

D.S.R.-III Alipore, Book-1, vol-1603-23, Page - 521026  
521061

Deed no - 18216/2023

R. Malick



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

88AB 923072

6870 / 2023  
27.12.2023

**COST OF FEES**

F(i)	2.00
F(ii)	2.00
G(a)	270.00
G(b)	
Plan	
Xerox	
Stamp	10.00
C.F.S.	10.00
Total	284.00



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

27 DEC 2023

224163

18980

भारत

एक सौ रुपये

₹. 100

No. Name : A. K. SINGH, Advocate  
Address : High Court, Calcutta  
Kolkata - 700001

73  
Kolkata Collectorate  
Netaji Subhas Rd.,  
Kolkata-1  
Date: 2013

Amal Kr. Saha  
Licensed Stamp  
Vendor



18980/23

I-18216/23



18980/23

I-18216/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 342531

X  
~~28/11/2023~~  
~~Q. 2/274887/23~~  
 Q. 2/274887/23

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

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-parganas

28 NOV 2023

**DEED OF CONVEYANCE**

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

**BETWEEN**

Contd.....2

30584

23 NOV 2023

No..... ₹ 100/- Date.....

Name : Subharthi Banerjee & Anr

Address : 59/11, Jorabagan Road.  
KOL-47.

Vendor :  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, KOL-27

5/25



Diip kv. Malick  
6/0 hri Mohan Lal Malick  
2/11- Sonapur  
PO + P - Nodakhari, 24 Pgs (S)  
Pin- 74 3318, Lawlata

(1) **SRI ASIT KUMAR MUKHERJEE**, PAN : **MASKED**  
Aadhaar **MASKED** 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 : **MASKED** Aadhaar **MASKED**  
wife of Late Dilip Kumar Mukherjee, by Nationality - Indian, by  
faith - Hindu, by occupation - Medical Practitioner, (3) **Dr.**  
**TIRTHA MUKHERJEE**, PAN : **MASKED** Aadhaar  
**MASKED** 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 : **MASKED**  
Aadhaar **MASKED** 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 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, 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.I, Volume No.1602-2020, pages 168793 to 168831, being No.160204293 for the year 2020.

**AND**

(1) **SRI SUBHARTHI BANERJEE**, PAN :  Aadhaar  son of Sri Kamalesh Bandyopadhyay, by faith - Hindu, by occupation - Service and (2) **SMT. MADHULIKA GHOSE**, PAN :  Aadhaar  wife of Sri Subharthi Banerjee, by faith - Hindu, by occupation - Service, both are residing at 59/11, Jorabagan Road, UTSAV APARTMENTS, Flat No.11, 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**.

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**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.1, 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.

13/25

**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.1, 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 1/4<sup>th</sup> 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 1/8<sup>th</sup> 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 1/4<sup>th</sup> 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 1/4<sup>th</sup> 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 1/4<sup>th</sup> 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.1, 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 1<sup>st</sup> floor, south-east side, measuring 1170 sq.ft. super built-up area, one 3BHK flat on the 3<sup>rd</sup> floor, south-east side, measuring 1430 sq.ft. super built-up area and one 3BHK flat on the 2<sup>nd</sup> 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.2, measuring about 1626 sq.ft. super built-up area on the north-east-west side of



the 1<sup>st</sup> floor and one car parking space measuring about 150 sq.ft. on the south-western 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 Lakhs 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.2, measuring about 1626 sq.ft. super built-up area on the north-east-west side of the 1<sup>st</sup> floor and said car parking space measuring about 150 sq.ft. on the south-western 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 Lakhs only) and entered into an Agreement on 01.07.2022.

**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 Lakhs 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.2, measuring about 1626 sq.ft. super built-up area on the north-east-west side of the 1<sup>st</sup> floor and said car parking space measuring about 150 sq.ft. on the south-western 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 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 flat being No.2, measuring about 1626 sq.ft. super built-up area on the north-east-west side of the 1<sup>st</sup> floor consisting of three bedroom, one dining-cum-drawing, one kitchen, two toilets, one W.C., one store



room, one balcony and one car parking space measuring about 150 sq.ft. on the south-western 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 and 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, 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)**

- 01) The entire land or space lying vacant within the said premises.
- 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. *Komal Bandyopadhyay*  
59/11, Jorajyoti Rd.,  
KOL - 700047.

