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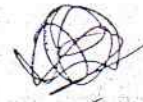


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Registrar of Assurances
West Bengal, Kolkata

DEED OF CONVEYANCE

21 JUL 2022

1. Date: THIS DEED OF Conveyance is made on this 21ST day of July, 2022
(two thousand and Twenty Two),

BETWEEN,

[Handwritten signature]

No. 970 / 02/5/2022
 Date 10/07/2022
 Address Debanjan Goswami
Advocate
28, Mission Para, P.O. Rahara
North 24 Pgs (N), Kol-118
 Name of Treasury Barakpore
 Name of Vendor RANA GUR
 Date of Purchase 29 APR 2022
 Total Amount 16 0000
 Signature of Vendor [Signature]



Additional District Sub-Registrar
 Barakpore, North 24 Parganas

12 JUL 2022

Debanjan Goswami.
Advocate
Barakpore Court
S/o Sri K. P. Goswami.
28, Mission Para,
P.O. Rahara, P.S. Khardah (Presently Rahara)
North 24 Pgs, Kol-118.

Place: Rahara;

ARTIES:

1. SMT. CHHABI MUKHERJEE

PAN - BLBPM6050K

AADHAAR-2347 1761 1273;

Wife of Late Arabinda Mukherjee.

By faith - Hindu, Nationality - Indian.

3.1.2. SMT. NUPUR MUKHERJEE

PAN - BDZPM5062K

AADHAAR-2421 3660 6265;

Daughter of Late Arabinda Mukherjee.

By faith - Hindu, Nationality - Indian.

3.1.3. SRI AYAN MUKHERJEE

PAN - ASXPM8338C

AADHAAR-2321 4914 8140;

Son of Late Arabinda Mukherjee.

By faith - Hindu, Nationality - Indian,

Permanently, Residing at, Kalyan Nagar, P.O. Kalyan Nagar via Pansila, P.S-Khardah (Presently Rahara), Dist- North 24 Parganas, Kolkata-700112,

Hereinafter called and referred to as the VENDOR/ LAND OWNER (which terms and/or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and include his/ her / their respective legal heirs, executors, administrators, legal representatives, successors and assigns) of the ONE PART

AND

3.2.1. PIONEER ASSOCIATES, a Partnership Firm under Indian

Partnership Act, having its registered office at 12/A/1/35, Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, PAN. AAMFP7725R;

Consisting and represented by the following Partners, namely,

A. SRI KANTI RANJAN DAS, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117,

PAN - ADSPD7299P; AADHAAR- 8139 1092 0674;

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1. **SRI GOPAL DAS**, son of Late Narayan Chandra Das, residing at –
 “Kironalay”, Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah,
 Kolkata – 115, PAN- AGAPD0725H, AADHAAR- 8646 2862 3840;

Hereinafter called and referred to as the “PURCHASER/S” (which terms and/or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representatives, successors and assigns) of the SECOND PART.

NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS:-

4. Subject Matter of CONVEYANCE DEED:

4.1 Said Property: All That **JOINT UNDIVIDED** and **COMMON RIGHT** of and over the piece and parcel of **LAND** with Construction thereon:

ALL THAT

Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 757 Sq Ft. or 1 Cottah 37 Sq.Ft. of land be a little more or less, and Constructed property admeasuring 150 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon used as Common Property;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 345 Sq Ft. or 07 Chittaks 30 Sq.Ft. of land be a little more or less, and RTS Construction of admeasuring 50 Sq. Ft. RTS Property and be a little more or less thereon used as Common Joint Property;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 264.5 Sq Ft. or 05 Chittaks 39.5 Sq.Ft. of Land be a little more or less, and house property admeasuring 139 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon used as Common Joint Property;

in Mouza –Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District – North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore, is hereby sold

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under this Deed of Conveyance, and more fully described in the Schedule below
[SAID PROPERTY]

5. Background, Representations, Warranties and Covenants:

5.1. A. WHEREAS One Adhir Chandra Mukherjee (Now Deceased) purchased one piece of land from Kalyan Nagar Co-Operative Colony Ltd. Measuring 05 Cottah 08 Chittak 02 Square Feet be a little more or less. This Transaction was duly Registered in the Office of A.D.S.R., Barrackpore, on 21.10.1982 by one Bengali Saf Bikroy Kobala Dalil, and duly recorded in Book No. 1, Volume No. 138, Pages from 133 to 136, with Being No. 6290 for the year 1982. This land is Duly recorded and enlisted under Dag No. 235(part) and corresponding Khatian no. 37, under Mouza Kerulia, District 24 Parganas and P.S. Khardah.

After Purchasing the aforesaid plot of Land the said Owner Adhir Chandra Mukherjee (Now Deceased) holds his right Title and possession over the land measuring more or less 05 Cottah 08 Chittak 02 Square Feet land under the Khatian No. 37 and corresponding Dag No. 235(part) marked as Scheme Plot No. 56, under Mouza Kerulia, District 24 Parganas and P.S. Khardah.

The said Adhir Chandra Mukherjee (Now Deceased) mutated his name in the Books and Records of B.L. & L.R.O. and also in the records of concerned Gram Panchayet and thereafter executed his right, title & interest over the aforesaid property.

B. AND WHEREAS, The said Adhir Chandra Mukherjee (Now Deceased), during his lifetime, executed one Bengali Nirupan Patra(Deed of Settlement) in favour of his Two Sons, namely Sri Arun Kumar Mukherjee and Sri Arabinda Mukherjee Alias Kalyan Mukherjee and One Daughter Smt. Nilima Banerjee.

C. In That Deed of Settlement, the said Adhir Chandra Mukherjee (Now Deceased), S/O Late Surya Kumar Mukherjee, distributed his own-named property except one portion among the aforesaid Sons and Daughter with measurements, specifications, instructions and stipulations written thereof.

