

R. Malick



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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D.S.R.-III, Alipore
South 24 Parganas

27 DEC 2023


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2/38

Name: A. K. SINGH, Advocate
Address: High Court, Calcutta
Kolkata - 700001



Kolkata Collectorate
15 Netaji Subhas Rd.,
Kolkata-1
Date: 17 DEC 2023

Amal Mr. Saha
Licensed State
Vendor



330

18977/23

I-18217/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 28/11/2023
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certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
 Alipore, South 24-pargana*

28 NOV 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 28th day of November, 2023

BETWEEN

Contd.....2

23 NOV 2023

4/38

No. 30585

₹ 100/- Date.....

Name :

Pawan Sharma & Any.

Address :

97, Raja S.C. Mullick Road,
KOI-47.

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

.. STAMP VENDOR

Alipore Police Court, KOI-27



Dilip k.v. Malick
S/o Sri Mohan Lal Malick
vill - Sonapur
Po + Ps - No. 24, Koli, 24 Pgs (S)
Pin - 74 3318
Lawrence

(1) **SRI ASIT KUMAR MUKHERJEE**, PAN :
Aadhaar son of Late Makhan Lal Mukherjee, by
Nationality - Indian, by faith - Hindu, by occupation - Retired,
residing at 17/1, Baishnabghata Road, P.O. Naktala, P.S.
Jadavpur now Netaji Nagar, Kolkata - 700047, (2) **Dr. KRISHNA
MUKHERJEE**, PAN : Aadhaar
wife of Late Dilip Kumar Mukherjee, by Nationality - Indian, by
faith - Hindu, by occupation - Medical Practitioner, (3) **Dr.
TIRTHA MUKHERJEE**, PAN : Aadhaar
 son of Late Dilip Kumar Mukherjee, by
Nationality - Indian, by faith - Hindu, by occupation - Medical
Practitioner, both are residing at 89G, G.T. Road West, Srishthi
Apartment, Block - A, Belting Bazar, Sreerampur, P.O.
Mallickpara, P.S. Sreerampur, Dist. Hooghly, Pin - 712203, West
Bengal and (4) **SRI JAYANTA MUKHERJEE**, PAN :
Aadhaar son of Late Subhas Kumar
Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation
- Service, residing at 17/1, Baishnabghata Road, P.O. Naktala,
P.S. Jadavpur now Netaji Nagar, Kolkata - 700047, hereinafter
jointly called and referred to as the **VENDORS** (which term or
expression shall unless excluded by or repugnant to the
context be deemed to mean and include their respective heirs,
executors, administrators, legal representatives and/or assigns) of

the **FIRST PART**, being represented by their Constituted Attorney **SRI SHIBDAS GUHA**, son of Late Rakhai Chandra Guha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 2/94/20, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, vide a Development Power of Attorney dated 13.08.2020, registered in the office of D.S.R.-II, Alipore and has been recorded in Book No.1, Volume No.1602-2020, pages 168793 to 168831, being No.160204293 for the year 2020.

AND

(1) **SRI PAWAN SHARMA**, PAN : MASKED Aadhaar MASKED son of Ashok Sharma, by faith - Hindu, by occupation - Service and (2) **SMT. MUNNI SHARMA**, PAN : MASKED Aadhaar MASKED wife of Sri Ashok Sharma, by faith - Hindu, by occupation - Housewife, both are residing at 97, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, hereinafter jointly called and referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

AND

SRI SHIBDAS GUHA, PAN : MASKED Aadhaar No. MASKED son of Late Rakhal Chandra Guha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 2/94/20, Bijoygarh, P.O. Jadavpur University, P.S. Jadavpur, Kolkata - 700032, hereinafter called and referred to as the **DEVELOPER/CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **THIRD PART**.

WHEREAS by a Saf Bikroy Kobala dated 29.07.1964 one Smt. Suprava Devi, wife of Sri Ramendra Nath Mukhopadhyay sold, transferred and conveyed all that piece and parcel of land measuring 05 cottahs 13 chittacks with single storied building situated and lying in Pargana Khaspur, Collectorate Touzi No.56 & 151, Re. Sa. No.11, J.L. No.28, Mouza - Baishnabghata, Khatian No.369, Dag No.128, within the Police Station then Tollygunge then Jadavpur now Netaji Nagar, District South 24-Parganas, then Calcutta Corporation Premises No.17/1, Baishnabghata Road, together with all easement right in respect of 6ft wide and up to 52 ft 5 inches long common passage running by the southern side

thereof to one Sri Santosh Paul, son of Sri Hari Das Paul and the said deed was registered in the Office of Sub-Registrar at Alipur and has been recorded in Book No.I, Volume No.116, pages 29 to 38, being No.5954 for the year 1964.

AND WHEREAS said Santosh Paul after purchasing the aforesaid property mutated his name in the records of the then Calcutta Corporation and constructed first floor of the said building according to sanctioned building plan obtained from the corporation of Calcutta.

AND WHEREAS said Santosh Paul while in possession and enjoyment of the aforesaid land and two storied building in Premises No.17/1, Baishnabghata Road, by an Indenture dated 18.04.1973 sold, transferred and conveyed the aforesaid land and two storied building to Sri Sukumar Mukherjee since deceased, Sri Dilip Kumar Mukherjee, since deceased, Sri Subhas Kumar Mukherjee, since deceased and Sri Asit Kumar Mukherjee, all are sons of Sri Makhan Lal Mukherjee, and the said deed was registered in the Office of Joint Sub-Registrar Alipore at Alipore and has been recorded in Book No.I, Volume No.26 pages 161 to 170, being Deed No.1684, for the year 1973.

AND WHEREAS said Sri Sukumar Mukherjee since deceased, Sri Dilip Kumar Mukherjee, since deceased, Sri Subhas Kumar Mukherjee, since deceased and Sri Asit Kumar Mukherjee, after purchasing the aforesaid land and building in Premises No.17/1, Baishnabghata Road, Calcutta - 47, mutated their names in the records of the then Calcutta Municipal Corporation. The said property is now under the jurisdiction of the Kolkata Municipal Corporation under Ward No.100.

