100214A/2019

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I-2034/19

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

U.V. Rs 31,59,375/-

E 548507

.C. Case No. 402 Dt. 8/7/19

J (I) Rs. 250/-

J (II) Rs. 500/-

Total Rs. 750/-

Realised on 8/7/19

D.S.R.-I
Alipore South 24 Pgs

Verified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Joint Sub-Registrar,
Alipore South 24 Pargana

09 JUL 2019

DEED OF CONVEYANCE

THIS **DEED OF CONVEYANCE** is made on this 8th Day of JULY 2019 (Two Thousand Nineteen) **A. D.**

:: BY AND BETWEEN ::

1) Swapna Chatterjee 2) Kanchana Bhattacharya (Chatterjee)

3) Soumen Chatterjee

PACIFIC ASSOCIATE

Proprietor

26 JUN 2019

S.L. No. 4060 Date.....
Name M/S. Pacific Associate. (Prop. SRI BIJOY GHOSH)
Address 399 Uttarsripur Borne Main Road, P.O. Borne, Kolkata-700154.
Value 50001/-

Govt. Stamp Vender
SABYASACHI DEB
Sonarpur A.D.S.R.O., Kol.-150

1313

PACIFIC ASSOCIATE
Proprietor

1314

Swapna Chatterjee

1315

Kamchana Bhattacharjee (Chatterjee)

1316

Soumen Chatterjee

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Sujit Kumar Bhattacharyya.
Advocate,
Alipore Police Court, Kol-27.
S/o. Late Lalit Ch. Bhattacharyya.

(1) SMT. SWAPNA CHATTERJEE PAN: AQEPC6759J wife of Late Kalyan Chatterjee, by Occupation-Housewife, **(2) SMT. KANCHANA BHATTACHARYA alias KANCHANA CHATTERJEE PAN : AHPPC7135C** Daughter of Late Kalyan Chatterjee, by occupation- Service, **and No. (3) MR. SOUMEN CHATTERJEE, PAN :ADSPC2466M** Son of Late Kalyan Chatterjee, by occupation Service, **all the above from 1 to 3,** by faith-Hindu, Nationality-Indian and **all Permanent Address at 5/1C, Baishnabghata Road, P.S. Jadavpur at Present Patuli, Kolkata-700047, here-in-after collectively called or referred to as** the **LAND OWNERS / VENDORS** (which expression shall unless excluded by or repugnant to the Subject /context be deemed to mean and include each of their respective heirs, legal-representatives executors, , administrators and/or assigns) **the Party of the ONE PART.**

A N D

M/S. PACIFIC ASSOCIATE PAN: ADYPG4183B , a sole Proprietorship Firm **having its Office address at 399, Uttarsripr, Boral Main Road, P.O. Boral, P.S. Sonarpur,** (Now Narendrapur), **Kolkata-700154, represented by its sole Proprietor SRI BIJOY GHOSH PAN: ADYPG4183B , by faith- Hindu, Nationality-Indian, Occupation-Business , residing at C/9, Rajnarayan Park, P.O. Boral, P.S. Sonarpur, Kolkata-700154, here-in-after called or referred to as the PURCHASER** (which expression shall unless excluded by or repugnant to the Subject or context be deemed to mean and include its/his respective heirs, executors, administrators, legal representatives and/ or assigns) the Party of the **OTHER PART.**

A Brief recital is hereunder given step by step how the below **SCHEDULE-A** landed property has been devolved to all **LAND OWNERS**. Particularly, **LAND OWNERS / VENDORS No. 1,2 & 3,** who are desirous for selling or conveying their undivided **0.1287 Share of land only** herein due to

PACIFIC ASSOCIATE
Proprietor

1) Swapna Chatterjee
2) Kanchana Bhattacharya (Chatterjee)
3) Soumen Chatterjee

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their most urgent need of money and be it needful to mention here that due to development of the said land along-with others landed property of others co-sharers and all plots of land have been amalgamated on the strength of registered Deed of Exchange and the Developer as per direction of Civil Engineer has demolished the entire Building which inclusive of the Building of the VENDORS who herein due to their urgent need of cash offer to the PURCHASER herein to sell or transfer their undivided share of land measuring more or less **882Sq.Ft or** as per local measurement **01**(One) **Cottah 03**(Three)**Chittak 27**(Twenty-Seven)**Sq. Ft.** or a little more or less out of **total amalgamated areas of land 09**(Nine)**Cottah 08**(Chittack) **14** (Fourteen)**Sq. Ft.** or a little more or less **under PREMISES NO. 5/1C Baisnabghata Road, Borough-X, K.M.C. Ward No.100, Assessee No. 21-100-03-0219-7.**

A brief recital of the land how several Deeds including Deed of exchange are made for amalgamation of different plots of land to have one plot hereunder given and this Deed of Conveyance is made to sell undivided areas of 01(One)**Cottah 03**(Three)**Chittak 27**(Twenty-Seven)**Sq. Ft.** or a little more or less **Together-with 150Sq. Ft. Structure,**

A long years ago, including others landed property, One Rajendra Nath Chattopadhya(Chatterjee) now deceased, Son of Late Haran Chandra Chattapadhya along-with two brothers namely Nagendranath Chattapadhya and Jogendranath Chattapadhya were the Sixteen annas recorded owners as per **R.O.R**. of **All that** land measuring **77**(Seventy Seven)Decimal more or less **Together-with** brick built building standing thereon, lying or situates at **Mouza-Baishnabghata, J.L.No.28, Khatian No.296,** split up which **Comprised in Dag No.87, areas of land 36**(Thirty Six)**Decimal** more or less and **under Dag No.89 areas of land 41**(Forty-One)**Decimal (then identified as under Ward No.100 of the Kolkata Municial Corporation) , PREMISES NO.5, BAISHNABGHATA ROAD, P.S. Jadavpur, Kolkata-700 047 and how the present VENDORS got their undivided share of land and how the land is amalgamated described hereunder.**

Swapna Chatterjee

PACIFIC ASSOCIATE

Proprietor

Kanchana Bhattacharya (Chatterjee)

Soumen Chatterjee

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1. **Said** **RAJENDRA NATH CHATTERJEE** purchased a piece of land measuring about **08**(eight)**Chittak**, lying or situates at **Mouza Baishnabghata, J.L.No.28, Khatian No.253, under Dag No. 93, presently under K.M.C Ward No.100 of the Kolkata Municial Corporation** now identified as **PREMISES No.10/1, BAISHNABGHATA ROAD**, P.S. Jadavpur, Kolkata–700047 from Umashashi Choudhury daughter of Shibapada Choudhury of Baisnabghata, then P.S. Tollygunge, District-South-24Parganas against consideration mentioned therein and said **Bengoli-Kobla** was **registered at the Office of Sub-Registrar Alipore, South-24Parganas and recorded in Book No.1, Volume No.109, Pages from 286 to 289, Being No.7231 for the 1955** and by virtue of amicable Partition by meets and bounds with the other two brothers i.e. Nagenendranath Chatterjee and and Jogendra Nath Chatterjee separated their share of land before the demise of said Rajendra Nather Chatterjee i.e. before the year-1960.

2. Said Rajendra Nath Chatterjee died intestate on November-1960 leaving behind his two sons namely **Mr. Rabindra Nath Chatterjee** and **Mr. Ramendra Nath Chatterjee** as his legal heirs or successors in interest as **per Hindu Succession Act'1956** in respect of the movable and immovable properties left by him without leaving no others heirs having any right or claim into and over the immovable property left by him.