D. AND WHEREAS, the aforesaid Deed of Settlement was duly Registered at the Office of A.D.S.R., Barrackpore, on 19/02/1986 and Being No. 1110 for the Year 1986.

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E. AND WHEREAS, by virtue of that aforesaid Deed i.e. Bengali Nirupan Patra(Deed of Settlement) the above mentioned son of, Adhir Chandra Mukherjee (Now Deceased), Arun Kumar Mukherjee get his portion marked as Schedule-'KHA' and by measurement absolute Ownership of 11 Chittaks 34 Squire Feet Land with Building thereon, another son Arabinda Mukherjee Alias Kalyan Mukherjee get his portion marked as Schedule-'GA' and by measurement absolute Ownership of 13 Chittaks 33 Squire Feet Land with Building thereon and daughter, Nilima Banerjee, get her portion marked as Schedule-'GHA' and by measurement absolute Ownership of 15 Chittaks 15 Squire Feet Land thereon.

And apart from this settlement, the said Adhir Chandra Mukherjee (Now Deceased) clearly demarcated the common portions of his land with building and declared that this portion of land with building will be utilized and possessed by his three sons, Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee with equal right and share over the aforesaid piece of land marked as Schedule-'EHA' and by measurement Joint Undivided Ownership of 02 Cottah 01 Chittaks 29 Squire Feet Land more or less with Building thereon.

And it was clearly stipulated in that aforesaid Bengali Nirupan Patra(Deed of Settlement), that if the said Nilima Banerjee died without any Legal heirs(Children), then the allotted portion of land in her name, will be under absolute ownership of her three brothers jointly.

F. AND WHEREAS, The said Adhir Chandra Mukherjee (Now Deceased), during his lifetime, executed one Bengali Dan Patra(Deed of Gift) in favour of his another Son, Narayan Chandra Mukherjee, gifted him, by measurement absolute Ownership of more or less 13 Chittaks 26 Squire Feet Land with Building thereon. The aforesaid Deed of Gift was duly Registered at the Office of A.D.S.R., Barrackpore, on 19/02/1986 and Being No. 1112 for the Year 1986.

G. AND WHEREAS, The said Arabinda Mukherjee Alias Kalyan Mukherjee, Son of Late Adhir Chandra Mukherjee, died intestate on 05/04/2011, Leaving behind him, his legal heirs as follows, and none else.

1. SMT. CHHABI MUKHERJEE(Wife)

2. SMT. NUPUR MUKHERJEE(Daughter)

3. SRI AYAN MUKHERJEE(Son).

H. AND WHEREAS, after the sad demise of Late Arabinda Mukherjee Alias Kalyan Mukherjee, his aforesaid Wife, Daughter and Son are jointly inherited all of his, Absolute, share of common property and share of Joint Undivided share of property through Legal Heirship and All of his Right, Title and Interest, he left behind.

I. AND WHEREAS, Now, the aforesaid SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE are jointly become the Owners of All the Property shares of Late Arabinda Mukherjee Alias Kalyan Mukherjee, by provision of Legal Heirship, under Hindu Succession Act, 1956 followed by Hindu Succession (Amendment) Act, 2005, its provisions and Stipulations.

5.2. ABSOLUTE PROPERTY OF SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE, Legal Heirs of Late ARABINDA MUKHERJEE ALIAS KALYAN MUKHERJEE:

After the execution of said Bengali Nirupan Patra(Deed of Settlement), by said Adhir Chandra Mukherjee (Now Deceased), the said Arabinda Mukherjee Alias Kalyan Mukherjee, was the absolute Owner of a piece of Land with Building marked as, Plot-56/11, 56/6 and 56/3 in the aforesaid Deed with a total measurement of more or less 13 Chittaks 33 Squire Feet Land with Building thereon. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality, Which is not a part and parcel of this Deed.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited to his absolute share in and between the aforesaid Property by way of Legal Heirship, briefly described in Clause 5.1.G to 5.1.I.

5.3. SHARE OF COMMON PROPERTY:

As per measurements, specifications, instructions and stipulations of the aforesaid Bengali Nirupan Patra(Deed of Settlement) the aforesaid Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee established their joint undivided right and possession over the said Common Area of 02 Cottah 01 Chittaks 29 Squire Feet Land more or less with Building thereon measuring more or less 300 Sq. Ft. Pucca

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Construction and marked as Plot- 56, 56/13, 56/9 and 56/12 in the concerned Settlement Deed. Thus the above mentioned Owners are established their right, over the Joint undivided $1/3^{RD}$ portion of share each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited to his joint undivided share in and between the aforesaid Property by way of Legal Heirship, briefly described in Clause 5.1.G to 5.1.I.

Thus now the Owners, namely Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided $1/2^{ND}$ share(50%) of the Common Portion of the Property. That means each of them owns, Joint undivided 757 Sq.Ft. or 1 Cottah 37 Sq.Ft. of Common Land with Building thereon.

AND WHEREAS, the said joint undivided $1/2^{ND}$ share(50%) portion of Narayan Chandra Mukherjee was already sold with his other shares in and between the aforesaid total property, through one Registered Deed of Conveyance, to the **PIONEER ASSOCIATES**, a Partnership Firm, represented by its Partners, written therein.

5.4. JOINT UNDIVIDED SHARE FROM THE PROPERTY OF NILIMA BANERJEE:

WHEREAS the said Nilima Banerjee get her portion marked as Schedule-'GHA' and by measurement absolute Ownership of 15 Chittaks 15 Squire Feet Land thereon by virtue of the said Bengali Nirupan Patra(Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot- 56/1 in the concerned Deed. It was also stipulated there, that if the said Nilima Banerjee died without children of her own, then the entire allotted portion of land will be under absolute ownership of her three brothers jointly.