AND WHEREAS said Sri Sukumar Mukherjee since deceased, Sri Dilip Kumar Mukherjee, since deceased, Sri Subhas Kumar Mukherjee, since deceased and Sri Asit Kumar Mukherjee, while in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, said Subhas Kumar Mukherjee died intestate on 21.07.2001, leaving behind him his wife Sankari Mukherjee, since deceased and only son Sri Jayanta Mukherjee as his legal heirs and representative who jointly inherited undivided 1/4th share in the said property left by the deceased according to Hindu Succession Law.

AND WHEREAS thereafter said Sankari Mukherjee died intestate on 16.10.2017, leaving behind her aforesaid only son Sri Jayanta Mukherjee, the vendor No.4 herein as his legal heirs and representative who solely inherited undivided 1/8th share in the

said property left by the deceased according to Hindu Succession Law.

AND WHEREAS by virtue of such inheritance Sri Jayanta Mukherjee become the owner of undivided 1/4th share in the said property.

AND WHEREAS said Sri Sukumar Mukherjee, since deceased, Dilip Kumar Mukherjee, since deceased, Sri Ashit Kumar Mukherjee, Sri Jayanta Mukherjee while in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, said Dilip Kumar Mukherjee died intestate on 24.03.2013, leaving behind him his wife Dr. Krishna Mukherjee, the vendor No.2 and only son Dr. Tirtha Mukherjee, the vendor No.3 herein as his legal heirs and representative who jointly inherited undivided 1/4th share in the said property left by the deceased according to Hindu Succession Law.

AND WHEREAS Sri Sukumar Mukherjee, since deceased, Sri Ashit Kumar Mukherjee, Dr. Krishna Mukherjee, Dr. Tirtha Mukherjee, Sri Jayanta Mukherjee, while in joint possession and enjoyment of the aforesaid land and building in Premises No.17/1, Baishnabghata Road, said Sukumar Mukherjee who was bachelor died intestate on 25.01.2015, leaving behind him his brother Asit

Mukherjee as his legal heirs and representative who solely inherited undivided 1/4th share in the said property left by the deceased according to Hindu Succession Law.

AND WHEREAS by virtue of the aforesaid deed and by virtue of such inheritance Sri Asit Kumar Mukherjee the vendor No.1 herein and by virtue of such inheritance Dr. Krishna Mukherjee the vendor No.2 herein, Dr. Tirtha Mukherjee the vendor No.3 herein, Sri Jayanta Mukherjee the vendor No.4 herein become the joint owners of the aforesaid land and two storied building in Premises No.17/1, Baishnabghata Road, P.S. Jadavpur now Netaji Nagar, under Ward No.100, Kolkata - 700047 and recorded their names in the record of the Kolkata Municipal Corporation being Assessee

MASKED

AND WHEREAS the vendors herein while in joint possession and enjoyment of the aforesaid property in Premises No.17/1, Baishnabghata Road, P.S. Jadavpur now Netaji Nagar, under Ward No.100, Kolkata - 700047, decided to raise a multi storied flat system building on the said land in the said premises as per sanctioned building plan.

AND WHEREAS in pursuance of the said intention the vendors herein discussed with their Engineer and Architect and on such

discussion it revealed to them that it would not be possible for them to raise such construction at their own cost and initiative.

AND WHEREAS after realization of the same the vendors herein approached the Developer/Confirming Party herein who is carrying on business of construction of building, for raising such construction on the land in the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation at his cost and initiative for the mutual benefits of the Developer/Confirming Party and the vendors herein.

AND WHEREAS Developer/Confirming Party herein after considering the proposal of the vendors herein has agreed to raise such construction on the land in the said premises and as per the plan out of his own fund and initiative on certain terms and condition which the vendors herein have agreed and as such the vendors entered into a Development Agreement with the Developer/Confirming Party herein on 10.07.2020 and the said Development Agreement was registered in the office of D.S.R.-II, Alipore and has been recorded in Book No.I, Volume No.1602-2020, pages 143248 to 143296, being No.160203646, for the year 2020.

AND WHEREAS in pursuance of the terms of the said agreement dated 10.07.2020 the vendors herein executed one Development Power of Attorney in favour of the Developer/Confirming Party herein on 13.08.2020 and the said Development Power of Attorney was registered in the office of D.S.R.-II, Alipore and has been recorded in Book No.I, Volume No.1602-2020, pages 168793 to 168831, Being Deed No.160204293, for the year 2020.

AND WHEREAS it has been provided in the said agreement dated 10.07.2020 that the vendors herein in their allotment shall be entitled to three 3BHK flats out of which one 3BHK flat on the 1st floor, south-east side, measuring 1170 sq.ft. super built-up area, one 3BHK flat on the 3rd floor, south-east side, measuring 1430 sq.ft. super built-up area and one 3BHK flat on the 2nd floor, south-east side, measuring 1430 sq.ft. super built-up area and three car parking spaces, each measuring 135 sq.ft. in the ground floor with undivided proportionate share in the land of the proposed building and the rest of the flats and car parking space of the proposed building with undivided proportionate share in the land in the said premises shall belongs to the Developer/Confirming Party herein for his investment and endeavour in erecting the proposed building and the Developer/Confirming Party herein shall have every right to deal with the same even by

entering into agreement for sale with the intending purchasers of the same and by receiving the earnest money as well as the total consideration for the same.

AND WHEREAS the Developer/Confirming Party herein prepared a building plan and submitted the said plan before the Kolkata Municipal Corporation and the said authority concerned sanctioned the said plan being Building Permit No.2021100181(B-X) dated 02.03.2022, for raising a G plus three storied building, consisting of several flats and car parking spaces.