3. The said Rabindra Nath Chatterjee and Mr. Ramendra Nath Chatterjee after the demise of their father, by virtue of a **Deed of Partition** executed on **18th May 1974** and duly registered before the **Office of the District Sub Registrar, Alipore and recorded in Book No.1, Volume No. 91, Pages from 9 to 20 being no. 3192 for the year-1974,** partitioned the entire property left by said Rajendranath between themselves for the purpose of betterment and separately enjoyment of each respective shares of properties.

4. By virtue of the above SAID PARTITION DEED, Mr. Ramendra Nath Chatterjee became the Owner of Four Rooms on the Southern side of the building, two covered verandah, one open verandah, Two nos. of privy total measuring 980Sq,Ft being more than 60year old dilapidated old Structure

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Together-with one tube-well and one open courtyard which comprised an areas of land **3**(three)**Cottha 2**(two)**Chittack 32**(Thirty Two)**Sq. Ft.** more or less as per physical measurement **TOGETHER WITH** the user of common passage, user of common meter room etc. lying or situates at Mouza- Baishnabghata, J.L.No.28, Khatian No.296, under Dag No. 89, presently under Ward No.100 of the Kolkata Municial Corporation, here-in-after **identified as K.M.C Premises No.5/1C, Baishnabghata Road,** P.S. Jadavpur, now Patuli, Kolkata-700047 within the jurisdiction of A.D.S.R, Alipore, South-24Parganas and **also became the owner of land** measuring about **08**(eight)**Chittak** more or less **Together-with 140Sq.Ft.** more than **60 years old** dilapidated structure, lying or situates at **Mouza - Baishnabghata, J.L. No.28, Khatian No. 253** under **Dag No. 93, presently under K.M.C Ward No.100 of the Kolkata Municipal Corporation** now identified as **PREMISES NO. 10/1A, Baishnabghata Road, P.S. Jadavpur, Kolkata-700047** under the jurisdiction of A.D.S.R, Alipore, South-24Parganas, hereinafter referred to as the **Entire Property** of said **Ramendra Nath Chatterjee** now deceased being total areas **3**(Three)**Cottha 10**(Ten)**Chittak 32**(thirty two)**Sq. Ft**. or a little more or less.

5. While enjoying said entire property said **Ramendra Nath Chatterjee died intestate on 18.09.1998** leaving behind him his heirs, survivors namely **Bela Chatterjee** as **widow, two sons** namely **Kalyan Chatterjee, Susanta Chatterjee and only daughter Snigdha Mukherjee(Chatterjee)** as his only legal heirs and successors and thereafter, Said **Bela Chatterjee,** wife of Late Ramendra Nath Chatterjee **died** intestate on **14.06.2004,** leaving behind aforesaid **two sons and one daughter as her legal heirs.**

Thereafter, unfortunately, **on 31.10.2011,** said **Kalyan Chatterjee** died intestate leaving behind him his widow **Swapna Chatterjee,** one son **Soumen Chatterjee** and one daughter named **Kanchana Chatterjee** as his only legal heirs and successors in respect of his share accrued in the said entire property along with his brother **Mr. Susanta Chatterjee** and **Smt. Snigdha Chatterjee (Mukharjee)**. Be it needful to mention here that **Out of said 3**(Three)**Cottah**

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10(Ten)**Chittak 32**(thirty two)**Sq. Ft**. more or less , there shall be **3**(Three)**shares in the manner:- Mr. Susanta Chatterjee** and **Smt. Snigdha Chatterjee each got 2/3rd**(Two third) **share** and **Smt. Swapna Chatterjee, Kanchana Bhattacharya (Chatterjee) Soumen Chatterjee all the heirs of Late Kalyan Chatterjee jointly got 1/3RD share or interest of the land** left by Lt. Ramendra Nath Chatterjee, i. e **share of said Kalyan Chatterjee, now deceased** , one of the sons of Late Ramendra Nath Chatterjee.

6. The Owners herein are now possessing and enjoying the said entire land with structure which is more fully described in **FIRST SCHEDULE-A,** hereunder written and their names were mutated in the Present record of K.M.C also assessed vide **Assesse No. 211000302197** under the Kolkata Municipal Corporation in the manner;-

AND WHEREAS Be it needful to mention here that as the condition of more than 60years old building is so dilapidated that the same is beyond habitable condition and the SAID OWNERS **Mr. Susanta Chatterjee Snigdha Chatterjee (Mukharjee)** and the **VENDOR/SELLERS** of this Deed, approached the **DEVELOPERS' FIRM** named **PACIFIC ASSOCIATE** a Proprietorship Firm, having its Office at **399, Uttarsripur, Boral Main Road P.O. Boral, P.S. Sonarpur, Kolkata-700154, represented by its sole Proprietor SRI BIJOY GHOSH** son of Late Lalmohan Ghosh, residing at C/9, Raj Narayan Park, P.O. Boral ,P. S. Sonarpur, Kolkata-700154, the **PURCHASER OF THIS DEED** and express their desire to develop the said land in the form multistoried building who after hearing the statement of LAND OWNERS, orally agreed to perform activities in order to construct the said Building and complete the same up to habitable condition and owing to avoid any future misunderstanding, all the aforesaid LAND OWNERS and the DEVELOPER jointly reduced in writing all the necessary expressions, terms, conditions and needful matters or material items and substances in the **DEVELOPMENT AGREEMENT** and the same executed on **03rd day of December-2014** and **duly registered at the Office of A.D.S.R. Alipore,**

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recorded Book No.1, Volume No.37, Pages from 4320 to 4357, Being No 08860 for the year-2014 and **on or after execution of said Development Agreement, the aforesaid Land Owners executed a Development Power of Attorney registered at the Office of the A.D.S.R. Alipore, South-24Parganar and duly recorded on Book No.1, Volume No.37, Pages from 3286 to 3303, being No.08861 for the year-2014.**

AND WHEREAS on the other hand, a long years ago, including others landed property another son of said Late Haran Chatterjee named Jogen Chatterjee, since deceased was the Owner of several landed properties at Mouja – Baisnabghata, J.L.No.28, R. S. No.11, 38, 244, Touji No. 56,151, areas of land under **Dag No.87 being the areas of land 20Decimal** and in **Dag No.89 areas of land 20-1/3Decimal** and while said **Jogendra Nath Chatterjee**(Chattopadhaya) had been enjoying the above mentioned landed property, **died intestate on 14thApril-1958**, leaving behind him his wife namely Smt. Prativashali Devi, three sons namely Sri Sishir Kumar Chatterjee, Sri Sukumar Chatterjee, Sri Karunamoy Chatterjee and two daughters namely Smt. Mana Rani Devi and Smt. Reba Rani Devi as his legal heirs and successors who became the joint owners in respect of landed properties mentioned above, left by said Jogendranath since deceased.