And after that the said Nilima Banerjee died on 01/07/1988 without children. So as per the provisions and stipulations the said allotted property in the name of Late Nilima Banerjee goes under joint and absolute control of her three full

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blooded brothers, Namely, Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee with equal right and share over the aforesaid piece of land. Thus as per the aforesaid way the three sons of Adhir Chandra Mukherjee (Now Deceased) seized and possessed and made their control over the said 15 Chittaks 15 Squire Feet Land and building thereon measuring more or less 100 Sq. Ft. RTS, left over by the said Late Nilima Banerjee, jointly with joint undivided $1/3^{\text{rd}}$ share, each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited to his share in and between the aforesaid Property by way of Legal Heirship, briefly described in Clause 5.1.G to 5.1.I.

And after that, after the sad demise of Arun Kumar Mukherjee, as per facts and circumstances stated in Clause 5.3. herein, the property share of deceased Nilima Banerjee is now under control of her two brothers, Narayan Chandra Mukherjee (One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) with equal right and share over the aforesaid piece of land. That means each of the Part holds joint undivided $1/2^{\text{ND}}$ share (50%) of the allotted land in the name of Nilima Banerjee. That means each of the Two Part owns, Joint undivided 345 Sq.Ft. or 07 Chittaks 30 Sq.Ft. of Land thereon.

AND WHEREAS, the said joint undivided $1/2^{\text{ND}}$ share (50%) portion of Narayan Chandra Mukherjee was already sold with his other shares in and between the aforesaid total property, through one Registered Deed of Conveyance, to the PIONEER ASSOCIATES, a Partnership Firm, represented by its Partners, written therein.

5.5. JOINT UNDIVIDED SHARE FROM THE PROPERTY OF ARUN KUMAR MUKERJEE:

WHEREAS the said Arun Kumar Mukherjee get his portion marked as Schedule-'KHA' and by measurement absolute Ownership of 11 Chittaks 34 Squire Feet Land with building thereon measuring more or less 278 Sq. Ft. by virtue of the said Bengali Nirupan Patra (Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot- 56/8, 56/7 and 56/2 in the concerned Deed. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited His aforesaid Property by way of Legal Heirship, briefly described in Clause 5.1.G to 5.1.I.

Thus now the Owners, namely Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided 1/2ND share(50%) of the specific Portion of the Property. That means each of the Two Part owns, Joint undivided 264.5 Sq.Ft. or 05 Chittaks 39.5 Sq.Ft. of Land with Building thereon.

AND WHEREAS, the said joint undivided 1/2ND share(50%) portion of Narayan Chandra Mukherjee was already sold with his other shares in and between the aforesaid total property, through one Registered Deed of Conveyance, to the PIONEER ASSOCIATES, a Partnership Firm, represented by its Partners, written therein.

5.6. THE OWNERSHIP OF SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE, LEGAL HEIRS OF LATE ARABINDA MUKHERJEE ALIAS KALYAN MUKHERJEE:

i) Absolute Ownership over the piece and parcel of land admeasuring 618 Sq Ft. or 13 Chittaks 33 Sq.Ft. of land be a little more or less, and house property admeasuring 270 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon;

ii) AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 757 Sq Ft. or 1 Cottah 37 Sq.Ft. of land be a little more or less, and Constructed property admeasuring 150 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon used as Common Property;

iii) AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 345 Sq Ft. or 07 Chittaks 30 Sq.Ft. of land be a little more or less, and RTS Construction of admeasuring 50 Sq. Ft. RTS Property and be a little more or less thereon used as Common Property

inherited from Full Blooded Deceased Sister of Late Arabinda Mukherjee Alias Kalyan Mukherjee, namely, Nilima Banerjee;

iv) AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 264.5 Sq Ft. or 05 Chittaks 39.5 Sq.Ft. of Land be a little more or less, and house property admeasuring 139 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Brother Arun Kumar Mukherjee and his wife Deceased Manju Mukherjee of Late Arabinda Mukherjee Alias Kalyan Mukherjee;

in Mouza - Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District - North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore,

AND WHEREAS, the all shares and title over the property mention under Clause 5.6.ii), iii) and iv), owned by a nature of joint undivided shares in and between the demarcated property and except the Absolute share of property, is hereby sold under this Deed of Conveyance, and more fully described in the Schedule below [SAID PROPERTY], is hereby demarcated which the Purchaser have his/their intension to Purchase.

5.5. **Desire of SALE by the VENDOR/ OWNERS herein to, the present PURCHASER/S herein:** The said Vendor/s jointly decided to make an amicable settlement through the way of Conveyance of their Joint undivided and Common right, title and interest in and between the SAID PROPERTY and under his/her/their sole and absolute ownership to the present PURCHASER, with his/their willful consent and acceptance of his desire, the brief description of property more fully described in the Schedule hereunder.

5. 6. **Title of the VENDORS/ OWNERS:** The VENDORS/ OWNERS hereby declare and say that the Said Property described in the schedule, which have been absolutely got his/her/their absolute right title and interest and as such the Vendor/s, get his/her/their possession in this property by way of and Provisions of Bengali Nirupan Patra(Deed of Setlment) and by way of Legal Heirship,

said in before. Thus in the abovementioned circumstances, the Vendor/s are become the absolute and joint undivided owners of the said property.