*Shikha Guha.*

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

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**SIGNATURE OF THE VENDORS**

2. *Pawan Sharma*  
97, Raja S.C. Mukherjee  
Road KOL - 700047

*Subhuti Banerjee*  
*Madhulika Ghose* (MADHULIKA GHOSE)

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**SIGNATURE OF THE PURCHASERS**

*Shikha Guha.*

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**SIGNATURE OF THE DEVELOPER/  
CONFIRMING PARTY**



RECEIVED  
Rs. 75,000  
consideration  
car park  
share of



:: 24 ::

**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.2 and one car parking space in the ground floor** together with undivided share of land in the said premises in the following manner :-

Date	Ch./Pay Order No.	Bank & Branch	Amount (Rs.)
01.07.2022	100571	SBI,	10,00,000/-
07.07.2022	585987	-DO-	5,00,000/-
07.09.2022	100578	-DO-	10,00,000/-
16.09.2022	100577	-DO-	5,00,000/-
29.07.2022		SBI RTGS	10,00,000/-
04.12.2022	100578	-DO-	10,00,000/-
04.12.2022	100579	-DO-	5,00,000/-
			5,00,000/-
04.02.2023		SBI RTGS	10,00,000/-
23.11.2023	856608	SBI, RAJPC	5,00,000/-
<b>Total</b>			<b>Rs.75,00,000/-</b>

(Rupees Seventy Five Lac only)

**WITNESSES :**1. *Komalish Bandyopadhyay*2. *Pawan Sharma**Srinivas Chakraborty***SIGNATURE OF THE DEVELOPER/  
CONFIRMING PARTY**

Drafted by:

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

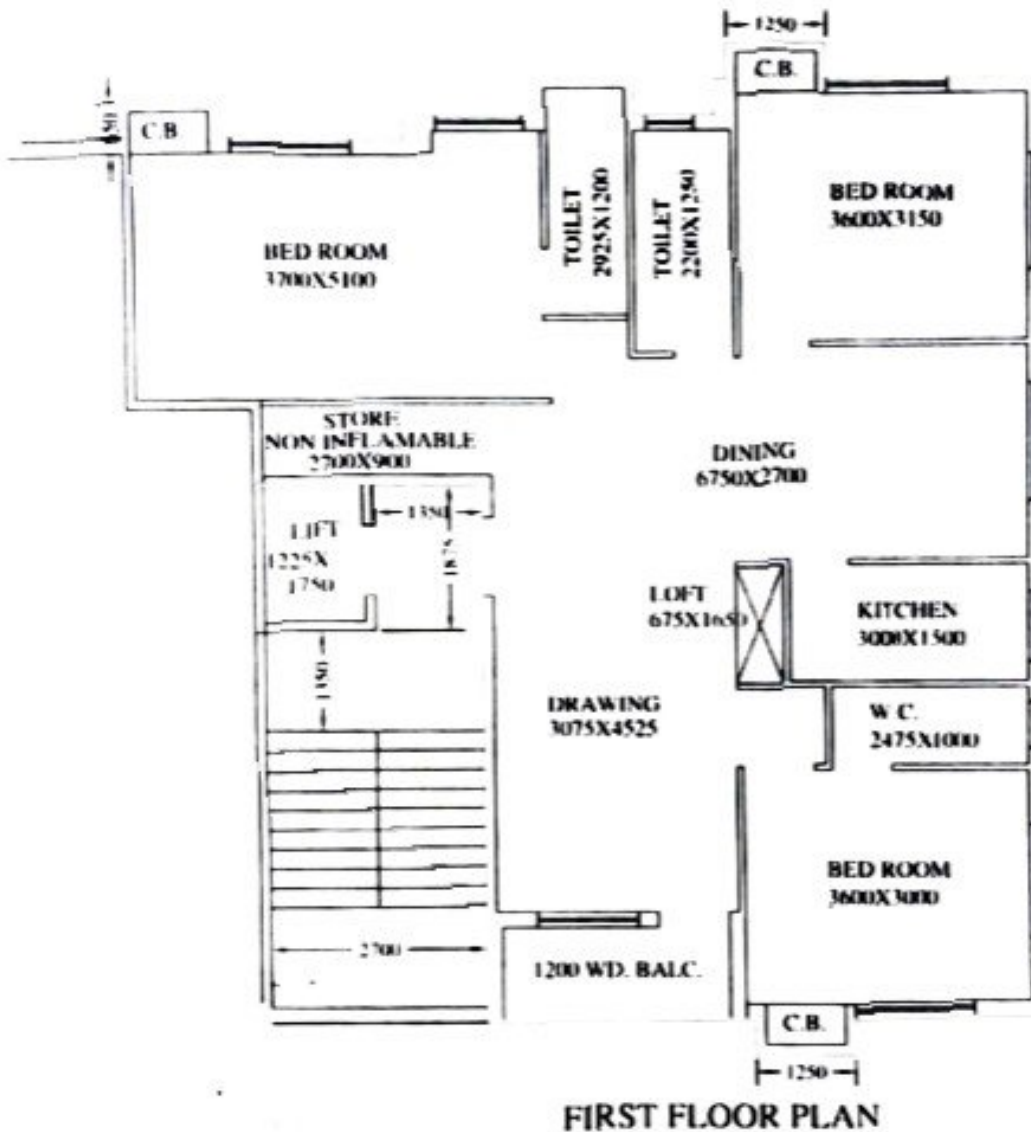


OF FLAT  
ST FLOOR IN  
M.C. WARD NO.  
KOLKATA-700047.  
ARE THE FL  
SHOW



PLAN OF FLAT NO. 2 ON THE NORTH EAST WESTERN SIDE OF THE  
FIRST 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 : 1626 SQ.FT. SUPER BUILT UP AREA  
SHOWN BY RED BORDER