AND WHEREAS thereafter, Said Prativashali Devi as his wife, three sons namely:- Sri Sishir Kumar Chatterjee, Sri Sukumar Chatterjee, Sri Karunamoy Chatterjee and two daughters namely Mana Rani Devi and Smt. Reba Rani Chattopadhaya, all the above here-in-after use their title as "CHATTERJEE" and same has been reflected in their Aadhar Card, by and an under a **Deed of Partition** dated **27.01.1960**, amicably made **Partition of land** left by said Jogendra Nath Chatterjee since deceased, by virtue of **BENGOLI PARTITION DEED , registered at the Office of the Sub-Registrar Alipore Sadar and duly recorded in Book No.1, Volume No.11, Pages from 201 to 217, being No.669 for the year 1960.**

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Proprietor

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AND WHEREAS on the strength of said **Deed of Partition**, Sishir Kumar Chattopadhaya(Chatterjee) got the areas of land under **Dag No.87** measuring **09-7/8 Decimal** more or less in **Dag No.89** measuring **03-7/18 Decimal** more or less, lying and situates at **Mouza – Baisnabghata , J.L. No.28, R.S. No.11, 38, 244, Touji No.56, 151, totaling 7Cottah 13Chittack 43Sq.Ft.** and be it mentioned said **Sisir Kumar Chatterjee** (Chattopadhaya), unluckily died intestate on **26/10/1977** leaving behind, two daughters namely **Minati Mukherjee** nee Chatterjee, **Pranati Chatterjee** and four sons namely :- **Safal Chatterjee**, **Mrinal Chatterjee**, **Shymal Chatterjee** and **Chapal Chatterjee** respectively and the **wife of said Late Sisir Chatterjee named Nirupama Chatterjee was predeceased on 18/02/1976** and said **Mrinal Chatterjee** died intestate on **20/01/1993 at S.S.K.M. Hospital**, Kolkata, as **Bachelor Condition**, thereafter **Shymal Chatterjee died intestate on 04/08/2006,** at M.R. Bangur Hospital, Kolkata, **leaving no successer/heirs, Safal Chatterjee** died intestate as **Bachelor Condition** on **13/12/2007 at his residential Place 5, Baisnabghata Road, P.O. Naktala, Kolkata-700047** and **Pranati Chatterjee died intestate on 14/01/2012** at **K.P.C.** Hospital at Jadavpur, Kolkata-700047 in unmarried status and as the above named persons died intestate in unmarried or bachelor condition, all the above shares of land devolved to the remaining heirs of Late Sisir Kumar Chatterjee namely:- **SMT. MINATI CHATTERJEE AND CHAPAL CHATTERJEE** here that after lawfully seized and possessed of or otherwise sufficiently entitled of the aforesaid land and while the aforesaid two owners took measurement of the said land by land surveyor, they found that the land areas about **2Kt. 16Chittack** has been encroached to the adjacent land and as such said **Minati Chatterjee** and **Chapal Chatterjee** became Owners of areas of land **5Cottah 13Chittack 27Sq.Ft**. more or less and said land with Structure thereon identified as **PREMISES NO.5, Baisnabghata Road**, P. S. Jadavpur, **Ward No.100, Kolkata-700047**, having **Assessee No.211000300061.**

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AND WHEREAS SAID **SRI CHAPAL CHATTERJEE** and **SMT. MINATI CHATTERJEE** executed a DEED OF DECLARATION and appeared before the A.D.S.R. Alipore, South-24Parganas with said Declaration how right , title and possession devolved to them and all authenticated documents or rights and title and interest into over the areas of land of them measuring more or less **05Cottah 13Chittak 27Sq. Ft**. and as on the matter of lawful devolution right, title over ancestral property said Declaration was made and registered **at the Office of A.D.S.R. Alipore, recorded Book No.1, CD Volume No.21, Pages from 640 to 651, Being No.4677 for the year-2012.**

AND WHEREAS Be it needful to mention here that as the condition of building is more than 60-Years old and it was too dilapidated to use in habitable condition and **ALL THE LAWFUL OWNERS 1)** SMT. SWAPNA CHATTERJEE, **2)** SMT. KANCHANA BHATTACHARYA (CHATTERJEE) **3)** MR. SOUMEN CHATTERJEE, herein **VENDOR/SELLERS** of **this Deed**, **including OTHERS CO-SHARER namely:- 4)** SUSANTA CHATTERJEE, **5)** SNIGDHA CHATTERJEE (Mukherjee), **DUE TO PAUCITY OF FUND,** approached to the **DEVELOPERS' FIRM** named **PACIFIC ASSOCIATE, a PROPRIETORSHIP FIRM, having its Office at 399 Uttarsripur, Boral Main Road, P.O. Boral, P.S. Sonarpur, Kolkata-700154, managed by its sole Proprietor, SRI BIJOY GHOSH** Son of Late Lalmohan Ghosh, residing at C/9, Raj Narayan Park, P.O. Boral ,P. S. Sonarpur, Kolkata-700154 with a request to do needful to construct a new Building at the cost of the Developer who after hearing the statement of LAND OWNERS, orally agreed to perform activities in order to construct the said Building and complete same up to habitable condition and due to avoid any future misunderstanding, all the aforesaid LAND OWNERS and the DEVELOPER jointly reduced in writing all the necessary expressions, terms, conditions and needful matters or material items and substances in **DEVELOPMENT AGREEMENT** and the same was executed on **03rd day of December-2014** and **duly registered at the Office of A.D.S.R. Alipore, recorded Book No.1, Volume No.37, Pages from 4320 to 4357, Being No.08860** for the year-**2014** and **after execution of said Development**

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Proprietor

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Kanchana Bhattacharya (Chatterjee)

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Agreement, the aforesaid Land Owners executed a Development Power of Attorney which was registered at the Office of the A.D.S.R. Alipore, South-24Parganar and duly recorded on Book No.1, Volume No.37, Pages from 3286 to 3303, being No.08861 for the year-2014.

AND WHEREAS on the other hand, **in the aforesaid view**, others two Land-Owners, **Chapal Chatterjee** and **Minati Chatterjee,** details mentioned in the **THIRD PART**, entered into a Development Agreement for construction of a new Building which the Developer, **PACIFIC ASSOCIATE** details mentioned above, agreed and both the aforesaid **LAND OWNERS** and **DEVELOPER** jointly executed a **DEVELOPMENT AGREEMENT** which was registered on **09th day of February-2015** and **duly registered at the Office of A.D.S.R. Alipore, recorded Book No.1, Volume No.4, Pages from 4278 to 4318, Being No.00887 for the year-2015** and **on or after execution of** said **Development Agreement, aforesaid Land Owners executed a Development Power of Attorney, registered at the Office of the A.D.S.R. Alipore, South-24Parganar and duly recorded on Book No.1, Volume No.4, Pages from 4319 to 4334, being No.00888 for the year-2015.**

AND WHEREAS be it needful to mention here that by and under a **Deed of Exchange** executed on **24th day of July-2017 , said 1) SMT. SWAPNA CHATTERJEE, 2) SMT. KANCHANA BHATTACHARYA (CHATTERJEE) 3) MR. SOUMEN CHATTER JEE, 4) SUSANTA CHATTERJEE, 5) SNIGDHA CHATTERJEE (Mukherjee)** of the **ONE PART AND other Owners named SRI CHAPAL CHATTERJEE** AND **SMT. MINATI CHATTERJEE of the OTHER PART** executed a **DEED OF EXCHANGE dated: 24.07.2017 registered at the Office** of **A. D. S. R. Alipore , South-24Parganar and duly recorded on Book No.1, Volume No.1605-2017, Pages from 121823 to 121856, being No.160504556 for the year-2017** and on the strength of said **Deed of Exchange** , the aforesaid two plots of land was lawfully and also as per willing of all Land owners was amalgamated into Single plot of land i. e **Premises No.5, Baisnabghata Road, Assessee No.21-100-03-0006-1 + Premises No.5/1C,Baisnabghata Road , Assessee No.21-100-03-0219-7,**

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converted into **One Plot** and **subsequently** the **Concerned Authority of the Kolkata Municipal corporation on the strength of said Registered Deed of Amalgamation mentioned above** was pleased to approve **One Premises No**. in place of **aforesaid two Premises No's**, i.e. **PREMISES NO. 5/1C, Baisnabghata Road, ASSESSEE NO.21-100-03-0219-7.**