5.7. True and Correct Representations: The Vendor/s are the absolute, joint undivided and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

6.1 Representations, Warranties and Covenants regarding Encumbrances: The Vendor/s represent, warrant covenant regarding encumbrances as follows:

6.2. No Acquisition / Requisition: The Vendor/s have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.

6.3. No Encumbrance by Act of VENDOR/ OWNER: The Vendor/s have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the said property or any part thereof can or may be impeached, encumbered or affected in title.

6.4. Right, Power and Authority to SALE : The Vendor/s have good right, full power, absolute authority and indefeasible title to donate, convey, transfer, assign and assure of the said property to the PURCHASER/S jointly.

6.5. No Dues : No tax in respect of the SAID PROPERTY is due to the Municipality and /or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.

6.6. No Right of Preemption: No person or persons whatsoever have / had/has any right of preemption over and in respect of the SAID PROPERTY or any part thereof.

6.7. No Mortgage: No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over, and in respect of the SAID PROPERTY or any part thereof.

6.8. Free From All Encumbrances: The Said property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment. Financial Institution charges, statutory Prohibitions, acquisitions, requisitions, vestiges, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendor's predecessors-in-title and the title of the Vendors to the Said property is free, clear and marketable.

- 6.9. **No Personal Guarantee:** The SAID PROPERTY is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 6.10. **No bar by Court order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendor from selling transferring and/or alienating the SAID PROPERTY or any part thereof.

7. **Basic Understandings of Sale :**

7.1 **Understandings between VENDORS/ OWNERS and PURCHASER/S :**

The Vendors having his/ her/ their intention to sell and the Purchaser intend to Purchase the same from him/them, the Vendors are very much desirous of making a Sale for Consideration of the SAID PROPERTY, to the Purchaser/s voluntarily and in accordance with his/her/their own accord to the Purchaser/s hereby transfer by way of a Conveyance Deed of the Said Property with the consent and acceptance of this transfer proposal by the Purchaser/s, more fully described in the Schedule hereunder written and amongst others and the Purchaser/s also gladly accept the said Conveyance Deed of Said Property more fully described in the Schedule hereunder made as being a party hereto executing these presents and represent that prior to entering into this presents, the purchaser has done proper due diligence to establish the validity of the claims made by the vendor to being the absolute, joint undivided and undisputed owner of the Said Property, such ownership having been acquired in the manner stated in these presents, and thereby the Purchaser/s verify the claims to be all true and correct and agree to accept the said Conveyance Deed of the said Property from the Vendor/s.

8. **Transfer:**

8.1 **Hereby made :** The Vendor hereby SALE, and transfer to the Purchaser/s the entirety of his/ her/ their right, title and interest of whatsoever or howsoever nature in the SAID PROPERTY, and more fully described in the Schedule below free from all encumbrances.

8.2 **Consideration :** The aforesaid transfer is being made in with the consideration of Rs. 20,00,000.00/- (Rs. Twenty Lakh) only hereunder written admit and acknowledge.

9. **Terms of Transfer :**

9.1 **Salient Terms :** The transfer being affected by this Deed of Conveyance is :

9.1.1 **SALE :** That there is no impediment under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 for the Vendor to Sale, Gift, grant, transfer, assign and assure the said property in favour of the Purchaser/s in the manner aforesaid.

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9.1.2 Absolute : Absolute, irreversible and perpetual. By virtue of this Conveyance Deed the Purchaser/s would enjoy absolute right of assignment transfer under the Transfer of Property Act, 1882.

9.1.3 Together with All Other Appurtenance : Together with all other rights the Vendor/s has solemnly in the Said Property, getting by way of legal heirship from his/her/their father by the Vendor/s as mentioned in the various sub-clauses of Clause 6 above.

9.2 Subject to : The transfer being affected by this Deed of Conveyance is subject to :

9.2.1 Transfer of Property Act : All obligations and duties of Vendor/s and Purchaser/s as provided in the Transfer of property Act 1882.

9.3 Delivery of Possession : Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser/s, which the Purchaser/s admits, acknowledges and accepts.

9.4 Outgoings : All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Deed of Conveyance, whether as yet demanded or not, shall be Borne paid and discharged by the Vendors, jointly, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser/s fully and comprehensively saved, harmless and indemnified.

9.5 Holding Possession : The Vendor/s hereby covenant that the Purchaser/s and his/her/their, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into , hold, possess, use and enjoy the Said property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby Sold, granted, gifted, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser/s, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor/s or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

9.6 No Objection to Mutation : The Vendor/s declare that the Purchaser/s can fully be entitled to mutate his/her/their names in all records of the concerned authority including Municipality and to pay tax or taxes and all other impositions in his own name. The Vendor/s undertake to co-operate with the

Purchaser/s in all respect to cause mutation of the Said Property in the name of the Purchaser/s and in this regard shall sign all documents and papers as required by the Purchaser/s.

9.7 Further Acts : The Vendor/s hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter upon every request and cost of the Purchaser/s and/or its successors in interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said property.

SCHEDULE - "A" ABOVE REFERED
(TOTAL PROPERTY)

All that piece and parcel of Bastu Land measuring more or less 05 Cottah 08 Chittak 02 Square Feet land be the same or little more or less with 370 Sq.Ft. Pucca and 62 Sq.Ft. RTS Construction thereon comprised in Mouza - Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in C.S. and R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336, 1337 and 1338, with in the ambit of Khurdah Municipality, Holding No. 3/331, 330/3 and 1/330/1, Old Calcutta Road, Ward No. 05, Police Station Khurdah Presently Rahara, District North 24 Parganas along with all easement right to use the adjacent road and with all other rights of easements thereto.