AND WHEREAS the Developer/Confirming Party herein has started and completed the construction of the said building on the land in the said premises as per the said sanctioned plan and subsequently regularize U/R 26(2a) & 2(b) of C.M.C. Building Rule 2009 dated 02.01.2023 approved by Dy. C.E. (Civil)/Building/South and as per specifications mentioned in the said agreement dated 10.07.2020.

AND WHEREAS during the period of construction the purchasers herein after going through the necessary papers and documents being satisfied about the same proposed the Developer/Confirming Party herein to purchase one flat being No.6, measuring about 1426 sq.ft. super built-up area on the north-east-west side of

the 3rd floor and one car parking space measuring about 135 sq.ft. on the northern side in the ground floor of the said Ground plus three storied building with undivided proportionate share in the land along with all easements attached thereto and also together with rights of user in common areas and facilities in the ground floor thereto in Kolkata Municipal Corporation being **Municipal Premises No.17/1, Baishnabghata Road, under KMC Ward No.100, P.S. Jadavpur now Netaji Nagar, Kolkata - 700047, Dist. South 24-Parganas, at or for the total consideration of Rs.75,00,000/- (Rupees Seventy Five Lac only).**

AND WHEREAS the Developer/Confirming Party herein after considering the proposal of the purchasers herein have agreed to sale the said flat being **No.6, measuring about 1426 sq.ft. super built-up area on the north-east-west side of the 3rd floor and said car parking space measuring about 135 sq.ft. on the northern side in the ground floor** of the said Ground plus three storied building with undivided proportionate share in the land along with all easements attached thereto and also together with rights of user in common areas and facilities in the ground floor of the said premises at the said total consideration of **Rs.75,00,000/- (Rupees Seventy Five Lac only)** and entered into an Agreement on 04.08.2022.

NOW THIS INDEEDNTURE WITNESSETH that in pursuance of the said agreement and in consideration of a sum of **Rs.75,00,000/-** (Rupees Seventy Five Lac only) well and truly paid by the purchasers to the Developer/Confirming Party herein on or before the execution of these presents (the receipt whereof the Developer/Confirming party herein doth hereby admit and acknowledge as per memo of consideration hereunder written) and the vendors and the Developer/Confirming Party herein do and each of them doth hereby acquit, release and forever discharge the purchasers from payment of the same as well as the said **flat being No.6, measuring about 1426 sq.ft. super built-up area on the north-east-west side of the 3rd floor and said car parking space measuring about 135 sq.ft. on the northern side in the ground floor** the vendors and the Developer/Confirming party herein doth hereby grant, sell, convey, transfer, assign and assure all that the said self-contained **flat and car parking space** of the said G plus three storied building together with undivided proportionate share in the land in the said premises morefully described in the Second Schedule hereunder written and shown by **RED** border line in the Map or plan annexed hereto and unto the purchasers herein absolutely and forever held, possessed and enjoyed by them alongwith their legal heirs, and successors with all rights to sell, transfer, assign or mortgage and gift the said **flat and car parking**

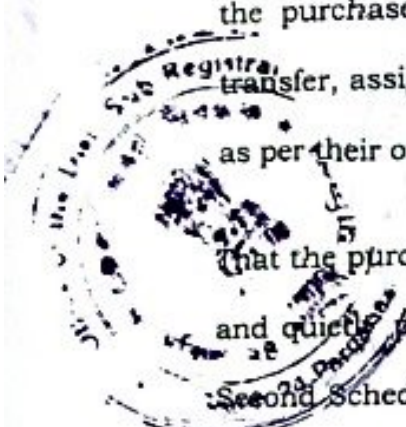
space in any manner whatsoever as per their own choice and discretion **TOGETHER WITH** right to use the passage, stair case therein for egress and ingress and with all common rights to the floors, partition, walls, ceiling and fixture therein and benefits, advantages of ancient and other rights, easements, privileges, appendages and appurtenances whatsoever to the said **flat and car parking space** of the said building hereinafter referred to as said property or any part thereof belong or in anywise appertaining or usually held, used, occupied, enjoyed therewith or reputed to belong or to be appurtenant thereto and all these estate, right, title and interest, claim and demand whatsoever of the vendors into or upon the said flat and land hereditaments and premises or any part thereof **TOGETHER WITH** all deeds, pattahs and muniments of title whatsoever in any wise relating to or concerning the said **flat and car parking space** alongwith undivided proportionate share in the land, common areas and facilities in the said premises on any part thereof which now are or hereinafter shall or may be in the possession, power, control and custody of the vendors or of any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the said **flat and car parking space** together with undivided proportionate share in the land alongwith right to use the common areas and facilities more fully described in Third Schedule below

hereditaments and premises hereby granted or expressed so to be unto and to the use of the purchasers absolutely and forever.

THE VENDORS DO TH HEREBY COVENANT WITH PURCHASERS :-

That **NOTWITHSTANDING** any act, deed or thing or things by the vendors done executed or knowingly suffered to the contrary the vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land, flat and car parking space hereditaments and premises hereby granted or expressed so to be unto the purchasers and having such right and power the vendors by the executing these presents transfer all that said **flat and car parking space** together with undivided proportionate share in the land and common area in favour of the purchasers herein to be enjoyed and possessed by the purchasers exclusively and absolutely with all right to sell, transfer, assign and mortgage the same in any manner whatsoever as per their own choice and discretion.

That the purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said property described in the Second Schedule below and to receive the rent, issues and profits thereof without any lawful eviction interruption claim or demand



whatsoever from or by the vendors or any person or persons lawfully or equitably claiming from under or in trust for them.

That the vendors freely and clearly and absolutely discharged saved harmless and keep the purchasers against all claims, demands, estate or encumbrances, created by the vendors or any person or persons lawfully or equitably claiming any interest under them.

That the land, **flat and car parking space** hereby conveyed are not subject to any attachments, mortgage or hypothecation and there is no arrear of rent, nor the same has been acquisitioned or requisitioned by the Government or any public undertaking and there was no co-shares in respect of the land.

