6355/2017 0650/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL D 449527

D 449527

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

- 4 OCT 2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE MADE ON THIS 25th DAY OF September TWO THOUSAND AND SEVENTEEN (2017)

72641

A. K. Chowdhary & Co.
Advocates
10, Old Post Office Street
Room No. 21, 1st Floor, Kol-1

NAME.....
ADD.....
Rs. 5000
22 SEP 2017
SUPANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

22 SEP 2017

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-I CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

BETWEEN

SHRI ASHIS KUMAR MUKHERJEE, (PAN : AEWPM8469F), son of Late Ajit Kumar Mukherjee, by faith Hindu, by nationality Indian, by occupation Retired, residing at 35/5, Tollygunge Circular Road, Post Office New Alipore, Police Station New Alipore, Kolkata – 700 053, hereinafter called and referred to as the **OWNER/VENDOR** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, representatives and assigns) of the **ONE PART.**

AND

(1) SHRI RAMA PROSAD MOOKHERJEE, (PAN : AEXPM5984J), son of Late Debi Prosad Mookherjee, by faith Hindu, by nationality Indian, by occupation Landlord and **(2) SMT. MAUREEN MOOKHERJEE (PAN : DUDPM8369G),** wife of Shri Rama Prosad Mookherjee, by faith Hindu, by nationality Indian, by occupation Housewife, both residing at 35/6, Tollygunge Circular Road, Kolkata-700 053, Post Office New Alipore, Police Station New Alipore, hereinafter called and referred to as the **PURCHASERS** (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS one Lilarani Mukherjee became owner of **ALL THAT** piece and parcel of land admeasuring 4 Cottah, 4 Chittacks and 21 square feet together with structure standing thereon lying and situated at 35/5, Tollygunge Circular Road, within the ambit of Kolkata Municipal Corporation by virtue of a registered Sale Deed dated 08.02.1962 and the same was duly registered and recorded as being no. 1158 for a valuable consideration mentioned therein.

AND WHEREAS said Lilarani Mukherjee died intestate leaving behind her husband namely Ajit Kumar Mukherjee, two sons namely Ashis Mukherjee, Ashim Kumar Mukherjee and two daughters namely Swati Bhattacharjee, Shikha Ganguly as her legal heirs, heiresses, successors and legal representatives.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

AND WHERERAS said Ajit Kumar Mukherjee, Ashis Mukherjee, Ashim Kumar Mukherjee, Swati Bhattacharjee, Shikha Ganguly became joint owner of the said property being piece and parcel of land admeasuring 4 Cottah, 4 Chittacks and 21 square feet together with structure standing thereon lying and situated at 35/5, Tollygunge Circular Road, within the ambit of Kolkata Municipal Corporation along with other properties.

AND WHEREAS said Ajit Kumar Mukherjee, Ashis Mukherjee, Ashim Kumar Mukherjee, Swati Bhattacharjee, Shikha Ganguly amicably partition the aforesaid properties by a registered Partition Deed dated 09.03.1990 and the same was duly registered with the office of the Registrar of Assurances at Calcutta and recorded in Book no. I, Volume no. 93, Pages 29 to 68, Being no. 3183 whereby and whereunder said Ashis Kumar Mukherjee allotted **ALL THAT** piece and parcel of land admeasuring 4 Cottah, 4 Chittacks and 21 square feet together with partly two storied building and partly three storied building standing thereon subject to life interest in one room along with one bath room of Ajit Kumar Mukherjee lying and situated at 35/5, Tollygunge Circular Road, within the ambit of Kolkata Municipal Corporation.

AND WHEREAS in the meantime said Ajit Kumar Mukherjee died intestate on 11.06.1992 and as per the terms and conditions mentioned in Partition Deed, Being no. 3183, said Ashis Kumar Mukherjee became absolute owner of said premises no. 35/5, Tollygunge Circular Road.