The Property butted and bounded in the matter following :-

- On the North- Property of Purnendu Chakraborty;
- On the South- 20 Feet wide Municipal Road;
- On the East - Property of Nripen Malakar;
- On the West - 30 Feet wide Old Calcutta Road;

(Handwritten signature)

SCHEDULE - "B" ABOVE REFERED
(SAID PROPERTY)
(SUBJECT MATTER OF SALE)

ALL THAT piece and parcel of land admeasuring

Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 757 Sq Ft. or 1 Cottah 37 Sq.Ft. of land be a little more or less, and Constructed property admeasuring 150 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon used as Common Property; (Details are described in Schedule B/1-Clause-A and measurement details are in Schedule B/2-Index)

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 345 Sq Ft. or 07 Chittaks 30 Sq.Ft. of land be a little more or less, and RTS Construction of admeasuring 50 Sq. Ft. RTS Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Sister Nilima Banerjee; (Details are described in Schedule B/1-Clause-B and measurement details are in Schedule B/2-Index)

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 264.5 Sq Ft. or 05 Chittaks 39.5 Sq.Ft. of Land be a little more or less, and house property admeasuring 139 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Brother Arun Kumar Mukherjee and his wife Deceased Manju Mukherjee; (Details are described in Schedule B/1-Clause-C and measurement details are in Schedule B/2-Index)

in Mouza -Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in C.S. and R.S. Dag No. 235 & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently

Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah (Presently Rahara), District - North 24 Parganas, under DSR-I, Barasat, A.D.S.R.O. Sodepur Previously Barrackpore, is hereby sold under this Deed of Conveyance, Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property and also with the benefit of whatever and/or all permissions approvals and authorities.

SCHEDULE - "B/1" ABOVE REFERED
(SALE OF JOINT UNDIVIDED SHARE OF THE PROPERTY
IN & BETWEEN THE SAID PROPERTY)

A. JOINT UNDIVIDED SHARE IN THE COMMON PROPERTY:-

Joint Undivided 1/2ND or 50% Ownership over the piece and parcel of land admeasuring 02 Cottah 01 Chittak 29 Squire Feet Common Land with Constructed Common Varandah, Bath and Privy of total 300 Sq.Ft. pucca constructed area thereon (Marked as Plot No. 56- 1 Cottah 1 Chittak 36 Sq.Ft. Land + Plot No. 56/9- 4 Chittak 18 Sq. Ft. Land and 195 Sq.Ft. Pucca Construction + Plot No. 56/12-3 Chittak 36 Sq.Ft Land + Plot No. 56/13-7 Chittak 29 Sq.Ft. Land and 105 Sq.Ft. Pucca Construction = 02 Cottah 01 Chittak 29 Squire Feet Land with 300 Sq. Ft. Pucca Construction), that means among that property the Sold portion is- Joint Undivided 757 Sq Ft. or 1 Cottah 37 Sq.Ft. of land be a little more or less, and Constructed property admeasuring 150 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon used as Common Property;

B. JOINT UNDIVIDED SHARE OF THE PROPERTY INHERITED FROM DECEASED NILIMA BANERJEE:-

AND Joint Undivided 1/2ND or 50% Ownership over the piece and parcel of land admeasuring 15 Chittak 15 Squire Feet Common Land with Constructed RTS Construction of total 150 Sq.Ft. pucca constructed area thereon(Marked as Plot No. 56/1- 15 Chittak 15 Sq.Ft. Land and 100 Sq.Ft. RTS Construction = 15 Chittak 15 Squire Feet Land with 100 Sq.Ft. RTS Construction), that means among that property the Sold portion is- Admeasuring Joint Undivided 345 Sq Ft. or 07 Chittaks 30 Sq.Ft. of land be a little more or less, and RTS Construction of admeasuring 50 Sq. Ft. RTS Property and be a little more or less thereon used as Common JOINT Property inherited from Full Blooded Deceased Sister Nilima Banerjee;

C. JOINT UNDIVIDED SHARE OF THE PROPERTY INHERITED FROM DECEASED ARUN KUMAR MUKHERJEE:-

AND Joint Undivided 1/2ND or 50% Ownership over the piece and parcel of land admeasuring 11 Chittak 34 Squire Feet Land with Constructed house property of total 278 Sq.Ft. pucca constructed room area thereon(Marked as Plot No. 56/2- 4 Chittak 13 Sq.Ft. Land + Plot No. 56/7- 6 Chittak 8 Sq.Ft. land with 278 Sq.Ft. Pucca Construction + Plot No. 56/8- 1 Chittak 13 Sq. Ft. Land = 11 Chittak 34 Squire Feet Land with 278 Sq.Ft. Pucca Construction), that means In and Between that property the Sold portion is- admeasuring Joint Undivided 264.5 Sq Ft. or 05 Chittaks 39.5 Sq.Ft. of Land be a little more or less, and house property admeasuring 139 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon used as Common JOINT Property inherited from Full Blooded Deceased Brother Arun Kumar Mukherjee and his wife Deceased Manju Mukherjee;

In Mouza -Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , DSR-I, Barasat, ADSRO - Sodepur, at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District - North 24 Parganas.