That having good, right full power and absolute authority the vendors have transferred the property described in the Second Schedule below to the purchasers free from all encumbrances.

That the purchasers shall have right to mutate their names in the office of the Kolkata Municipal Corporation in respect of the said **flat and car parking space**.

That the purchasers shall have right to enjoy the common areas and facilities described in Third Schedule below along with the

other co-owners of the flats in the said building subject to certain rights and obligations mentioned in Fourth Schedule.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Property)

ALL THAT piece and parcel of land measuring 05 cottah 13 chittack 00 sq.ft. more or less with ground plus three storied building standing thereon, situated and lying in C.S. Khatian No.369, being Part of C.S. Dag No.128, Collectorate Touzi No.56 and 151, Pargana - Khaspur, J.L. No.28, R.S. No.11, Mouza - Baishnabghata, in Municipal Premises No.17/1, Baishnabghata Road, under KMC Ward No.100, P.S. Jadavpur now Netaji Nagar, Kolkata - 700047, Dist. South 24-Parganas, and the said property being butted and bounded by :-

ON THE NORTH : Premises No.17/16, Baishnabghata Road
ON THE SOUTH : KMC Road
ON THE EAST : KMC Road
ON THE WEST : Premises No.29, Baishnabghata Bye Lane
and 29A, Baishnabghata Bye Lane

SECOND SCHEDULE ABOVE REFERRED TO
(Description of the flat and car parking space hereby conveyed)

ALL THAT piece and parcel of one self-contained one flat being No.6, measuring about 1426 sq.ft. super built-up area on the north-east-west side of the 3rd floor, consisting of three bedroom, one dining-cum-drawing, one kitchen, one toilet, one

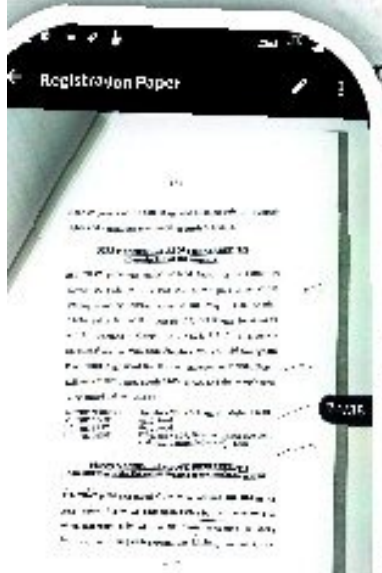
W.C., one puja room, one balcony and one car parking space measuring about 135 sq.ft. on the northern side in the ground floor of the said G plus three storied building together with undivided proportionate share or interest in the impartible and beneath the said building in KMC Premises No.17/1, Baishnabghata Road, under KMC Ward No.100, P.S. Jadavpur now Netaji Nagar, Kolkata - 700047, Dist. South 24-Parganas, as described in First Schedule herein above referred as the land appurtenant thereto attributable pro-rata to the said flat, car parking space together with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said flat and car parking space and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance and repair, and the said flat and car parking space have been depicted and delineated by **RED** colour in the maps or plans annexed herewith.

THIRD SCHEDULE ABOVE REFERRED TO
(Common areas and common facilities)

entire land or space lying vacant within the said

S.

2023 Deed No :- 18217/2023.



- 02) The spaces within the building comprised of the entrance thereto staircase, lift, leading lobbies and roof.
- 03) The foundation columns, girders, beams, supports main walls and main gate of the premises and the passage leading to the building and stair-case and roof.
- 04) The installation for common services such as the drainage system in the premises, water supply arrangements in the premises and electric connections and other civic amenities if any to the premises.
- 05) Reservoir on the ground floor and the reservoir on the roof of the top floor of the building, pump, motor pipes, and all other apparatus and installations in the premises for common use.
- 06) septic tank, soak pits and the sewerage's lines thereto connected.
- 07) Wiring and accessories.
- 08) Other facilities and amenities in the premises which are intended for common use.
- 09) CESC meter space.
- 10) Lift facilities.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Common expenses)

- 1) The expenses of maintaining, repairing reconstructing and renewing the main structure and the drainage system, rain water discharge arrangement, arrangements for supply of electricity, and all common contained in the said premises.
- 2) The costs of repairing and decorating the exterior of the building.
- 3) All taxes, levies and impositions, deposits etc.
- 4) All taxes, levies and impositions, deposits etc. for the premises as a whole.
- 5) All litigation costs relating to the common parts and common interest in the building.
- 6) All salaries, wages, fees and remuneration's of all workmen, staff and experts engaged and hired for the common purpose.
- 7) Costs and maintaining, repairing, operating, replacing and installing implements including pump, motor pipes, lift etc. for common services.
- 8) The expenses of repairing, maintaining, white washing and colour washing the main structure of the building.
- 9) Premium of insurance for the building, if any.
- 10) Such expenses as would be necessary for or incidental to the said maintenance and upkeep of the premises and of the common areas, facilities and amenities.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(Obligations and rights of the Purchasers)

1. That the purchasers shall pay the proportionate Municipal tax to the owner's associations until the said flat and car parking space is separately assessed by the K.M.C. in the name of the purchasers.
2. That the purchasers shall have no right to claim partition of the land in the said premises.
3. That the purchasers shall not cause any damages to the common walls or floor or any portion of the said building.
4. That the purchasers shall not make any addition or alteration of the main structure of the said building.
5. That the purchasers shall in proportion to their flat and car parking space contribute and/or bear the cost towards maintenance of the common areas and facilities provided for the said building to the Association of owner in the said building.
6. That the purchasers shall have right to use the roof of the building in common with the other flat owners without disturbing the other occupants of the said building and without causing any damage to the said roof.