AND WHEREAS said **DEVELOPER** for **PACIFIC ASSOCIATE** has completed all inter-alias activities, prima face works for the construction of multistoried Building and also engaged skilled civil engineer making Building Plan, cleaning land through labors of its engineer and being ready to submit the same to the Concerned Authority of the Kolkata Municipal Corporation and after amalgamation of two plots of land, aforesaid old dilapidated house, structure on the said plots , now on said amalgamated **PREMISES NO.5/1C Baisnabghata Road, Assessee No. 21-100-03-0219-7,** have been demolished, except a tile shed structure measuring more or less **150**(One hundred Fifty) **Sq. Ft.** standing on the said **PREMISES NO. 5/1C, BAISNABGHATA ROAD, ASSESSEE NO. 21-100-03-0219-7.**

AND WHEREAS in the meanwhile, one of the **LAND OWNERS** herein **VEDORS** named **Kanchana Chatterjee (Bhattacherjee)** after dissolving former marriage , has been remarried, now known as **Kanchana Chatterjee (Bhattacharjee)** is urgently need of money and expressed the fact to her mother and brother namely **Smt. Swapna Chatterjee** wife of Late Kalyan Chatterjee and brother Mr. **Soumen Chatterjee** who on hearing the fact, have agreed to sell, convey and forever transfer lawfully their jointundivided **Part or share or interest** on the land formerly owned by Kalyan Chatterjee one of the deceased sons of Late Ramendra Nath Chatterjee , unto or in favour of **PACIFIC ASSOCIATE,** herein the **PURCHASER, the OTHER PART** and simultaneously has offered the said **PURCHASER** to sell their undivided **1/3rd Part of land** of Late Ramendra Nath Chatterjee , measuring more or less **882**(Eight hundred Eighty two)**Sq.Ft** or **1**(One)**Cottah 3**(Three)**Chittack 27**(Twenty Seven)**Sq. Ft. TOGETHER-WITH Tile Shed Structure measuring**

PACIFIC ASSOCIATE
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150Sq.FT.which is ultimately now part of undivided land 09Cottah 08Chittack 14Sq.Ft. OR 6854 Sq.Ft. of now amalgamated landed Property be sold at or a for a consideration of **Rs.15,00,000/-** (Rupees Fifteen Lac) **Only, which is accepted by the DEVELOPER, the SECOND PART.**

AND WHEREAS the **PURCHSER** herein the **DEVELOPER** of the land in the form of new multistoried Building/s, who is quite aware of the fact in regards to share or interest of the land with Structure, being undivided areas of land measuring **1**(One)**Cottah 3**(Three)**Chittack 27(**Twenty Seven) **Sq.Ft.** more or less **TOGETHER-WITH** a small **Tile shed** measuring **150**(One hundred Fifty)**Sq. Ft**. more or less which belongs to **Smt. Swapna Chatterjee, Smt.Kanchana Bhattacharya(Chatterjee) Soumen Chatterjee** and as the land is amalgamated now under **ONE-PREMISES**, the **land herein intended to sell is called as undivided share of land mentioned preceding Para,** lying and situated at **Mouza - Baishnabghata, J. L. No. 28** now **Khatian No. 253, 296** under **Dag No.87, 89,93, PRESENTLY KNOWN as PREMISES NO.5/1C, BAISNABGHATA ROAD, ASSESSEE NO. 21-100-03-0219-7 within limit of the Kolkata Municipal Corporation, Ward No.100** and the **VENDORS** have signed in a view to sell of the share of said three owners unto the purchaser and Vendors' share shall be deleted, the **PURCHASER** herein, being informed of the same, has accepted and duly has offered to the said **VENDORS, to purchase** aforesaid undivided **0.1287**(One-Third) **Share or interest and possession** of land OR land measuring more or less **882**(Eight hundred Eighty two)**Sq. Ft OR 1**(One)**Cottah 3**(Three)**Chittack 27**(Twenty Seven)**Sq. Ft.** details mentioned above, be sold at or for a consideration **of Rs.15,00,000/-**(Rupees Fifteen Lac)**Only** and said areas of land herein fully sold out the entire share of land of the three Land Owners mentioned who are **VENDORS** of this **DEED**, and after registration of these presents admitted, the names of said Land Owners, herein **VENDORS** shall be deleted and forever relinquished.

PACIFIC ASSOCIATE
Proprietor

Swapna Chatterjee

Kanchana Bhattacharya (Chatterjee)

Soumen Chatterjee.

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AND WHEREAS as per above settlement, the **VENODORS** after receiving above mentioned consider money mention in the Memo of Consideration hereunder written, the Vendors are executing these Presents as lawfully and reasonably required.

NOW THIS DEED OF SALE WITNESSETH THAT: in pursuance of the said Agreement or settlement and in consideration of the said sum of **Rs.15,00,000/-**(Rupees Fifteen Lac)**Only**, fully paid by the **PURCHASER** or unto or in favour of the **VENDORS**(the receipt whereof the Vendors doth hereby acknowledge) as per memo of consideration here under written and of and from the same and every part of the **SAID LAND** being undivided part of areas of land measuring **1**(One)**Cottah 3**(Three) **Chittack 27**(Twenty Seven) **Sq.Ft.** more or less **TOGETHER-WITH** a small **Tile shed** measuring **150**(One hundred Fifty)**Sq. Ft**. more or less which belongs to **VENDORS** herein and as the land is amalgamated now under **ONE-PREMISES**, the **land herein intended to sell is called as undivided share of land** out of the total areas of land **measuring more or less 09Cottah 08Chittack 14Sq.Ft. OR 6854 Sq. Ft.,** lying and situated at **Mouza - Baishnabghata, J. L. No. 28** now **Khatian No. 253, 296** under **Dag No.87,89,93,PRESENTLY KNOWN as PREMISES NO.5/1C, BAISNABGHATA ROAD, ASSESSEE NO.21-100-03-0219-7** within Limit of **THE KOLKATA MUNICIPAL CORPORATION, Ward No.100**, being undivided **0.1287**(One-Third) **Share or interest and possession of land** OR land measuring more or less **882**(Eight hundred Eighty two)**Sq. Ft OR 1**(One)**Cottah 3**(Three) **Chittack 27**(Twenty Seven)**Sq. Ft.** more fully described in the **SECONDSCHEDULED** hereunder-written and with receiving the said amount of money, the **VENDORS**, doth hereby release, discharge, exonerate and forever relinquish their unto the PURCHASER completely and forever and the said **VENDORS** doth hereby after relinquishment their right, title, interest and possession, absolutely and indefeasibly grant, convey, sell, transfer with Possession, assign and assure to and unto the **PURCHASER** herein, **ALL THAT** undivided Share or interest and possession of **0.1287 Share or interest and possession of**

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Proprietor

Sevapna Chatterjee
Kanchana Bhattacharya (Chatterjee)

Soumen Chatterjee

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land measuring more or less **882**(Eight hundred Eighty two)**Sq.Ft OR 1**(One)**Cottah 3**(Three) **Chittack 27**(Twenty Seven)**Sq. Ft. Together-with 150 Sq.Ft. R.T. Shed Structure** more fully described in the **SECOND SCHEDULED** hereunder-written **out of the total areas of** total land measuring **more or less 09 Cottah 08Chittack 14Sq.Ft. OR 6854 Sq. Ft Together-with 150 Sq. Ft. R.T. Shed Structure** (Being 1/3rd undivided share of the property of Late Ramendra Nath Chatterjee achieved by Kalyan Chatterjee since deceased, out of the total undivided areas of land mentioned above, being areas of land measuring 03Cottah 10(Chittack 32Sq. Ft. more or less) i.e. areas of land measuring more or less **882**(Eight hundred Eighty two)**Sq. Ft Together-with** undivided **Tile shed Structure** measuring **150**(One hundred Fifty) **Sq. Ft.** more or less lying and situates at , lying and situated at **Mouza - Baishnabghata, J.L. No.28, Khatian No.253, 296** under **Dag No.87,89,93, presently** comprised in **PREMISES NO.5/1C, BAISNABGHATA ROAD, ASSESSEE NO. 21-100-03-0219-7 within the limit of the Kolkata Municipal Corporation, Ward No.100**, more particularly mentioned in the **Schedule of Property** hereunder written, free from all sorts of encumbrances **OR HOWSOEVER OTHERWISE**, the below **Schedule Property** now or here-in before, butted, bounded, called, known, numbered, identified, described and distinguished of whatsoever **Together-with** all homestead ways, Paths, water course, lights, passages, advantages of the ancient, present and in future or other rights, easements, commodities, appendages and appurtenances whatsoever in respect of the below **Schedule** Property **A N D** the undivided proportionate rent issues and the profit of the **VENDORS** which have or had in respect of the below Schedule Property and every part and parcel thereof **A N D** all deeds, pattahs, muniments writings and evidence of right, title, authority and possession and others whatsoever anywise relates to the **Schedule Property** or any part, parts or parcel thereof which is now or here-in-after or shall or may be under the custody of the **VENDORS** herein as aforesaid and all powers, good right, possession and title **A N D** claim, demand whatsoever the **VENDORS** and their predecessor or anyone under the trust of the Vendor