(Handwritten signature)

**SCHEDULE - "B/2" ABOVE REFERED
INDEX OF MEASUREMENT**

PLOT NO.	AREA AS COTTAI-CHITTAK- SQUARE FEET	Presently Owned By	PLOT MEASUREMENT As Feet-Inch				SOLD PERCENTAGE
			North	South	East	West	
56	01-01-36	Joint-Undivided Common	27-00	24-08	29-00	33-00	50%
56/1	00-15-15	Joint-Undivided Common	24-08	19-06	31-06	31-0	50%
56/2	00-04-13	Joint-Undivided Common	13-02	13-02	14-06	14-07	50%
56/3	00-04-06	Absolute- Self	12-10	12-10	14-05	14-06	NIL
56/4	00-04-05	Absolute- Others	12-10	12-10	14-05	14-05	NIL
56/5	00-06-00	Absolute- Others	12-10	12-10	21-00	21-00	NIL
56/6	00-06-00	Absolute- Self	12-10	12-10	21-00	21-00	NIL
56/7	00-06-08	Joint-Undivided Common	13-02	13-02	21-00	21-00	50%
56/8	00-01-13	Joint-Undivided Common	06-11	06-11	08-04	08-04	50%
56/9	00-04-18	Joint-Undivided Common	32-01	31-11	05-01	07-01	50%
56/10	00-03-21	Absolute- Others	10-4.5	10-4.5	14-06	15-08	NIL
56/11	00-03-27	Absolute- Self	10-4.5	09-11	15-08	17-08	NIL
56/12	00-03-36	Joint-Undivided Common	03-00	03-00	57-00	57-00	50%
56/13	00-07-29	Joint-Undivided Common	19-03	18-01	16-07	17-03	50%

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

By the within-named Parties

In the presence of:

1. *Arjun Kumar*
S/o Late Dulal Chandra
Borsepura, Kharidi
157-117

1. *Chhali Mukherjee*

2. *Deepa Mukherjee*

3. *Ayan Mukherjee*

SIGNATURE OF THE
VENDOR / LAND OWNER

2. *Debanjan Goswami*
S/o K.P. Goswami
Mission Para, P.O. Rahara
North 24 Pgs, Kol- 118.

PIONEER ASSOCIATES

Kavli Ranjan Das

Partner

[Signature]

SIGNATURE OF THE PURCHASER

Drafted and Prepared by:-

Debanjan Goswami

DEBANJAN GOSWAMI

ADVOCATE

Enrolement No. F.832/503/98

Barrackpore Court

MEMO OF CONSIDERATION

RECEIVED from the within-named Purchaser/s the within mentioned the sum of Rs. 20,00,000.00/- (Rs. Twenty Lakh) only as full and final payment of consideration money of the schedule share of Absolute and Undivided land with building more fully described in the schedule hereinabove written, as per memo below; on this the 21st day of July, '2022 in presence of the following witnesses :-

Sl.No.	DATE	Cash/ Ch.No./D.D. No.	BANK	AMOUNT (Rs.)
1.	18/07/2022	006736	B.O.B.	3,00,000.00/-
2.	18/07/2022	006739	B.O.B.	1,00,000.00/
3.	18/07/2022	006742	B.O.B.	1,00,000.00/
4.	18/07/2022	003095	Bandhan Bank	15,00,000.00/

Rs. 20,00,000.00/-
(Rs. Twenty Lakh) Only

1. Chhali Mukherjee
2. Saurav Mukherjee ..
3. Anu Mukherjee ..

SIGNATURE OF THE VENDOR/LAND OWNER

Witnesses:-

- 1) Anu Anil
870 Kalyan Dham Ch. Dham
Barrackpore, Kolkata
Pin 700017
- 2) Debanjan Goswami.
S/O K.P. Goswami.
Mission Para, Rahara,
North 24 P.S., Koi-118.

Drafted and Prepared by:-
Debanjan Goswami
DEBANJAN GOSWAMI
ADVOCATE
Enrolment No. F.832/503/98
Barrackpore Court

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

1.

Name KANTI RANJAN DAS

Status : Presentant



Kanti Ranjan Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Kanti Ranjan Das
Signature of the Presentant

2.

Name GOPAL DAS

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator



Gopal Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Gopal Das
Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUI / D A - KOLKATA

1.

Name CHHABI MUKHERJEE

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Chhabi Mukherjee
Signature of the Presentant

2.

Name NUPUR MUKHERJEE

Status : Presentant / Executant / Calmant Attorney /
Principal / Guardian / Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Nupur Mukherjee

Signature of the Presentant / Executant / Calmant Attorney / Princpal / Guardian / Testator

DISTRICT NORTH 24 PARGANAS

*OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUMA / R.A. - KOLKATA

1.

Name AYAN MUKHERJEE

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Ayan Mukherjee
Signature of the Presentant

2.

Name

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator

Space for
Photo

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

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

RN Details

GRN: 192022230078531041 Payment Mode: Online Payment
GRN Date: 20/07/2022 18:47:19 Bank/Gateway: State Bank of India
BRN : IK0BUHVZZ5 BRN Date: 20/07/2022 18:49:53
Payment Status: Successful Payment Ref. No: 2002143178/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: GOPAL DAS
Address: Kironalay, Sukchar Kol-700115
Mobile: 9830234492
EMail: dabanjan54321@gmail.com
Depositor Status: Buyer/Claimants
Query No: 2002143178
Applicant's Name: Mr D Goswami
Identification No: 2002143178/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002143178/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	144913
2	2002143178/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	36262
3	2002143178/2/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	626

Total 181801

IN WORDS: ONE LAKH EIGHTY ONE THOUSAND EIGHT HUNDRED ONE ONLY.