RIGHTS

1. That the purchasers shall have full right and every authority to mutate their name and cause separate assessment in respect of the flat and car parking space hereby conveyed in the office of the Kolkata Municipal Corporation.
2. That the purchasers shall get the electricity from the meter in their names which have been installed in the meter space.
3. The purchasers shall get twenty-four hours uninterrupted supply of water but the vendor shall not be liable if the supply is stopped by the authority.
4. That the purchasers may fix T.V. Antenna on the roof and use the roof in common with the other flat owners.
5. That the purchasers shall have full authority to possess and enjoy the said flat and car parking space along with their successors and legal representative in any manner whatsoever with all rights, to sell, transfer, mortgage or gift away the said flat and car parking space as per their own choice and discretion.

IN WITNESS WHEREOF the parties hereunder have put their respective hands and seals on the day, month and year first above written.

WITNESSES:

1. Dipk. Malick
Vill - Sonapur
Po + Ps - Nandhakari
MRS (1)

Srinivas Gaha.

As Constituted Attorney of (1) SRI ASIT KUMAR MUKHERJEE, (2) Dr. KRISHNA MUKHERJEE, (3) Dr. TIRTHA MUKHERJEE and (4) SRI JAYANTA MUKHERJEE

SIGNATURE OF THE VENDORS

2. Ashok Sharma
97 D Rajas-c Mullick
Road KOL 47

Pawan Sharma ✓
Munni Sharma

SIGNATURE OF THE PURCHASERS

Srinivas Gaha.

**SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY**

MEMO OF CONSIDERATION

RECEIVED from the within named purchasers, within mentioned sum of **Rs.75,00,000/-** (Rupees Seventy Five Lac only) towards total consideration against within mentioned **one flat being No.6 on the 3rd floor and one car parking space in the ground floor** together with undivided share of land in the said premises in the following manner :-

Srinivas Gaha.

Date	Ch./Pay Order No.	Bank & Branch	Amount (Rs.)
04.08.2022	754586	SBI, Narendrapur Banch, Kolkata	7,50,000/-
05.08.2022	754587	-DO-	7,50,000/-
16.09.2022	RTGS	SBI,	20,00,000/-
04.11.2022	RTGS	SBI,	10,00,000/-
21.12.2022	RTGS	SBI,	10,00,000/-
	RTGS	SBI,	13,00,000/-
23.11.2023	856609	SBI, RACE	7,00,000/-
		SI	
Total			<u>Rs.75,00,000/-</u>

(Rupees Seventy Five Lac only)

WITNESSES :

1. *Dimpal K. Mallick*

2. *Ashok Sharma*

Srinivas Gaha.

**SIGNATURE OF THE DEVELOPER/
CONFIRMING PARTY**

Drafted by:

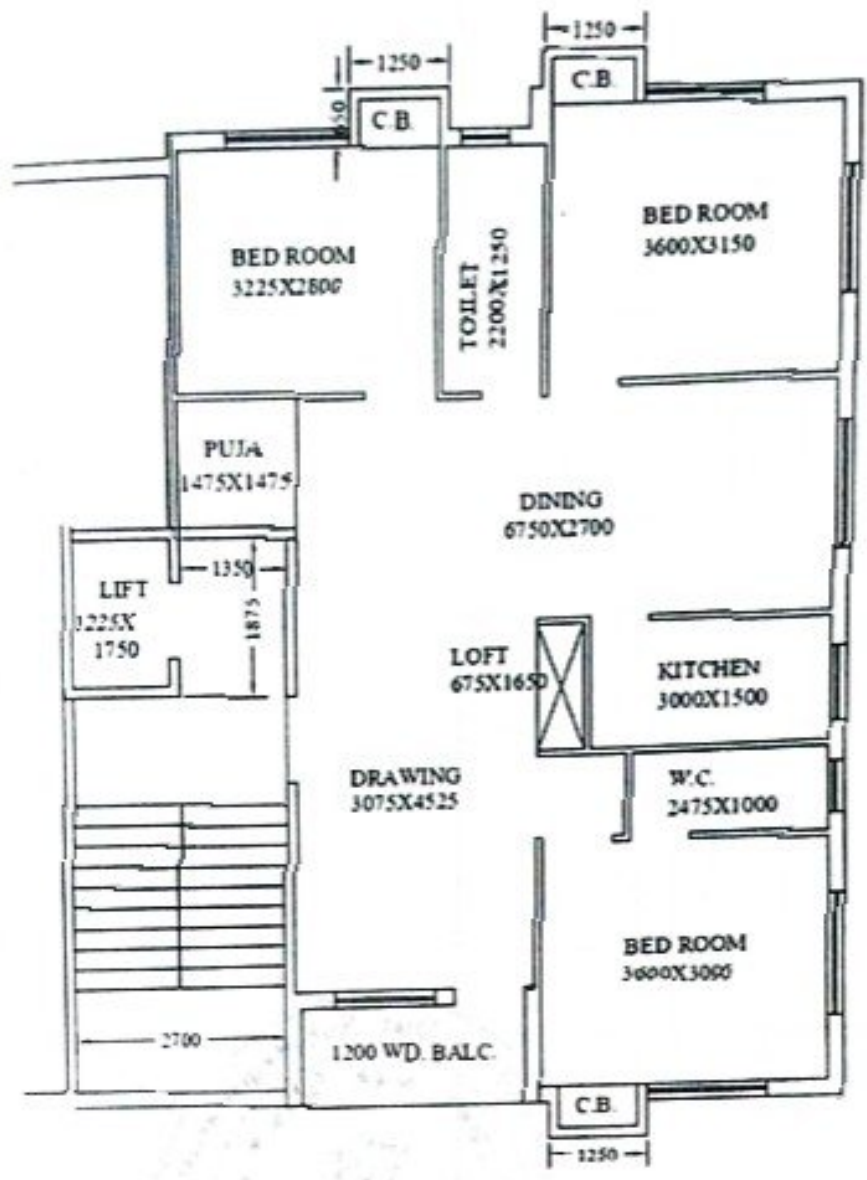
Anjan Sinha.

