby sold, conveyed and transferred to the PURCHASER in the manner herein contemplated and agreed that the Vendor/Owner has not done executed or knowingly suffered any act, deed or thing whereby the said land and property is encumbered, affixed or impeached in estate, title or otherwise, and the Vendor/Owner doth hereby declare and covenant with the PURCHASER that there is no encumbrances, charges, trust, liens, attachments, claims or demands whatsoever subsisting on the said property till the date of Sale and the same has not been offered as security to any court or Revenue Authority. And the Vendor/Owner does hereby covenant with the PURCHASER that the Vendor shall at all times hereafter indemnify and keep indemnified and save harmless, the PURCHASER against all claims and demands whatsoever in respect of the said land and property. And the Vendor/Owner does hereby covenant with the PURCHASER that the PURCHASER shall henceforth peaceably and quietly enter into possession and enjoy the rents and profits thereof without any hindrance, interruption or disturbances from or by the Vendor or any person or persons claiming through or under or in trust for the Vendor and without any lawful act hindrance, interruption or disturbances by any other persons whomsoever. And the Vendor further covenants that he shall at the request and costs of the Purchaser, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and

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more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

The Vendor also declares that the aforesaid land and property hereby sold has not been previously leased, mortgaged, sold nor in any way transferred by the Vendor and there is no charge, lien, lispence, encumbrances or any attachment whatsoever. The Vendor sold the said land and property while having good clear and marketable title therein and free from all encumbrances.

If any of the statements or covenants made hereinbefore by the Vendor are found to be false, untrue or any defect in title is detected hereafter the Vendor shall be liable for the same.

If any error or omission is transpired in this Deed in future the Vendor shall at costs and request of the PURCHASER do and execute or cause to be done and executed any supplementary Deed or Deed of Rectification/Declaration in favour of the Purchasers. The PURCHASER shall and may at all times hereafter peaceably and quietly hold possess occupy and enjoy the said land and hereditaments or every part thereof and pay the rents to the Appropriate authority upon getting his name duly mutated in the office of local municipal authority and the office of B.L. & L.R.O. concerned at the own cost of the Purchaser and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of their predecessor-in-title and that free and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the PURCHASER indemnified from or against all charges, estates, encumbrances created by the Vendor or any of her predecessor-in-title.

All rates & taxes, land revenue and imposition payable in respect of the said property up to the date of these presents has been paid by the Vendor. The

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Vendor has also paid the electricity consumption charges in respect of the existing service connection till the date of Sale.

Total Set Forth value of the Property i.e. the Deed of Conveyance is valued at Rs. 2,20,00,000/- (Two Crore Twenty Lakh) only and the Purchaser is paying by Bank Draft. The transaction depends upon subject to realization of the Bank Draft.

By virtue of this Deed of Sale the PURCHASER shall become the absolute owner of the property and shall get the absolute right to Sell, convey and/or to any kind of transfer of the below scheduled property.

**THE SCHEDULE ABOVE REFERRED TO**

(Description of Entire Existing Property)

ALL THAT one piece and parcel of bastu land admeasuring an area about **5 (Five) Cottahs 1 (One) Chittack 16 (Sixteen) Sq. Ft.** under R. S. Dag Nos. 3772 & 3773 corresponding to **L. R. Dag No. - 3773** and R. S. Khatian Nos. - 454 & 1480 corresponding to **L. R. Khatian No. - 1309** togetherwith Two storied pucca above 20 years old building total admeasuring 350.49 Square Meter equals to **3772.65 (Three Thousand Seven Hundred Seventy Two Point Sixty Five) Square Feet [3565.44 (Three Thousand Five Hundred Sixty Five Point Forty Four) Square Feet** in the two floors and **207.21 (Two Hundred Seven Point Twenty One) Square Feet** in the **Mezzanine Floor]** covered area more or less with Tiles flooring and without lift facility out of which on the Ground Floor covered area is 165.62 Square Meter equals to **1782.72 (One Thousand Seven Hundred Eighty Two Point Seventy Two) Sq. Ft.** more or less, on the First Floor covered area is 165.62 Square Meter equals to **1782.72 Sq. Ft. (One Thousand Seven Hundred Eighty Two Point Seventy Two)** more or less and on the **Mezzanine Floor** covered area is 19.25 Square Meter equals to **207.21 (Two Hundred Seven Point Twenty One) Sq. Ft.** more or less, lying and situated at Mouza - Sahapur, J. L. No. - 8, Touzi No.- 93 & 101, Re. Sa. No. - 179, Zone Name: Premises Located on James Long Sarani, within the ambit of **KOLKATA MUNICIPAL CORPORATION** under **Ward No. 120**, Assessee No.- **41-120-**