PACHIC ASSOCIATE
Proprietor

Swapna Chatterjee
Kanchana Bhattacharya (Chatterjee)

Soumen Chatterjee

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have or had till before the execution of this **Deed of Conveyance** hereby absolutely sold, exonerated, assured, assigned and transferred-with Possession unto or in favour of the **PURCHASER** forever and absolutely **TO HAVE AND TO HOLD** by the **PURCHASER** the below **SCHEDULE PROPERTY** to the best use of the **PURCHASER** with all rights, title, Possession and its all usufructs absolutely and forever and the VENDORS have left their all rights, title and possession in respect of their Undivided right, title and possession into and over the said entire land in favour of the PURCHASER herein.

THE VENDOR COVENANT WITH THE PURCHASER AS FOLLOWS:-

1. That, notwithstanding any act, deed, matter or things by the **Vendor** done or knowingly suffered to the contrary the vendor is now lawfully, rightfully, absolutely seized and possessed of or otherwise well and sufficiently entitled to measuring more or less **882**(Eight hundred Eighty two)**Sq. Ft OR 1**(One)**Cottah 3**(Three) **Chittack 27**(Twenty Seven)**Sq. Ft. Together-with 150 Sq. Ft. R.T. Shed Structure,** more fully described in the **SECOND SCHEDULED** hereunder-written **out of the total areas of** total land measuring **more or less 09 Cottah 08Chittack 14Sq.Ft. OR 6854 Sq. Ft TOGETHER-WITH 150 Sq. Ft. R.T. Shed Structure**, more particularly mentioned in the **Second Schedule of Property presently** comprised in **PREMISES NO.5/1C, BAISNABGHATA ROAD, ASSESSEE NO. 21-100-03-0219-7,** within the limit of **the Kolkata Municipal Corporation, Ward No.100**, **Together-with** proportionate share of boundary wall and every part thereof as is where as there is, having perfect and indefeasible estate title, without any manner or condition or trust or any other things whatsoever not contemplated by these presents so as to defect encumber act, deed, matter or thing as aforesaid and **the Vendor** has now good right, full power and absolute authority to sell, grant, transfer and convey the **ALL THAT** said undivided Share or interest and possession of **0.1287** (One-Third) **Share** or interest and possession of land, measuring more or less **882**(Eight hundred Eighty two)**Sq. Ft OR 1**(One)**Cottah 3**(Three) **Chittack 27**(Twenty Seven)**Sq.Ft. TOGETHER-WITH 150Sq.Ft. R.T. Shed Structure** more fully described in the **SECOND**

PACIFIC ASSOCIATE
Proprietor

Swapna Chatterji
Komchoma Bhattacharya (Chatterji)
Soumen Chatterji

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SCHEDULED hereunder-written sold **out of the total areas of total land** measuring **more or less 09Cottah 08Chittack 14Sq.Ft. OR 6854 Sq. Ft TOGETHER-WITH 150Sq. Ft. R.T. Shed Structure here-in-after collectively called the Sold Property**, hereby conveyed, sold with possession or expressed so to be unto and use of the Purchasers in the manner aforesaid and the said property more fully described hereunder **Schedule-of Property** along-with the right of user of common areas/parts an privileges and facilities as mentioned here-in-before, hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and to the use of the Purchaser.

2. **That,** the **Purchaser** including their heirs, successors, legal representatives shall and will at all times here-in-after peaceably and quietly possesses, hold, enjoy the said land and Premises, receive the rent issues and profit thereof and **TO HAVE AND TO HOLD,** the **said Property** herein lawfully and absolutely with all usufructs, every right, title and possession and enjoy the **said Property** as joint Owners hereditably and forever in **free and clear, freely and clearly Together-with** every right to transfer the same by or through any kinds of deeds like deed of sale, lease, gift, bequeath by a will or mortgage and others whatsoever, without any interruption, objection, claim and demand whatsoever from or by the **Vendors** or any person under the trust of him, having the lawful right of claiming estate-right, title and interest and others whatsoever equitably from and under any law of Property Claim and the Purchasers shall be sufficiently indemnified and harmless from the **Vendors** or anyone under the trust of them and the PURCHASER shall enjoy the below **Schedule Property** with peaceful possession thereof generation to generation without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person, persons having the right of lawfully or equitably claiming from or under the trust of the Vendor and the Purchaser has every right to make Construction thereon with the consent of other Co-Sharers of the said premises.

PACIFIC ASSOCIATE
Proprietor

Swapna Chatterjee

Konchana Bhattacharya (Chatterjee)

Soumen Chatterjee

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3. **That,** the Vendor or its/his representatives and all persons having or lawfully equitably claiming any estate right, title and interest whatsoever in the **SAID PROPERTY** hereunder mentioned in the **Schedule** or any part thereof, shall and will from time to time and at all times hereafter at the request and at the cost of purchasers do execute or caused to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the **said Property** hereunder mentioned in the **Schedule** and every part thereof and the properties appurtenant thereto unto and to the use of the Purchaser absolutely free from all encumbrances in all sense and meaning in the manner aforesaid as shall lawfully or may reasonably be required.

4. **That,** the Vendor will from time to time and at all times hereafter upon every reasonable request, at the cost of the Purchasers produce or caused to be produced to the Purchasers or to their Advocate or Agents, the deeds and documents mentioned and described herein as for the purpose for showing the Purchasers' right, title and possession to the **Scheduled Property** hereunder described and after the sell of entire land the original Deed/ Deeds and documents whatsoever under the custody of the Vendor and/or the Owners, shall be handed over to the Purchasers herein.