*Srikrishna Gupta*

CONSTITUTED ATTORNEY OF  
SRI ASH KUMAR MUKHERJEE  
DR. KRISHNA MUKHERJEE  
SRI TIRTHA MUKHERJEE  
SRI JAYANTA MUKHERJEE

SIGN OF VENDOR

*Lubhathi Banerjee  
Madhulika*

SIGN OF PURCHASERS

*Srikrishna Gupta*

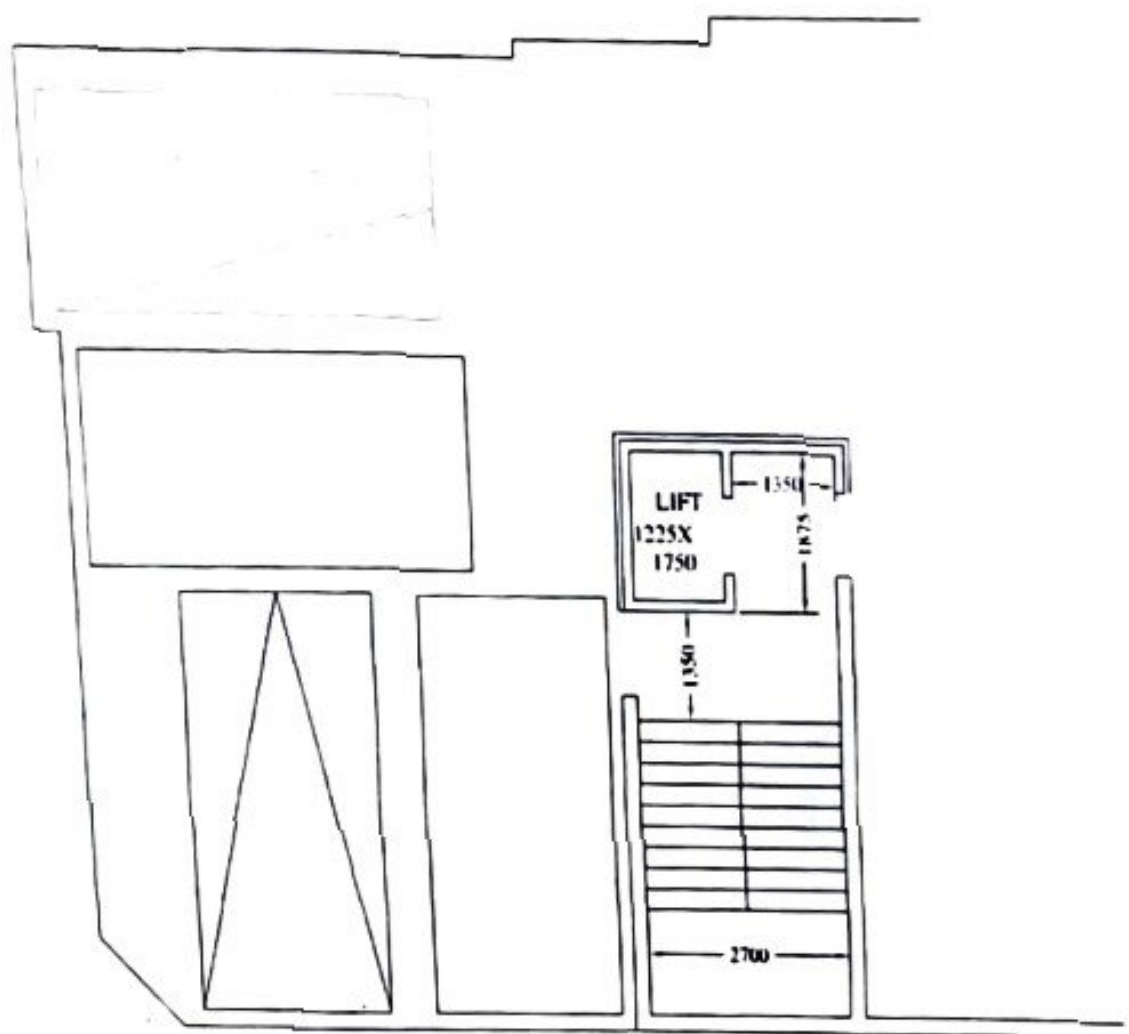
SIGN OF DEVELOPER/  
CONFIRMING PARTY



OF ONE CAR PARKING SPACE ON THE SOUTH WESTERN SIDE OF THE  
GROUND FLOOR IN PREMISES NO. 17/1 BAIASHNABGHATA ROAD, UNDER  
M.C. WARD NO.-100. P.S.JADAVPUR NOW NETAJI NAGAR, KOLKATA-700047.  
EAST SOUTH 24 P.G.S.

AREA OF THE CARPARKING SPACE : 150 SQ.FT.

SHOWN BY RED BORDER



GROUND FLOOR PLAN

*Srinivas Gaba.*

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

SIGN OF VENDOR

*Sushanti Banerjee  
Madhulika*

SIGN OF PURCHASERS

*Srinivas Gaba.*

SIGN. OF DEVELOPER  
CONFIRMING PARTY

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand	MASKED	MASKED	MASKED	MASKED	MASKED	MASKED
right hand	MASKED	MASKED	MASKED	MASKED	MASKED	MASKED

Name ..... SHIBDAS GUHA .

Signature ..... Shibdas Guha .



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand	MASKED	MASKED	MASKED	MASKED	MASKED	MASKED
right hand	MASKED	MASKED	MASKED	MASKED	MASKED	MASKED

Name ..... SUBASH CHANDRAN RANERJEE

Signature ..... Subash Chandran Ranerjee



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand	MASKED	MASKED	MASKED	MASKED	MASKED	MASKED
right hand	MASKED	MASKED	MASKED	MASKED	MASKED	MASKED

Name ..... NABHUJKA GHOSH

Signature ..... Nabhujka Ghosh



भारत के निर्वाचन आयोग  
भारत का  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/17/117/354046



निर्वाचक का : दिनेश कुमार  
नाम :  
Elector's Name : Dip Kumar Malik  
पिता का : मोहन मालिक  
नाम :  
Father's Name : Mohan Malik  
लिंग/Sex : पुरुष/M  
जन्म तिथि : 02/11/1968  
Date of Birth :

WB/17/117/354046

3099  
आयोग का कार्यालय, लखनऊ, भारत का  
743218

Address:  
SONAPUR MALIK PARA , HOGAKHALI,  
SOUTH 24 PARGANAS-743218

Date: 01/12/2011  
145-संख्या के तहत जारी किया गया है  
निर्वाचक का नाम :  
Facsimile Signature of the Electoral  
Registration Officer for  
145-Satgaria Constituency

यदि निर्वाचक का नाम या पता बदलता है तो उसे अपने नाम और पता के बारे में  
संबंधित निर्वाचक अधिकारी को सूचित करना होगा।  
In case of change in address mention this Card No.  
in the relevant Form (A) including your name in the  
cell at the bottom of address and to attach the card  
with proper number.