09-04751 at premises No. 21A/1, Roy Bahadur Road, postal address 22/5, Roy Bahadur Road, Kolkata - 700034, P.S. - Behala, under the jurisdiction of A. D. S. R. Alipore, District South 24 Parganas along with all easement rights attached thereto. A plan or map annexed herewith bordered red delineated the entire property which is to be treated as a part and parcel of these presents, Total Land & structure is butted and bounded by:-

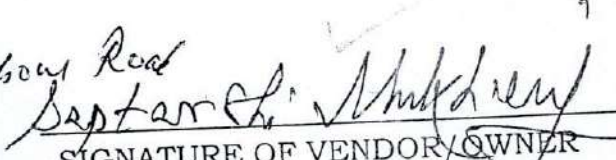
- ON THE NORTH:** By House of Hari Mohan Bhattacharyya.  
**ON THE SOUTH:** By House of Makham Lal Bandopadhyay & Saila Chattopadhyay.  
**ON THE EAST:** By House of Nivarani Chattopadhyay & Habul Das.  
**ON THE WEST:** By 46 feet wide James Long Sarani (KMC Road).

**IN WITNESS WHERE OF** the parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

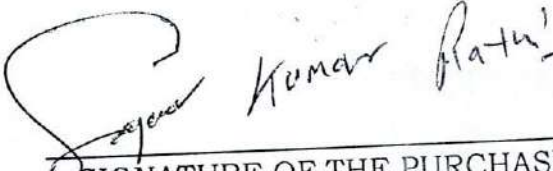
**SIGNED, SEALED & DELIVERED**

by the Parties above named  
at Kolkata in presence of:

1. Anirudh Mondal  
337/3A, Diamond Harbour Road  
Kolkata - 700026

  
SIGNATURE OF VENDOR/OWNER

2. Debi Kumar Ghosh  
10/95/2B Bijoyganj  
KOL - 92

  
SIGNATURE OF THE PURCHASER

**Drafted & prepared by:**

Prantick Ghosh  
PRANTICK GHOSH  
Advocate  
High Court at Calcutta  
Enrolment No. (WB/345/2003)  
**MR. PRANTICK GHOSH**  
ADVOCATE  
Bar Association Room No.-13  
High Court at Calcutta  
M - 9830084371

**MEMO OF CONSIDERATION**

**RECEIVED** on and from within name PURCHASER a sum of Rs. 2,20,00,000/- (Rupees Two Crore Twenty Lakh) only as full and final consideration by the Vendor/Owner as per memo below:-

**Memo: -**

Date	Mode of Payment	Drawn on	Amount
30.06.2021	Demand Draft No. 503631	I.C.I.C.I. Bank Ltd.	Rs. 35,00,000/-
30.06.2021	Demand Draft No. 237037	State Bank of India	Rs. 13,50,000/-
30.06.2021	Demand Draft No. 516189	I.C.I.C.I. Bank Ltd.	Rs. 1,50,00,000/-
30.06.2021	RTGS by two funds		Rs. 19,89,000/- Rs. 1,61,000/-
	<b>Total</b>		<b>Rs. 2,20,00,000/-</b>

(Rupees Two Crore Twenty Lakh) only.