5. **That,** after the execution of this Deed, if it appears that there are some clerical errors in this Deed of Conveyance and/or any unintentional omission in dealing with the different aspects which will lead to some contrary to the intentions or the objects of these presents and if the **Purchasers** so desires to be prepared and executed a Deed of Clarification/Declaration/Rectification and the same shall be executed and registered in favour of the **Purchasers**, herein the **Second Part**, as per their request and at the cost of Purchasers for more perfectly assuring the rights, title, interest and Possession of the **Purchaser** in respect of the **Schedule Property**. The Consideration of the said land and structure described hereunder Schedule is **Rs. 15,00,000/-** (Fifteen Lac) **only whereas Govt. assessed Value is 31,59,375/-**

PACIFIC ASSOCIATE
Proprietor

Swapna Chatterjee

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Soumen Chatterjee

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: FIRST SCHEDULE OF PROPERTY ABOVE REFFERED TO :

(Herein called the total amalgamated landed Property)

ALL THAT piece and parcel of **09Cottah 08Chittack 14Sq.Ft. OR 6854 Sq. Ft. TOGETHER-WITH old Structure now demolished Except 150Sq.Ft. Tile Shed structure,** lying and situated at **MOUZA -BAISHNABGHATA, J. L. No.28** now **Khatian No. 253, 296** under **Dag No.87,89,93,PRESENTLY KNOWN as PREMISES NO.5/1C, BAISNABGHATA ROAD, ASSESSEE NO.21-100-03-0219-7** within Limit of **THE KOLKATA MUNICIPAL CORPORATION, Ward No.100, Together-with** right of taking all connections like electric, drainage, Telephone, Gas and others whatsoever or erect new Building thereon as per prevailing law and the entire Landed Property property is butted and bounded by:-

ON THE NORTH : **14'-6" Wide K.M.C. Road.**

ON THE SOUTH : **Plot of Lad /Premises in the name of Samir Roy.**

ON THE EAST : **5/H, Baisnabghata Road.**

ON THE WEST : **5/H, Baisnabghata Road.**

SECOND SCHEDULE OF PROPERTY ABOVE REFFERED TO :

(Herein called undivided sold landed Property)

ALL THAT part of **0.1287** undivided Share or interest and possession of **Share or interest and possession of land** measuring more or less **882**(Eight hundred Eighty two)**Sq. Ft. OR 1**(One)**Cottah 3**(Three) **Chittack 27**(Twenty Seven)**Sq. Ft. Together-with 150 Sq.Ft. R.T. Shed Structure** more fully described in the **SECOND SCHEDULED** hereunder-written **out of the total areas of** total land measuring **more or less 09 Cottah 08Chittack 14Sq.Ft. OR 6854 Sq. Ft TOGETHER-WITH 150 Sq. Ft. R.T. Shed Structure, here-in-after collectively called the Sold Property**, lying and situated at **MOUZA - BAISHNABGHATA, J.L. No. 28** now **Khatian No. 253, 296** under **Dag No.87, 89, 93, PRESENTLY KNOWN as PREMISES NO.5/1C, BAISNABGHATA ROAD, ASSESSEE NO.21-100-03-0219-7** within Limit of **THE KOLKATA MUNICIPAL CORPORATION, Ward No.100, TOGETHER-WITH** right of taking all

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Proprietor

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Koushima Bhattacharya (Chatterjee)
Soumen Chatterjee

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connections like electric, drainage, Telephone, Gas and others whatsoever and also erect new Building with the approval of other co-owners thereon as per prevailing law, here-in-after collectively called as **Sold –Property.**

Howsoever otherwise, the Sketch Plan of the **Schedule land with structure** is annexed herewith be treated as part and parcel of this **Deed of Conveyance.**

IN WITNESS WHEREOF all the parties subscribe their respective hands and seal on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED:

In the presence of witness at Kolkata -700084.

WITNESSES:

1) Susanta Chatterjee
S/o, Baishnab Ghata Road
Kolkata - 700 047.

2) Sunit Baik
Laskarpur Peyandagar
Kolkata- 700153
(P.O-Laskarpur)

1) Swapna Chatterjee

2) Karnchoma Bhattacharya (Chatterjee)

3) Soumen Chatterjee

SIGNATURE OF THE VENDORS
THE PARTY OF THE FIRST PART

PACIFIC ASSOCIATE
Proprietor

SIGNATURE OF THE PURCHASER
HEREIN THE SECOND PART

Drafted by
Sajal Kumar Bhattacharyya.
Sajal Kumar Bhattacharyya,
Advocate En. No. WB- 1770/2001.
Alipore Police Court, Kol-27

Computer Printed by:
Kuntal Bose
Kuntal Bose,
Boral ,Kolkata-7000154.

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MEMO OF CONSIDERATION

RECEIVED WITH THANKS from within named **PURCHASER PACIFIC ASSOCIATE** represented by its sole Proprietor **BIJOY GHOSH being total Consideration of Rs.15,00,000/-** (Rupees Fifteen Lac)**Only against the Land with structure** mentioned in the **SECOND SCHEDULE** and the payments are made by this Deed as follows :-

LAND OWNERS No.01 Mrs. Swapna Chatterjee

Date	Cheque No.	Bank with Branch	Amount
05.07.2019	RTGS BY 095796	IDBI Bank/N.S.C Bose Rd.	5,00,000/-

LAND OWNERS No.02 Smt. Kanchana Bhattacharya (Chatterjee)

Date	Cheque No.	Bank with Branch	Amount
04.07.2019	Bank Draft No. 003130	IDBI Bank/N S C Bose Rd.	5,00,000/-

LAND OWNERS No.03 Mr. Soumen Chatterjee

Date	Cheque No.	Bank with Branch	Amount
05.07.2019	RTGS BY 095797	IDBI Bank/ N S C Bose Rd.	5,00,000/-

Total Rs. **15,00,000/-**

Received in full Consideration of Rs.15,00,000/-(Rupees Fifteen Lac)**Only .**

WITNESSES :

1. Surhid Bank
Laskarpur, Rajanbagan
Kolkata-700153
2. Susanta Chatterjee
S/o, Baidyanath Ghosh Rd.
Kol-47

1. Swapna Chatterjee
2. Kanchana Bhattacharya (Chatterjee)
3. Soumen Chatterjee

SIGNATURE OF THE VENDORS
THE PARTY OF THE FIRST PART

District Sub-Registrar-I
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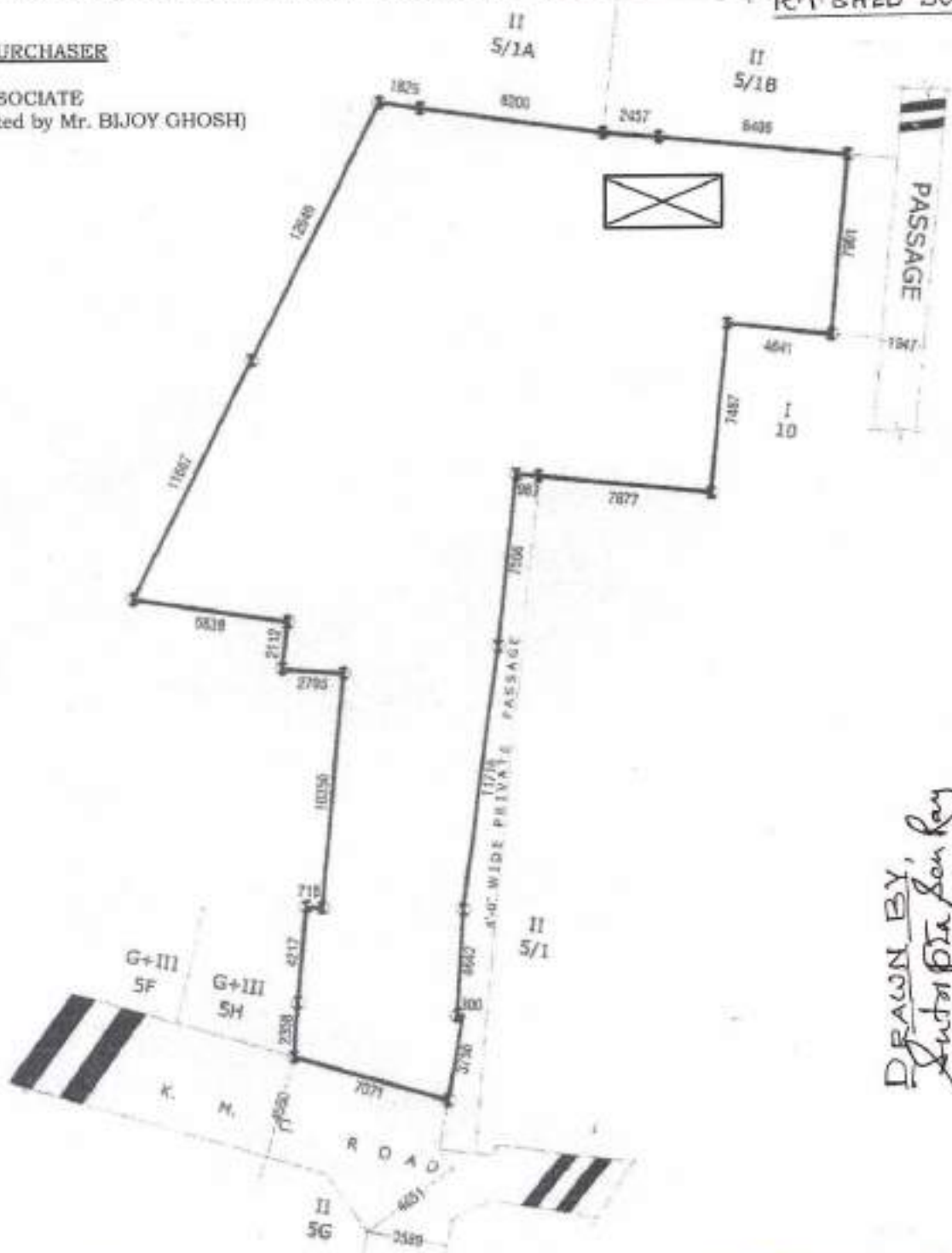
E PLAN OF THE PLOT OF LAND AT K.M.C PREMISES NO. 5/1C, BAISHNABGHATA OAD, WARD NO.:-100, UNDER K.M.C BOROUGH NO. X, ASSESSEE NO. 211000302197 DAG NO.-87, 89 & 93, KHATIAN NO.-296 & 253, MOUZA- BAISHNABGHATA, J.L.NO.28 P.S.-NETAJI NAGAR, KOLKATA-700047.