### Major Information of the Deed

No / Year	I-1603-18216/2023	Date of Registration	28/11/2023
Deed No / Year	1603-2002748871/2023	Office where deed is registered	
Registration Date	05/11/2023 4:22:38 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 3,01,080/- (Article:23)	Rs. 75,279/- (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 Ward No 100, Road: Baishnab Ghata Road, Pin Code 700047

11/2

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 1626	70,00,000/-	70,00,000/-	Flat No: 2, Floor No: 1, 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: 150	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	<b>Mr ASIT KUMAR MUKHERJEE</b> 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



**NA 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: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: BExxxxxx0Q, Aadhaar No: 27xxxxxxxx1558, Status :Individual, Executed by: Attorney, Executed by: Attorney

**Dr TIRTHA MUKHERJEE**



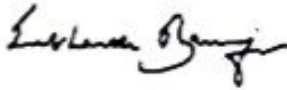


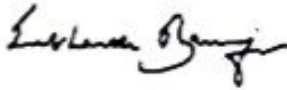


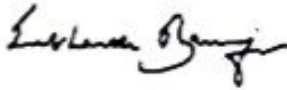
Son of Late DILIP KUMAR MUKHERJEE 89G, G.T. ROAD WEST, SRISTHI APARTMENT, BLOCK-A, BELTING BAZAR, SREERAMPUR, City:- Not Specified, P.O:- MALLICKPARA, P.S:-Serampur, District:-Hooghly, West Bengal, India, PIN:- 712203 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: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

**4 Mr JAYANTA MUKHERJEE**




Son of Late SUBHAS KUMAR MUKHERJEE 17/1, BAIASHNABGHATA 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

5	Name	Photo	Finger Print	Signature
	<b>Mr SHIBDAS GUHA</b> 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	 <small>28/11/2023</small>	 <small>28/11/2023</small>	 <small>28/11/2023</small>
	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 :**

Sl 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> <b>Mr SUBHARTHI BANERJEE (Presentant)</b>            Son of Mr KAMALESH BANDYOPADHYAY            Executed by: Self, Date of Execution: 28/11/2023            , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office         </td> <td>   <small>28/11/2023</small> </td> <td>   <small>28/11/2023</small> </td> <td>   <small>28/11/2023</small> </td> </tr> </tbody> </table> <p>Son of Mr KAMALESH BANDYOPADHYAY 59/11, JORABAGAN ROAD, UTSAV APARTMENT, FLAT NO.11.. 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.: BGxxxxxx2R, Aadhaar No: 94xxxxxxxx0259, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr SUBHARTHI BANERJEE (Presentant)</b> Son of Mr KAMALESH BANDYOPADHYAY Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 <small>28/11/2023</small>	 <small>28/11/2023</small>	 <small>28/11/2023</small>
Name	Photo	Finger Print	Signature						
<b>Mr SUBHARTHI BANERJEE (Presentant)</b> Son of Mr KAMALESH BANDYOPADHYAY Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office	 <small>28/11/2023</small>	 <small>28/11/2023</small>	 <small>28/11/2023</small>						






Name	Photo	Finger Print	Signature
<b>MADHULIKA GHOSE</b> Wife of Mr SUBHARTHI BANERJEE Executed by: Self, Date of Execution: 28/11/2023 Admitted by: Self, Date of Admission: 28/11/2023, Place : Office		 Captured	
28/11/2023	L11 28/11/2023	28/11/2023	
Wife of Mr SUBHARTHI BANERJEE 59/11, JORABAGAN ROAD, UTSAV APARTMENT, FLAT NO.11, City:- P O - NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AQxxxxxx8P, Aadhaar No: 96xxxxxxxx7983, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023, Admitted by: Self, Date of Admission: 28/11/2023, Place : Office			

**Attorney Details :**

Sl 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> <b>Mr SHIBDAS GUHA</b>            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>  </td> <td>             Captured         </td> <td>  </td> </tr> <tr> <td>Nov 28 2023 1:24PM</td> <td>L11 28/11/2023</td> <td>28/11/2023</td> <td></td> </tr> <tr> <td colspan="4">           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         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SHIBDAS GUHA</b> 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		 Captured		Nov 28 2023 1:24PM	L11 28/11/2023	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 : Attorney, Attorney of : Mr ASIT KUMAR MUKHERJEE, Dr KRISHNA MUKHERJEE, Dr TIRTHA MUKHERJEE, Mr JAYANTA MUKHERJEE			
Name	Photo	Finger Print	Signature														
<b>Mr SHIBDAS GUHA</b> 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		 Captured															
Nov 28 2023 1:24PM	L11 28/11/2023	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 : Attorney, Attorney of : Mr ASIT KUMAR MUKHERJEE, Dr KRISHNA MUKHERJEE, Dr TIRTHA MUKHERJEE, Mr JAYANTA MUKHERJEE																	