Anjan Sinha
Advocate
Enrolment No.F-987/93
Alipore Police Court
Kolkata - 700027

27

PLAN OF FLAT NO. 6 ON THE NORTH EAST WESTERN SIDE OF THE
 THIRD FLOOR IN PREMISES NO. 17/1 BAISHNABGHATA ROAD,
 UNDER K.M.C. WARD NO.-100, P.S. JADAVPUR NOW NETAJI NAGAR,
 KOLKATA-700047. DIST SOUTH 24 P.G.S.

AREA OF THE FLAT : 1426 SQ.FT. SUPER BUILT UP AREA
 SHOWN BY RED BORDER



THIRD FLOOR PLAN

Signature of Pawan Sharma
Signature of Munni Sharada

CONSTITUTED ATTORNEY OF
 SRI ASIT KUMAR MUKHERJEE
 DR. KRISHNA MUKHERJEE
 SRI TIRTHA MUKHERJEE
 SRI JAYANTA MUKHERJEE
 SIGN OF VENDOR

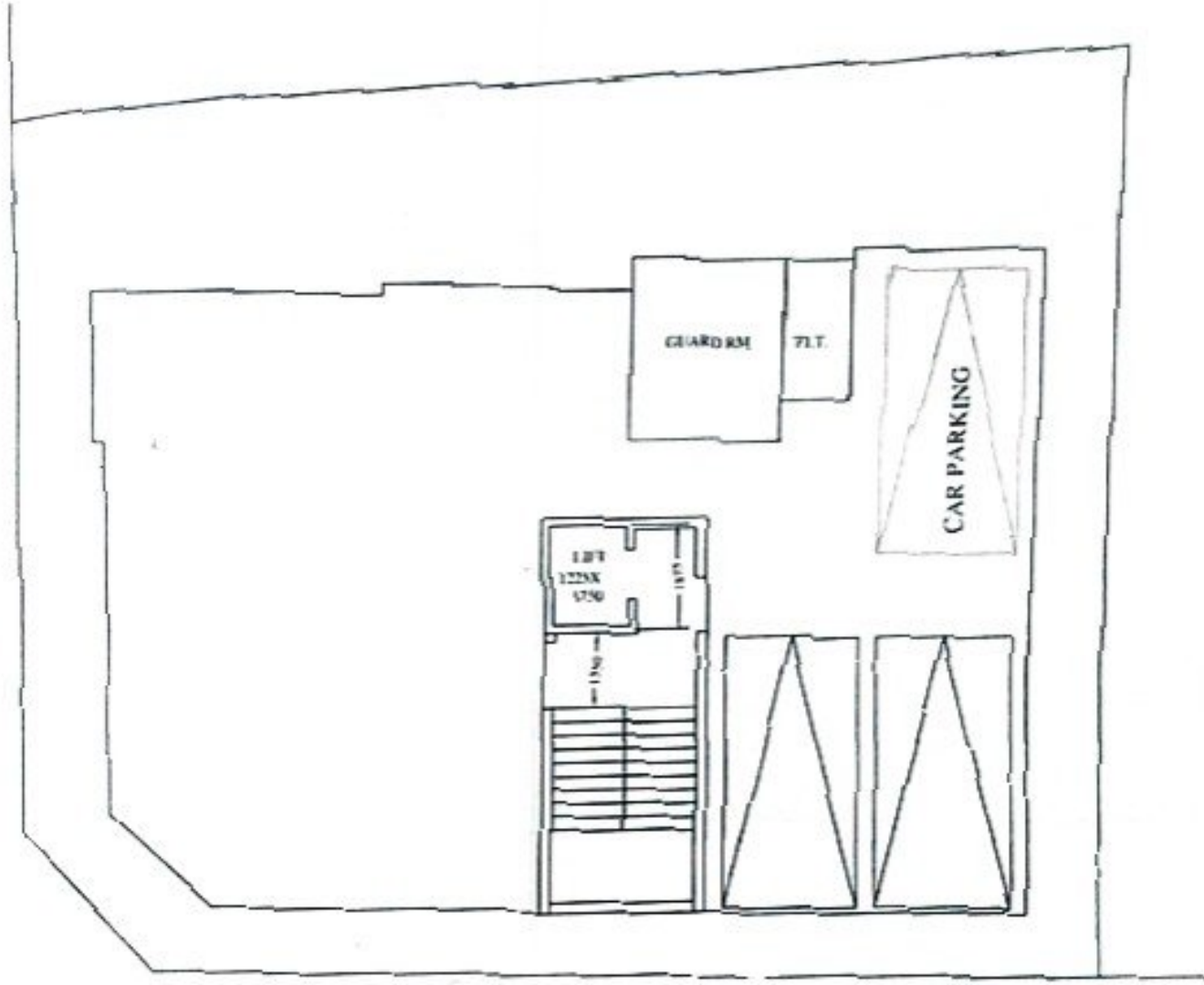
SIGN OF PURCHASERS

Signature of Developer

SIGN OF DEVELOPER/
 CONFIRMING PARTY

ONE CAR PARKING SPACE ON THE NORTHERN SIDE IN THE GROUND FLOOR AT
PLOTS NO. 17/1 BASHNABGHATA ROAD, UNDER K.M.C. WARD NO. 100, P.S. JADAVPUR
NETAJI NAGAR, KOLKATA-700047.