SIGNED, SEALED & DELIVERED

By the Parties in presence of:-

1. *Quint Konda*  
337/5A, D. H. Road  
KOL- 700035

2. *Devika Ghosh*  
10/95/2B, Bijoyganj  
KOL - 92

*Says Laxmi Mukherjee*  
SIGNATURE OF VENDOR/OWNER

DEED SITE PLAN AT PRE NO- 21A/1, ROY BAHADUR ROAD, POSTAL ADDRESS - 22/5, ROY BAHADUR ROAD, KOL - 34, P.S. - BEHALA, WARD - 120, ASESSEE NO - 41-120-09-04751, R.S. DAG - 3772,3773, L.R. DAG - 3773, R.S. KHATIAN - 458, 1480, L.R. KHATIAN - 1309, MOUZA - SAHAPUR, J.L. - 8, TOUZI - 93 & 101, R.S. - 179, UNDER KOLKATA MUNICIPAL CORPORATION, DIST - 24 P.G.S. (S).

AREA OF LAND - 5 K- 1 CH- 16 SFT = 340.24 SQM (M/L)

GR FLOOR COV AREA - 1782.72 SFT = 165.64 SQM (M/L)

1ST FLOOR COV AREA - 1782.72 SFT = 165.64 SQM (M/L)

MEZZ FLOOR COV AREA - 207.21 SFT = 19.25 SQM (M/L)

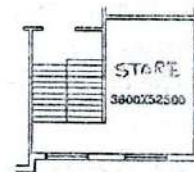
H/O NIVARANI CHATTOPADHYAY &

HABUL DAS

47'-2" (14378)



SCALE - 1" = 8'- 0"



































MEZZ FLOOR FLAT

*Sap tashu Mukherjee*  
VENDOR;-

*Sap Kumar Rathi*  
PURCHASER;-

Print on Shree  
TRESSED BY:-

PAGE NO .....  
**SPECIMEN FORM FOR TEN FINGERPRINTS**

SL. NO.	Signature of the Executants/Presentants					
	 <i>Signature</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				
	 <i>Signature</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
		(Right Hand)				



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

GRN Details

GRN: 192021220000955031      Payment Mode: Online Payment  
GRN Date: 05/04/2021 12:15:24      Bank/Gateway: ICICI Bank  
BRN : 61271728      BRN Date: 05/04/2021 12:04:11  
Payment Status: Successful      Payment Ref. No: 2000695533/5/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: DOLPHIN  
Address: 335 , D.H.ROAD KOLKATA-34  
Mobile: 8013526187  
Email: avijit.m26@gmail.com  
Depositor Status: Buyer/Claimants  
Query No: 2000695533  
Applicant's Name: Mr PRANTICK GHOSH  
Identification No: 2000695533/5/2021  
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000695533/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	1535020
2	2000695533/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	220014
			<b>Total</b>	<b>1755034</b>

IN WORDS: SEVENTEEN LAKH FIFTY FIVE THOUSAND THIRTY FOUR ONLY.

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SAPTARSHI MUKHERJEE**  
**AJIT KUMAR MUKHERJEE**

**31/10/1971**  
 Permanent Account Number  
**AGRPM3098B**

  
 Signature





09072015

*Saptarshi Mukherjee*

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडर-  
 आयकर सैन सेवा इकाई, एनएस-सीएल  
 5 वीं मंजिल, मेन्त्री स्टर्लिंग, 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 Bangla Chowk,  
 Pune - 411 016.