AREA OF LAND [AS PER DEED] = 09 KA 08 CH 14SQFT= 636.752 SQ.M.
UNDIVIDED 0.1287 SHARE OF LAND e.i. 81.94 sq.m. OF THE VENDORS TOGETHER WITH 150 SQ.FT. TILE SHED STRUCTURE IS SOLD PROPERTY, i.e 1KT. 03 CH. 27 Sq.FT WITH 150 Sq.FT. R.T SHED SOLD.

NAME OF PURCHASER

PACIFIC ASSOCIATE
(Represented by Mr. BIJOY GHOSH)



SITE PLAN

DRAWN BY,
SUTRIPTA SEN ROY.
M.E. (STRACT) L.B.S (771)
2/76A BIJOYGARH, KOL-32.

1) Swapna Chatterjee
2) Kanchana Bohattacharya (Chatterjee)
3) Soumen Chatterjee

SIGNATURE OF THE **VENDORS**

PACIFIC ASSOCIATE
Proprietor

SIGNATURE OF THE PURCHASER

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Alipore, South 24 Parganas

08 JUL 2019

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SWAPNA CHATTERJEE

Signature Swapna Chatterji

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name KANCHANA BHATTACHARYA (CHATTERJEE)

Signature Kanchana Bhattacharya (Chatterjee)

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SOUMEN CHATTERJEE.

Signature Soumen Chatterji

District Sub-Registrar-I
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	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name: DIBJOY GHOSH

Signature:

PACIFIC ASSOCIATE

Proprietor

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....

District Sub-Registrar-I
Alipore, South 24 Parganas

08 JUL 2010

Government of West Bengal

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

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16010001061659/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SWAPNA CHATTERJEE 5/1C, BAISHNABGHATA ROAD, P.O:- NAKTALA, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Seller			Swapna Chatterjee 8/07/2019
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt KANCHANA BHATTACHARYA Alias Smt KANCHANA CHATTERJEE 5/1C, BAISHNABGHATA ROAD, P.O:- NAKTALA, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Seller			Kanchana Bhattacharya (Chatterjee) 8/7/19

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Alipore, South 24 Parganas

08 JUL 2019

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
3	Mr SOUMEN CHATTERJEE 5/1C, BAISHNABGHATA ROAD, P.O:- NAKTALA, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047	Seller			Soumen Chatterjee 08/07/2019.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr BIJOY GHOSH C/9, RAJNARAYAN PARK, P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154	Representative of Buyer [PACIFIC ASSOCIATE]			08-07-2019

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sajal Kumar Bhattacharyya Son of Late LALIT CHANDRA BHATTACHARJEE ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mrs SWAPNA CHATTERJEE, Smt KANCHANA BHATTACHARYA, Mr SOUMEN CHATTERJEE, Mr BIJOY GHOSH			Sajal Kumar Bhattacharyya 08/07/2019.

(Maitreyee Ghosh)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

2019 JUL 08

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Alipore, South 24 Parganas

06 JUL 2019

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIJOY GHOSH

LAL MOHAN GHOSH

01/04/1957
Permanent Account Number

ADYPG4183B

Signature

इस कार्ड के खोने / मार्ग पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
सैफायर चैंबर्स, सचिवालय बैंक्स,
बाजार टेलिफोन एक्सचेंज के नजदीक,
बाणेर, पुणे - 411045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bazar Telephone Exchange,
Baner, Pune - 411 045

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWAPNA CHATTERJEE

BROJENDRANATH GUHA

17/09/1958

Permanent Account Number

AQEPC6759J

Signature

10012011

Swapna Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOUMEN CHATTERJEE

KALYAN CHATTERJEE

27/12/1975

Permanent Account Number
ADSPC2466M

Signature

Soumen Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHPPC7135C

नाम / Name
KANCHANA BHATTACHARYA

पिता का नाम / Father's Name
KALYAN CHATTERJEE

जन्म की तारीख
Date of Birth
01/08/1979

हस्ताक्षर / Signature

01102013

Kanchana Bhattacharya (Nee: Chatterjee).

Kanchana Bhattacharya

कृपया कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
4 थी मंजिल, मातेर स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, डीप 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
4th Floor, Mater Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

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

Unique Identification Authority of India

ঠিকানা:
S/O: লালমোহন ঘোষ, সী/৯, রাজনারায়ণ পার্ক, রাজপুর সোনারপুর (পৌ), বোরাল, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700154

Address:
S/O: Laimohan Ghosh, C/9, RAJNARAYAN PARK, Rajpur Sonarpur(m), Boral, South 24 Pargenas, West Bengal, 700154

4079 8352 1391

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/17527/25633

To
বিজয় ঘোষ
Bijoy Ghosh
S/O: Laimohan Ghosh
C/9 RAJNARAYAN PARK
Rajpur Sonarpur(m)
Boral
Boral South 24 Parganas
West Bengal 700154

15/04/1230/0 16/06/2014

ML504123600FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

4079 8352 1391

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

বিজয় ঘোষ
Bijoy Ghosh
পিতা : লালমোহন ঘোষ
Father : Laimohan Ghosh
জন্মতারিখ / DOB : 01/04/1957
পুরুষ / Male

4079 8352 1391

আধার – সাধারণ মানুষের অধিকার

भारत सरकार
GOVERNMENT OF INDIA

Swapna Chatterjee
Year of Birth : 1958
Female

4976 9928 5455

आधार – आम आदमी का अधिकार

Swapna Chatterjee

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
W/O Kalyan Chatterjee, 5/1C, BASHNAB GHATA ROAD, P.S-JADAVPUR, Naktala S.O, Naktala, Kolkata, West Bengal, - 700047