AREA OF THE CARPARKING SPACE : 135 SQFT.
SHOWN IN RED BORDER



K.M.C. ROAD
GROUND FLOOR PLAN

Srikam Chakrabarti

Pawan Sharm
Munni Shrivastava

Srikam Chakrabarti

CONSTITUTED ATTORNEY OF
SRI ASH KUMAR MUKHERJEE
DR. KRISHNA MUKHERJEE
SRI TIRTHA MUKHERJEE
SRI JYANTA MUKHERJEE
SIGN OF VENDOR

SIGN OF PURCHASERS

SIGN OF DEVELOPER
(CONTRACTING PARTY)

2

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand					
right hand					

Name
Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand	MASKED	MASKED	MASKED	MASKED	MASKED
right hand	MASKED	MASKED	MASKED	MASKED	MASKED

Name SHIKHA DAS GUPTA.
Signature Shikha Das Gupta.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand	MASKED	MASKED	MASKED	MASKED	MASKED
right hand	MASKED	MASKED	MASKED	MASKED	MASKED

Name RAVAN SHARMA
Signature Ravan Sharma



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand	MASKED	MASKED	MASKED	MASKED	MASKED
right hand	MASKED	MASKED	MASKED	MASKED	MASKED

Name MUMTAZ SHARADA
Signature Mumtaz Sharada

भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/17/117/3/4046



विवरण नाम : दिनेश कुमार
Electors Name : दिनेश
Dilip Kumar Malik
पिता का नाम : मोहन मालिक
Father's Name : Mohan Malik
लिंग/Sex : पुरुष M
जन्म तिथि
Date of Birth : 02/11/1966

WB/17/117/35-046

पता
पञ्जाब लोक सेवा, नोडाखल, पिन 743318

Address:
SONAPUR MALIK PARA, NODAKHAL,
SOUTH 24 PARCANAS-743318

Date: 01/12/2011

145-केंद्र के अध्यक्ष द्वारा जारी किया गया
अधिकृत हस्ताक्षर
Facsimile Signature of the Electoral
Registration Officer for
145-Sargodha Constituency

यदि आपका नाम इस सूची में नहीं है तो आपको
इस सूची में अपने नाम को जोड़ने के लिए
आयोग के कार्यालय में आवेदन करना होगा।
In case of change in status or inclusion the Card No
in the list will be done by the using your name in the
red in the column of 10th and 11th column the card
will be cancelled.

Major Information of the Deed

I-1603-18217/2023	Date of Registration 28/11/2023
1603-2002749058/2023	Office where deed is registered
05/11/2023 5:30:18 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	ANJAN SINHA ALIPORE POLICE COURT, KOLKATA - 700027, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433234086, 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 75,00,000/-	Rs. 75,00,000/-
Stampduty Paid(SD)	Registration Fee Paid
Rs 3,00,020/- (Article:23)	Rs. 75,046/- (Article:A(1), E)
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)

Apartment Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 17/1, Ward No: 100, Road: Baishnab Ghata Road, Pin Code : 700047

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Built-up Area: 1426	70,00,000/-	70,00,000/-	Flat No: 6, Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 1 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,
A2				Area of Covered Garage: 135	5,00,000/-	5,00,000/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 1 Year ,Property is on Road, New Flat ,

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ASIT KUMAR MUKHERJEE Son of Late MAKHAN LAL MUKHERJEE 17/1, BAISHNABGHATA ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, Pin:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of India, PAN No.:: ADxxxxxx6L, Aadhaar No: 76xxxxxxxx4459, Status Individual, Executed by: Attorney, Executed by: Attorney

Mr JAYANTA MUKHERJEE



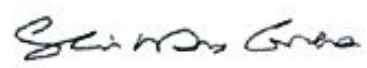
Son of Late DILIP KUMAR MUKHERJEE 89G, G.T. ROAD WEST, SRISTHI APARTMENT, BLOCK-A, BELTING BELTING BAZAR, SREERAMPUR, City:- Not Specified, P.O:- MALLICKPARA, P.S:-Serampur, District -Hooghly, West Bengal, India, PIN:- 712203 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No: BBxxxxxx0C, Aadhaar No: 27xxxxxxxx1558, Status :Individual, Executed by: Attorney, Executed by: Attorney

Mr JAYANTA MUKHERJEE




Son of Late DILIP KUMAR MUKHERJEE 89G, G.T. ROAD WEST, SRISTHI APARTMENT, . BLOCK-A, BELTING BAZAR, SREERAMPUR, City:- Not Specified, P.O:- MALLICKPARA, P.S:-Serampur, District -Hooghly, West Bengal, India, PIN:- 712203 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No: BBxxxxxx0C, Aadhaar No: 88xxxxxxxx4240, Status :Individual, Executed by: Attorney, Executed by: Attorney



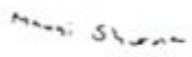
Mr JAYANTA MUKHERJEE

Son of Late SUBHAS KUMAR MUKHERJEE 17/1, BAISHNABGHATA ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AXxxxxx1F, Aadhaar No: 47xxxxxxxx0684, Status Individual, Executed by: Attorney, Executed by: Attorney










Name	Photo	Finger Print	Signature
Mr SHIBDAS GUHA Son of Late RAKHAL CHANDRA GUHA Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	 LTI 28/11/2023 Captured	 28/11/2023
2/94/20, BIJOYGARH, City:- Not Specified, P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx5C, Aadhaar No: 83xxxxxxxx7311, Status :Developer, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office			

Buyer Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PAWAN SHARMA (Presentant) Son of Mr ASHOK SHARMA Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	 LTI 28/11/2023 Captured	 28/11/2023
Son of Mr ASHOK SHARMA 97, RAJA S.C. MULLICK ROAD,, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: EGxxxxxx2L, Aadhaar No: 85xxxxxxxx9477, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs MUNNI SHARMA Wife of Mr ASHOK SHARMA South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EFxxxxxx5F, Aadhaar No: 93xxxxxxxx7414, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 28/11/2023	 LTI 28/11/2023	 28/11/2023