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DILIP KUMAR MALICK</b> 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		 Captured	
28/11/2023	28/11/2023	28/11/2023	
Identifier Of Mr SHIBDAS GUHA, Mr SUBHARTHI BANERJEE, Mrs MADHULIKA GHOSE, Mr SHIBDAS GUHA			

15/23

**Property for A1**

	To. with area (Name-Area)
ASIT KUMAR MUKHERJEE	Mr SUBHARTHI BANERJEE-203.250000 Sq Ft, Mrs MADHULIKA GHOSE-203.250000 Sq Ft
Dr KRISHNA MUKHERJEE	Mr SUBHARTHI BANERJEE-203.250000 Sq Ft, Mrs MADHULIKA GHOSE-203.250000 Sq Ft
Dr TIRTHA MUKHERJEE	Mr SUBHARTHI BANERJEE-203.250000 Sq Ft, Mrs MADHULIKA GHOSE-203.250000 Sq Ft
Mr JAYANTA MUKHERJEE	Mr SUBHARTHI BANERJEE-203.250000 Sq Ft, Mrs MADHULIKA GHOSE-203.250000 Sq Ft

**Transfer of property for A2**

Sl.No	From	To. with area (Name-Area)
	Mr ASIT KUMAR MUKHERJEE	Mr SUBHARTHI BANERJEE-18.750000 Sq Ft, Mrs MADHULIKA GHOSE-18.750000 Sq Ft
	Dr KRISHNA MUKHERJEE	Mr SUBHARTHI BANERJEE-18.750000 Sq Ft, Mrs MADHULIKA GHOSE-18.750000 Sq Ft
	Dr TIRTHA MUKHERJEE	Mr SUBHARTHI BANERJEE-18.750000 Sq Ft, Mrs MADHULIKA GHOSE-18.750000 Sq Ft
	Mr JAYANTA MUKHERJEE	Mr SUBHARTHI BANERJEE-18.750000 Sq Ft, Mrs MADHULIKA GHOSE-18.750000 Sq Ft



**Endorsement For Deed Number : I - 160318216 / 2023**

23

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

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

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

Presented for registration at 13 07 hrs on 28-11-2023, at the Office of the D S R. - III SOUTH 24-PARGANAS by Mr  
S. BHARTHI BANERJEE, one of the Claimants.

**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  
75,00,000/-

**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 SUBHARTHI BANERJEE, Son of Mr KAMALESH BANDYOPADHYAY,  
59/11, JORABAGAN ROAD, UTSAV APARTMENT, FLAT NO 11,, P.O: NAKTALA, Thana: Jadavpur, , South 24-  
Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3. Mrs MADHULIKA GHOSE,  
Wife of Mr SUBHARTHI BANERJEE, 59/11, JORABAGAN ROAD, UTSAV APARTMENT, FLAT NO.11, P O  
NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by  
Profession Service

Identified 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

Identified 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 0.00/-, by online = Rs 75,279/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/11/2023 9 40AM with Govt. Ref. No 192023240290774048 on 22-11-2023, Amount Rs 75,279/-, Bank  
SBI EPay ( SBIEPay), Ref. No 2362867054820 on 22-11-2023, Head of Account 0030-03-104-001-16

19/23

**Stamp Duty**

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

online = Rs 3,00,980/-

Stamp

Type: Impressed. Serial no 30584, Amount: Rs. 100.00/-, Date of Purchase: 23/11/2023, Vendor name:

Bankal Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

online on 22/11/2023 9:40AM with Govt. Ref. No: 192023240290774048 on 22-11-2023, Amount Rs. 3,00,980/-,

Bank: SBI EPay (SBlePay), Ref. No. 2362867054820 on 22-11-2023, 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 521026 to 521061  
being No 160318216 for the year 2023.



Digitally signed by Debasish Dhar  
Date: 2023.12.08 14:18:10 +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 

27 DEC 2023

27 DEC 2023