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

भारत सरकार
Government of India

सौमेन चाटर्जी
SOUMEN CHATTERJEE
जन्म तिथि/DOB: 27/12/1975
पुरुष/ MALE

5241 2343 4924
VID : 9159 6042 6369 1971

मेरा आधार, मेरी पहचान

Soumen Chatterjee

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
5/1C, बैशिनाबघाटा रोड, नाकतला पो ओ, कोलकाता, पश्चिम बंगाल - 700047

Address:
5/1C, BAISHNABGHATA ROAD, Naktala S.O, Kolkata, West Bengal - 700047

QR Code with Photograph

5241 2343 4924
VID : 9159 6042 6369 1971

हिंदी

Government of India

Kanchana Bhattacharya
DOB: 01/09/1979
FEMALE

2588 8292 3779

VID : 9178 9539 5237 6085

আমার আধার, আমার পরিচয়

Kanchana Bhattacharya (nee Chatterjee)

Kanchana Bhattacharya

Unique Identification Authority of India

Address:
W/O Sekhar Bhattacharya, pushpak apt./ft-3/5, 5,parnasree pally, Parnasree Pally, Kolkata,
West Bangal - 700060

2588 8292 3779

VID : 9178 9539 5237 6085

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrollment No. : 2010/17543/24202

To
Sajal Kumar Bhattacharya
সজল কুমার ভট্টাচার্য
S/O: Lalit Chandra Bhattacharya
c/14
Raj Narayan Park
Rajpur Sonarpur(m)
Boral,South 24 Parganas
West Bengal - 700134

15/05/2014

KL943161299FT
64515126

আপনার আধার সংখ্যা / Your Aadhaar No. :

8207 8913 7702

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

সজল কুমার ভট্টাচার্য
Sajal Kumar Bhattacharya
পিতা : ললিত চন্দ্র ভট্টাচার্য
Father : Lalit Chandra Bhattacharya

জন্মতারিখ / DOB: 10/07/1961
পুরুষ / Male

8207 8913 7702

আধার – সাধারণ মানুষের অধিকার

Sajal Kumar Bhattacharyya
Registration Purpose.

Sajal Kumar Bhattacharyya

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

GRN: 19-201920-003675190-1

Payment Mode: Online Payment

GRN Date: 05/07/2019 13:18:01

Bank : State Bank of India

BRN : IK0ACUKMU4

BRN Date: 05/07/2019 13:19:34

DEPOSITOR'S DETAILS

Id No. : 16010001061659/2/2019
[Query No./Query Year]

Name : Subhabrata Sarkar

Contact No. :

Mobile No. : +91 9674868595

E-mail : sarkarsubha72@gmail.com

Address : 150BORAL MAIN ROADGREENPARK MORE

Applicant Name : Mr SAJAL KUMAR BHATTACHARYYA

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16010001061659/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	184582
2	16010001061659/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	31640
		Total		216222

In Words : Rupees Two Lakh Sixteen Thousand Two Hundred Twenty Two only

Major Information of the Deed

Deed No :	I-1601-02034/2019	Date of Registration	09/07/2019
Query No / Year	1601-0001061659/2019	Office where deed is registered	
Query Date	04/07/2019 10:51:46 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAJAL KUMAR BHATTACHARYYA ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433714800, 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. 15,00,000/-		Rs. 31,59,375/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,89,582/- (Article:23)		Rs. 31,640/- (Article:A(1), E, M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baishnab Ghata Road, Premises No: 5/1C, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 3 Chatak 27 Sq Ft	12,50,000/-	29,09,375/-	Width of Approach Road: 15 Ft.,
	Grand Total :				2.0213Dec	12,50,000 /-	29,09,375 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	2,50,000/-	2,50,000/-	Structure Type: Structure Tenanted,
	Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	150 sq ft	2,50,000 /-	2,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mrs SWAPNA CHATTERJEE** Wife of Late KALYAN CHATTERJEE 5/1C, BAISHNABGHATA ROAD, P.O:- NAKTALA, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AQEPC6759J, Status :Individual, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence

2	**Smt KANCHANA BHATTACHARYA, (Alias: Smt KANCHANA CHATTERJEE)** Daugther of Late KALYAN CHATTERJEE 5/1C, BAISHNABGHATA ROAD, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHPPC7135C, Status :Individual, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence
3	**Mr SOUMEN CHATTERJEE** Son of Late KALYAN CHATTERJEE 5/1C, BAISHNABGHATA ROAD, P.O:- NAKTALA, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADSPC2466M, Status :Individual, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PACIFIC ASSOCIATE** 399, UTTAR SRIPUR, BORAL MAIN ROAD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: ADYPG4183B, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr BIJOY GHOSH (Presentant)** Son of Late LALMOHAN GHOSH C/9, RAJNARAYAN PARK, P.O:- BORAL, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADYPG4183B Status : Representative, Representative of : PACIFIC ASSOCIATE (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sajal Kumar Bhattacharyya Son of Late LALIT CHANDRA BHATTACHARJEE ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mrs SWAPNA CHATTERJEE, Smt KANCHANA BHATTACHARYA, Mr SOUMEN CHATTERJEE, Mr BIJOY GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SWAPNA CHATTERJEE	PACIFIC ASSOCIATE-6 Chatak 24 Sq Ft
2	Smt KANCHANA BHATTACHARYA	PACIFIC ASSOCIATE-6 Chatak 24 Sq Ft
3	Mr SOUMEN CHATTERJEE	PACIFIC ASSOCIATE-6 Chatak 24 Sq Ft

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs SWAPNA CHATTERJEE	PACIFIC ASSOCIATE-50.00000000 Sq Ft
2	Smt KANCHANA BHATTACHARYA	PACIFIC ASSOCIATE-50.00000000 Sq Ft
3	Mr SOUMEN CHATTERJEE	PACIFIC ASSOCIATE-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160102034 / 2019

On 05-07-2019

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 31,59,375/-

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 08-07-2019

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

Presented for registration at 20:30 hrs on 08-07-2019, at the Private residence by Mr BIJOY GHOSH ,.

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

Execution is admitted on 08/07/2019 by 1. Mrs SWAPNA CHATTERJEE, Wife of Late KALYAN CHATTERJEE, 5/1C, BAISHNABGHATA ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Smt KANCHANA BHATTACHARYA, Alias Smt KANCHANA CHATTERJEE, Daughter of Late KALYAN CHATTERJEE, 5/1C, BAISHNABGHATA ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Mr SOUMEN CHATTERJEE, Son of Late KALYAN CHATTERJEE, 5/1C, BAISHNABGHATA ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr Sajal Kumar Bhattacharyya, , , Son of Late LALIT CHANDRA BHATTACHARJEE, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-07-2019 by Mr BIJOY GHOSH, proprietor, PACIFIC ASSOCIATE (Sole Proprietoship), 399, UTTAR SRIPUR, BORAL MAIN ROAD, P.O:- GARIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Sajal Kumar Bhattacharyya, , , Son of Late LALIT CHANDRA BHATTACHARJEE, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 09-07-2019

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 31,640/- (A(1) = Rs 31,594/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 31,640/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/07/2019 1:19PM with Govt. Ref. No: 192019200036751901 on 05-07-2019, Amount Rs: 31,640/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ACUKMU4 on 05-07-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,89,582/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,84,582/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 4060, Amount: Rs.5,000/-, Date of Purchase: 26/06/2019, Vendor name: S DEB
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/07/2019 1:19PM with Govt. Ref. No: 192019200036751901 on 05-07-2019, Amount Rs: 1,84,582/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ACUKMU4 on 05-07-2019, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 97648 to 97691

being No 160102034 for the year 2019.

Seal of the District Sub-Registrar 1, South 24 Parganas, South 24 Parganas

Digitally signed by MAITREYEE GHOSH
Date: 2019.07.11 13:19:50 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 11-Jul-19 1:17:13 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)