Major Information of the Deed

Deed No :	I-1524-06462/2022	Date of Registration	21/07/2022
Query No / Year	1524-2002143178/2022	Office where deed is registered	
Query Date	15/07/2022 10:38:03 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830242520, 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. 20,00,000/-	Rs. 36,24,825/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,45,013/- (Article:23)	Rs. 36,262/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, , Ward No: 5, Holding No:330/3 JI No: 5, Touzi No: 172, KaLYANNAGAR Pin Code : 700112

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use RCR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-402 (RS :235)	LR-1337	Bastu	Bastu	1 Katha 37 Sq Ft	10,00,000/-	18,92,500/-	Width of Approach Road: 30 Ft.,

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, , Ward No: 5, Holding No:1/330/1 JI No: 5, Touzi No: 172 Pin Code : 700112

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use RCR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-402 (RS :235)	LR-1338	Bastu	Bastu	7 Chatak 30 Sq Ft	5,00,000/-	8,62,500/-	Width of Approach Road: 30 Ft.,

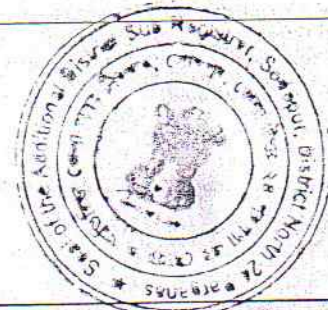
District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, , Ward No: 5, Holding No:3/331 JI No: 5, Touzi No: 172, Kalyannagar Pin Code : 700112

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use RCR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-402 (RS :235)	LR-1336	Bastu	Bastu	5 Chatak 39.5 Sq Ft	4,00,000/-	6,61,250/-	Width of Approach Road: 30 Ft.,
Grand Total :					3.1316Dec	19,00,000 /-	34,16,250 /-	

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.	50,000/-	1,01,250/-	Structure Type: Structure

Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete






	On Land L2	50 Sq Ft.	10,000/-	13,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S3	On Land L3	139 Sq Ft.	40,000/-	93,825/-	Structure Type: Structure
Gr. Floor, Area of floor : 139 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	339 sq ft	1,00,000 /-	2,08,575 /-	

Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt CHHABI MUKHERJEE (Presentant) Wife of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 21/07/2022	 LTI 21/07/2022	 21/07/2022
Kalyan Nagar, Rahara, City:- Not Specified, P.O:- Kalyannagar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLxxxxxx0K, Aadhaar No: 23xxxxxxxx1273, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt NUPUR MUKHERJEE Daughter of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 21/07/2022	 LTI 21/07/2022	 21/07/2022
Kalyan Nagar, Rahara, City:- Not Specified, P.O:- Kalyannagar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BDxxxxxx2K, Aadhaar No: 24xxxxxxxx6265, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office				













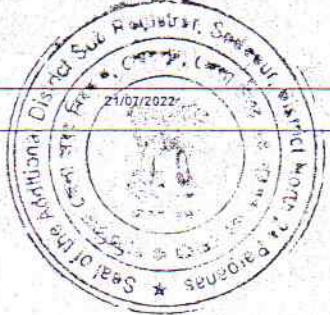



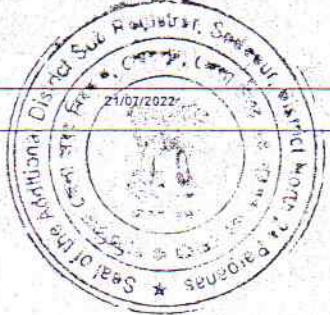



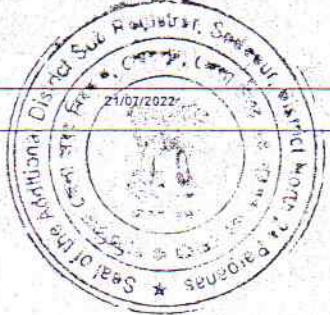


Name	Photo	Finger Print	Signature
Mr AYAN MUKHERJEE Son of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 <small>21/07/2022</small>	 <small>LTI 21/07/2022</small>	 <small>21/07/2022</small>
Kalyan Nagar, Rahara, City:- Not Specified, P.O:- Kalyannagar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ASxxxxxx8C, Aadhaar No: 23xxxxxxxx8140, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office			

Buyer Details :



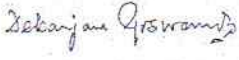
SI No	Name,Address,Photo,Finger print and Signature
1	PIONEER ASSOCIATES Shreyasi Apartment, Khardah,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 21/07/2022, , Admitted by: Self, Date of Admission: 21/07/2022, Place of Admission of Execution: Office </td> <td>  <small>Jul 21 2022 12:04PM</small> </td> <td>  <small>LTI 21/07/2022</small> </td> <td>  <small>21/07/2022</small> </td> </tr> <tr> <td colspan="4"> 1 No. Surya Sen Nagar,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P, Aadhaar No: 81xxxxxxxx0674 Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 21/07/2022, , Admitted by: Self, Date of Admission: 21/07/2022, Place of Admission of Execution: Office	 <small>Jul 21 2022 12:04PM</small>	 <small>LTI 21/07/2022</small>	 <small>21/07/2022</small>	1 No. Surya Sen Nagar,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P, Aadhaar No: 81xxxxxxxx0674 Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)			
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ronalay, Sukchar,, City:- , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx5H, Aadhaar No: 86xxxxxxx3840 Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debanjan Goswami Son of Mr Krishna Pada Goswami Mission Para, City:- Khardah, P.O:- Rahara, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700118			
	21/07/2022	21/07/2022	21/07/2022
Identifier Of Smt CHHABI MUKHERJEE, Mr Kanti Ranjan Das, Mr Gopal Das, Smt NUPUR MUKHERJEE, Mr AYAN MUKHERJEE			



Transfer of property for L1

	From	To. with area (Name-Area)
1	Smt CHHABI MUKHERJEE	PIONEER ASSOCIATES-0.578264 Dec
2	Smt NUPUR MUKHERJEE	PIONEER ASSOCIATES-0.578264 Dec
3	Mr AYAN MUKHERJEE	PIONEER ASSOCIATES-0.578264 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt CHHABI MUKHERJEE	PIONEER ASSOCIATES-0.263542 Dec
2	Smt NUPUR MUKHERJEE	PIONEER ASSOCIATES-0.263542 Dec
3	Mr AYAN MUKHERJEE	PIONEER ASSOCIATES-0.263542 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt CHHABI MUKHERJEE	PIONEER ASSOCIATES-0.202049 Dec
2	Smt NUPUR MUKHERJEE	PIONEER ASSOCIATES-0.202049 Dec
3	Mr AYAN MUKHERJEE	PIONEER ASSOCIATES-0.202049 Dec