Tel: 91-20-2221 1221, 2221 8081  
 e-mail: [nsdl@nsdl.com](mailto:nsdl@nsdl.com)

*Saptarshi Mukherjee*



ভারতীয় আদhaar কার্ড

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/22077/00225

To  
সপ্তর্ষি মুখার্জী  
Saptarshi Mukherjee  
22/5 ROY BAHADUR ROAD  
BEHALA  
Behala  
Behala  
Circus Avenue Kolkata  
West Bengal 700034

09/02/2014  
11582446



ML158244463FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5530 3141 5765**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সপ্তর্ষি মুখার্জী  
Saptarshi Mukherjee  
পিতা : অজিত কুমার মুখার্জী  
Father : Ajit Kumar Mukherjee  
জন্মতারিখ / DOB : 31/10/1971  
পুরুষ / Male

**5530 3141 5765**

আধার - সাধারণ মানুষের অধিকার



Saptarshi Mukherjee





भारत सरकार  
Government of India



Avijit Mondal

DOB: 26/03/1973

Male

7677 3573 8639



मेरा आधार, मेरी पहचान

*Avijit M  
Gand. Mondal*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: S/O: Gobinda Chandra  
Mondal, 337/3A, DIAMOND  
HARBOUR ROAD, Behala,  
Kolkata, Behala, West Bengal,  
700034

7677 3573 8639



1947



help@uidai.gov.in



www.uidai.gov.in

*Avijit M  
Gand. Mondal*

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

SANJEEV KUMAR RATHI  
MAHESH CHAND RATHI

07/11/1976  
Permanent Account Number  
ADOPR2408L

*Sanjeev Kumar Rathi*  
Signature



26072006

*Sanjeev Kumar Rathi*



Government of India

### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

### INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



पता:

आम्बुज: महेश चंद राठी, एच. नं.  
641, नियर हूडा मार्केट, सेक्टर - 37,  
अमरनगर, फरीदाबाद,  
फरीदाबाद, हरियाणा, 121003

Address:

S/O: Mahesh Chand Rathi, H. No.  
641, Near Huda Market, Sector -  
37, Amarnagar, Amarnagar,  
Faridabad, Faridabad, Haryana,  
121003



### भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 1088/08195/01874

To  
संजीव कुमार राठी  
Sanjeev Kumar Rathi  
S/O: Mahesh Chand Rathi  
H. No. 641 Near Huda Market  
Sector - 37  
Amarnagar  
Amarnagar  
Faridabad Faridabad  
Haryana 121003  
9871899177  
16/04/2017



32424416

MD324244164FH



आपका आधार क्रमांक / Your Aadhaar No. :

## 3769 0079 5818

### मेरा आधार, मेरी पहचान



संजीव कुमार राठी

Sanjeev Kumar Rathi

जन्म तिथि / DOB : 07/11/1976

पुरुष / Male



3769 0079 5818

K7

3769 0079 5818

### Major Information of the Deed

Deed No :	I-1903-05425/2021	Date of Registration	30/06/2021
Query No / Year	1903-2000695533/2021	Office where deed is registered	
Query Date	31/03/2021 7:58:30 PM	1903-2000695533/2021	
Applicant Name, Address & Other Details	PRANTICK GHOSH CI-12, JYANGRA GHOSH PARA, KOLKATA, Thana : Baguiati, District : North 24- Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9230848212, 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. 2,20,00,000/-	Rs. 2,20,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 15,40,020/- (Article:23)	Rs. 2,20,098/- (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: Roy Bahadur Road, Road Zone : (Premises Located on J.L.Sarani -- ), Mouza: Sahapur, Premises No: 21A/1, , Ward No: 120 JI No: 8, 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	LR-3773 (RS :- )	LR-1309	Bastu	5 Katha 1 Chatak 16 Sq Ft	1,65,00,000/-	1,65,00,000/-	Width of Approach Road: 46 Ft., Adjacent to Metal Road, Last Reference Deed No :1605-I -01713-1992
Grand Total :				8.3898Dec	165,00,000 /-	165,00,000 /-	

### Structure Details :



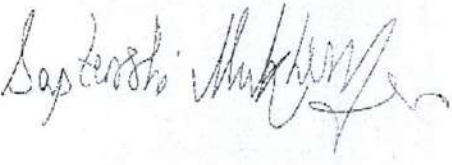
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3565.44 Sq Ft.	47,50,000/-	47,50,000/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 1782.72 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1782.72 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 18 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3565.44 sq ft	47,50,000 /-	47,50,000 /-	