Attorney 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 SHIBDAS GUHA Son of Late RAKHAL CHANDRA GUHA Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office </td> <td>  Nov 28 2023 1:24PM </td> <td>  LTI 28/11/2023 </td> <td>  28/11/2023 </td> </tr> </tbody> </table> <p>2/94/20, BIJOYGARH, City:- Not Specified, P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx5C, Aadhaar No: 83xxxxxxxx7311 Status : Attorney, Attorney of : Mr ASIT KUMAR MUKHERJEE, Dr KRISHNA MUKHERJEE, Dr TIRTHA MUKHERJEE, Mr JAYANTA MUKHERJEE</p>	Name	Photo	Finger Print	Signature	Mr SHIBDAS GUHA Son of Late RAKHAL CHANDRA GUHA Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office	 Nov 28 2023 1:24PM	 LTI 28/11/2023	 28/11/2023
Name	Photo	Finger Print	Signature						
Mr SHIBDAS GUHA Son of Late RAKHAL CHANDRA GUHA Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office	 Nov 28 2023 1:24PM	 LTI 28/11/2023	 28/11/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILIP KUMAR MALICK Son of Mr MOHAN LAL MALICK VILL. SONAPUR, City:- Not Specified, P.O:- NODAKHALI, P.S:-Nodakhali, District -South 24-Parganas, West Bengal, India, PIN- 743318	 28/11/2023	 LTI 28/11/2023	 28/11/2023

Identifier Of Mr SHIBDAS GUHA, Mr PAWAN SHARMA, Mrs MUNNI SHARMA, Mr SHIBDAS GUHA

Transfer of property for A1

To. with area (Name-Area)
Mr PAWAN SHARMA-178.250000 Sq Ft, Mrs MUNNI SHARMA-178.250000 Sq Ft
Mr PAWAN SHARMA-178.250000 Sq Ft, Mrs MUNNI SHARMA-178.250000 Sq Ft
Mr PAWAN SHARMA-178.250000 Sq Ft, Mrs MUNNI SHARMA-178.250000 Sq Ft
Mr PAWAN SHARMA-178.250000 Sq Ft, Mrs MUNNI SHARMA-178.250000 Sq Ft

Transfer of property for A2

Sl No	From	To. with area (Name-Area)
1	Mr ASIT KUMAR MUKHERJEE	Mr PAWAN SHARMA-16.875000 Sq Ft, Mrs MUNNI SHARMA-16.875000 Sq Ft
2	Dr KRISHNA MUKHERJEE	Mr PAWAN SHARMA-16.875000 Sq Ft, Mrs MUNNI SHARMA-16.875000 Sq Ft
3	Dr TIRTHA MUKHERJEE	Mr PAWAN SHARMA-16.875000 Sq Ft, Mrs MUNNI SHARMA-16.875000 Sq Ft
4	Mr JAYANTA MUKHERJEE	Mr PAWAN SHARMA-16.875000 Sq Ft, Mrs MUNNI SHARMA-16.875000 Sq Ft



Admissibility (Rule 43, W.B. Registration Rules 1962)

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23
Stamp Act 1899

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

Presented for registration at 12:58 hrs on 28-11-2023, at the Office of the D S R. - III SOUTH 24-PARGANAS by Mr
ASHOK SHARMA, one of the Claimants.

Statement 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
50,00,000/-.

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

Execution is admitted on 28/11/2023 by 1. Mr SHIBDAS GUHA, Son of Late RAKHAL CHANDRA GUHA, 2/94/20,
BIJOYGARH, P.O. JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by
caste Hindu, by Profession Business, 2. Mr PAWAN SHARMA, Son of Mr ASHOK SHARMA, 97, RAJA S.C.
MULLICK ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by
caste Hindu, by Profession Service, 3. Mrs MUNNI SHARMA, Wife of Mr ASHOK SHARMA, 97, RAJA S.C. MULLICK
ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu,
by Profession House wife

Indetified by Mr DILIP KUMAR MALICK, , Son of Mr MOHAN LAL MALICK, VILL. SONAPUR, P.O. NODAKHALI,
Thana: Nodakhali, , South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law
Clerk

Executed by Attorney

Execution by Mr SHIBDAS GUHA, , Son of Late RAKHAL CHANDRA GUHA, 2/94/20, BIJOYGARH, P.O.
JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by
profession Business as constituted attorney for 1. Mr ASIT KUMAR MUKHERJEE 17/1, BAISHNABGHATA ROAD,
P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, 2. Dr KRISHNA
MUKHERJEE 89G, G.T. ROAD WEST, SRISTHI APARTMENT, BLOCK-A, BELTING BAZAR, SREERAMPUR, P.O.
MALLICKPARA, Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712203, 3. Dr TIRTHA MUKHERJEE 89G,
G.T. ROAD WEST, SRISTHI APARTMENT, , BLOCK-A, BELTING BAZAR, SREERAMPUR, P.O. MALLICKPARA,
Thana: Serampur, , Hooghly, WEST BENGAL, India, PIN - 712203, 4. Mr JAYANTA MUKHERJEE 17/1,
BAISHNABGHATA ROAD, P.O. NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN -
700047 is admitted by him

Indetified by Mr DILIP KUMAR MALICK, , Son of Mr MOHAN LAL MALICK, VILL. SONAPUR, P.O. NODAKHALI,
Thana: Nodakhali, , South 24-Parganas, WEST BENGAL, India, PIN - 743318, by caste Hindu, by profession Law
Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 75,046.00/- (A(1) = Rs 75,000.00/- , E = Rs
14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 75,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/11/2023 8:57AM with Govt. Ref. No: 192023240289105658 on 21-11-2023, Amount Rs: 75,014/-, Bank
SBI EPay (SBlePay), Ref. No. 1900498083612 on 21-11-2023, Head of Account 0030-03-104-001-16

Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by Stamp Rs
Rs. 2,99,920/-

Serial no 30585, Amount: Rs.100.00/-, Date of Purchase: 23/11/2023, Vendor name:

Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Govt. Ref. No: 192023240289105658 on 21-11-2023, Amount Rs. 2,99,920/-,
8:57AM with (SBIPay), Ref. No. 1900498083612 on 21-11-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 521408 to 521443

being No 160318217 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.12.08 14:57:04 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 08/12/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.



Certified to be a true copy

District Sub-Registrar-III
Alipore, South 24-Parganas

CHECKED BY.....*AB*

27 DEC 2023

27 DEC 2023