Transfer of property for S1

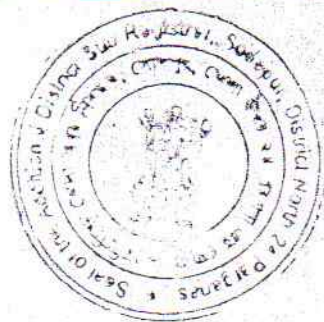
Sl.No	From	To. with area (Name-Area)
1	Smt CHHABI MUKHERJEE	PIONEER ASSOCIATES-50.00000000 Sq Ft
2	Smt NUPUR MUKHERJEE	PIONEER ASSOCIATES-50.00000000 Sq Ft
3	Mr AYAN MUKHERJEE	PIONEER ASSOCIATES-50.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt CHHABI MUKHERJEE	PIONEER ASSOCIATES-16.66666700 Sq Ft
2	Smt NUPUR MUKHERJEE	PIONEER ASSOCIATES-16.66666700 Sq Ft
3	Mr AYAN MUKHERJEE	PIONEER ASSOCIATES-16.66666700 Sq Ft

Transfer of property for S3

Sl.No	From	To. with area (Name-Area)
1	Smt CHHABI MUKHERJEE	PIONEER ASSOCIATES-46.33333300 Sq Ft
2	Smt NUPUR MUKHERJEE	PIONEER ASSOCIATES-46.33333300 Sq Ft
3	Mr AYAN MUKHERJEE	PIONEER ASSOCIATES-46.33333300 Sq Ft



J Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, ,
Ward No: 5, Holding No:330/3 JI No: 5, Touzi No: 172, KaLYANNAGAR Pin Code : 700112

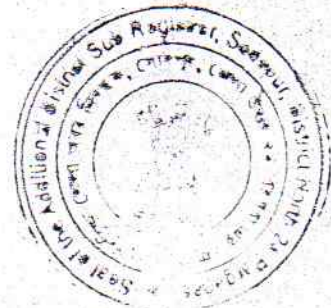
Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 402, LR Khatian No:- 1337	Owner: অরুণ কুমার মুখার্জী, Gurdian: অধীর , Address: নিজ , Classification: বাস্তু, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, ,
Ward No: 5, Holding No:1/330/1 JI No: 5, Touzi No: 172 Pin Code : 700112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 402, LR Khatian No:- 1338	Owner: অরবিন্দ মুখার্জী (কল্যান মুখার্জী), Gurdian: অধীর , Address: নিজ , Classification: বাস্তু, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, ,
Ward No: 5, Holding No:3/331 JI No: 5, Touzi No: 172, Kalyannagar Pin Code : 700112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 402, LR Khatian No:- 1336	Owner: নারায়ণ চন্দ্র মুখার্জী, Gurdian: অধীর চন্দ্র, Address: নিজ , Classification: বাস্তু, Area: 0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.



21-07-2022

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 11:12 hrs on 21-07-2022, at the Office of the A.D.S.R. SODEPUR by Smt CHHABI MUKHERJEE , one of the Executants.

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 36,24,825/-

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

Execution is admitted on 21/07/2022 by 1. Smt CHHABI MUKHERJEE, Wife of Late Arabinda Mukherjee, Kalyan Nagar, Rahara, P.O: Kalyannagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 2. Smt NUPUR MUKHERJEE, Daughter of Late Arabinda Mukherjee, Kalyan Nagar, Rahara, P.O: Kalyannagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 3. Mr AYAN MUKHERJEE, Son of Late Arabinda Mukherjee, Kalyan Nagar, Rahara, P.O: Kalyannagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Others

Identified by Mr Debanjan Goswami, , , Son of Mr Krishna Pada Goswami, Mission Para, P.O: Rahara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-07-2022 by Mr Kanti Ranjan Das, Partner, PIONEER ASSOCIATES (Partnership Firm), Shreyasi Apartment, Khardah,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Debanjan Goswami, , , Son of Mr Krishna Pada Goswami, Mission Para, P.O: Rahara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

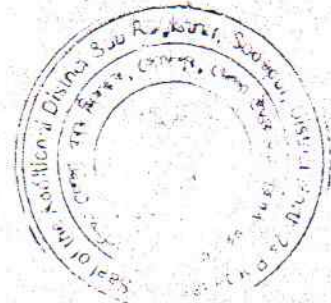
Execution is admitted on 21-07-2022 by Mr Gopal Das, Partner, PIONEER ASSOCIATES (Partnership Firm), Shreyasi Apartment, Khardah,, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North.24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Debanjan Goswami, , , Son of Mr Krishna Pada Goswami, Mission Para, P.O: Rahara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 36,262/- (A(1) = Rs 36,248/- .E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 36,262/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/07/2022 6:49PM with Govt. Ref. No: 192022230078531041 on 20-07-2022, Amount Rs: 36,262/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BUHVZZ5 on 20-07-2022, Head of Account 0030-03-104-001-16

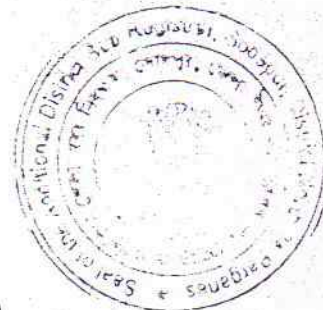


icate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2022, Page from 229126 to 229162
being No 152406462 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.07.22 15:44:18 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/07/22 03:44:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)