**Apartment Details :**



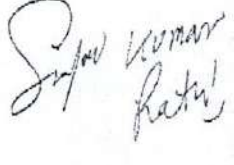
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 21A/1, Ward No: 120, Road: Roy Bahadur Road, Pin Code : 700034

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (Premises Located on J.L.Sarani -- ),	LR - 3773	LR - 1309	Area of Mezzanine Floor: 207.21	7,50,000/-	7,50,000/-	, Apartment Type: Mezzanine Floor Residential Use , Floor Type: Tiles, Age of Flat: 18 Year, Approach Road Width: 46 Ft. , New Flat , Status of Completion : Completed, Plan sanctioned Date :18/09/1997



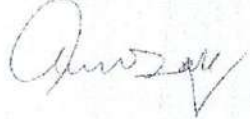
**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Dr SAPTARSHI MUKHERJEE</b> Son of Late AJIT KUMAR MUKHERJEE Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office			
	30/06/2021		LTI 30/06/2021	30/06/2021
22/5, ROY BAHADUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AGxxxxxx8B, Aadhaar No: 55xxxxxxxx5765, Status :Individual, Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office				

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SANJEEV KUMAR RATHI (Presentant)</b> Son of Mr MAHESH CHAND RATHI Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office			
	30/06/2021		LTI 30/06/2021	30/06/2021
Son of Mr MAHESH CHAND RATHI Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8L, Aadhaar No: 37xxxxxxxx5818, Status :Individual, Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AVIJIT MONDAL</b> Son of Mr GOBINDA CHANDRA MONDAL 337/A, DIAMOND HARBOUR ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034			
	30/06/2021	30/06/2021	30/06/2021
Identifier Of Dr SAPTARSHI MUKHERJEE, Mr SANJEEV KUMAR RATHI			

**Transfer of property for A1**

Sl.No	From	To. with area (Name-Area)
1	Dr SAPTARSHI MUKHERJEE	Mr SANJEEV KUMAR RATHI-207.210000 Sq Ft

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Dr SAPTARSHI MUKHERJEE	Mr SANJEEV KUMAR RATHI-8.38979 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Dr SAPTARSHI MUKHERJEE	Mr SANJEEV KUMAR RATHI-3565.44000000 Sq Ft

Endorsement For Deed Number : I - 190305425 / 2021

On 30-06-2021

**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 15:52 hrs on 30-06-2021, at the Office of the A.R.A. - III KOLKATA by Mr SANJEEV KUMAR RATHI ,Claimant.

**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 2,20,00,000/-

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

Execution is admitted on 30/06/2021 by 1. Dr SAPTARSHI MUKHERJEE, Son of Late AJIT KUMAR MUKHERJEE, 22/5, ROY BAHADUR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Professionals, 2. Mr SANJEEV KUMAR RATHI, Son of Mr MAHESH CHAND RATHI, House No. 641, Near Huda Market, Sector - 37, Amar, P.O: AMARNAGAR, Thana: FARIDABAD CENTRAL, , Faridabad, HARYANA, India, PIN - 121003, by caste Hindu, by Profession Business

Indetified by Mr AVIJIT MONDAL, , , Son of Mr GOBINDA CHANDRA MONDAL, 337/A, DIAMOND HARBOUR ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,20,098/- ( A(1) = Rs 2,20,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 2,20,014/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2021 12:19PM with Govt. Ref. No: 192021220000955031 on 05-04-2021, Amount Rs: 2,20,014/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 61271728 on 05-04-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 15,40,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 15,35,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 39469, Amount: Rs.5,000/-, Date of Purchase: 31/03/2021, Vendor name: Mousumi Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2021 12:19PM with Govt. Ref. No: 192021220000955031 on 05-04-2021, Amount Rs: 15,35,020/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 61271728 on 05-04-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
Kolkata, West Bengal