AND WHEREAS the said Ashis Kumar Mukherjee, the Vendor herein solely seized and possessed of and otherwise well and sufficiently entitled to the aforesaid property mutated in her name with the records of Kolkata Municipal Corporation and same was duly recoded as Premises no. 35/5, Somnath Lahiri Sarani, Kolkata-700 053 under Ward no. 81 and paying tax/s, levies and other outgoings thereof regularly.

AND WHEREAS since then vendor herein thus seized and possessed of and otherwise well and sufficiently entitled to the said property free from all sorts of encumbrances, liens, charges, attachments, mortgages lispendens, trusts, debutter, liabilities whatsoever and howsoever and entirely the said property is presently under the khas possession of the vendor herein and the vendor herein have clear and

SEAL OF THE ADDL. REGISTRAR
CALCUTTA

ADDL. REGISTRAR
DIVISION ADDL. CALCUTTA
25 SEP 2017

marketable title in respect of **ALL THAT** piece and parcel of land admeasuring **4 Cottahs, 4 Chittacks and 21 Square Feet** together with three storied building standing thereon measuring about **2000 Square Feet** in the Ground Floor and **2000 Square Feet** in the First Floor and **850 Square Feet** in the Second Floor more or less lying and situated at Premises no. 35/5, Somnath Lahiri Sarani (previously Tollygunge Circular Road), Police Station : New Alipore, Kolkata- 700 053, under Ward No. 81, within the ambit of Kolkata Municipal Corporation absolutely free from all encumbrances, morefulfy described in the SCHEDULE hereunder written.

AND WHEREAS the Vendor herein decided to transfer her right title and interest of **ALL THAT** piece and parcel of land admeasuring **4 Cottahs, 4 Chittacks and 21 Square Feet** together with three storied building standing thereon measuring about **2000 Square Feet** in the Ground Floor and **2000 Square Feet** in the First Floor and **850 Square Feet** in the Second Floor more or less lying and situated at Premises no. 35/5, Somnath Lahiri Sarani (previously Tollygunge Circular Road), Police Station : New Alipore, Kolkata- 700 053, under Ward No. 81, within the ambit of Kolkata Municipal Corporation, absolutely free from all encumbrances, particularly mentioned in the Schedule hereunder written at and for a consideration price of **Rs.2,75,00,000/- (Rupees Two Crore Seventy Five Lac) only** unto and to the PURCHASERS herein free from any sort of encumbrances, liens, liabilities, mortgages, charges, attachments, demands, claim and with peaceful vacant possession whatsoever.

AND WHEREAS by an Agreement for Sale the Vendor herein agreed to sell, transfer and convey of **ALL THAT** piece and parcel of land admeasuring **4 Cottahs, 4 Chittacks and 21 Square Feet** together with three storied building standing thereon measuring about **2000 Square Feet** in the Ground Floor and **2000 Square Feet** in the First Floor and **850 Square Feet** in the Second Floor more or less lying and situated at Premises no. 35/5, Somnath Lahiri Sarani (previously Tollygunge Circular Road), Police Station : New Alipore, Kolkata- 700 053, under Ward No. 81, within the ambit of Kolkata Municipal Corporation which is morefully and particularly described in the SCHEDULE hereunder written, and the PURCHASERS herein agreed to purchase

the said property at and for the agreed consideration **Rs.2,75,00,000/- (Rupees Two Crore Seventy Five Lac) only.**

AND WHEREAS The Vendor herein doth hereby declare and covenant with the PURCHASERS that the Demised premises is free from all encumbrances of any nature whatsoever and that the Vendor herein has full right, title and interest in the said Demised premises and authority to assign and transfer all her right, title and interest therein and the Vendor herein further declares that there is a clear title of the Vendor and its appurtenances belongs to the Vendor herein absolutely and that neither the Vendor herein or any other person or persons have created any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien or otherwise in the said Demised premises and that Notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the Vendor herein or any person or persons lawfully or equitably claiming by from through or in trust for her, the Vendor has full right, power and absolute authority to sell or transfer to the PURCHASERS the said Demised premises and her right, title and interest therein and that the Vendor herein has not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Demised premises by the PURCHASERS may be rendered illegal and/or unauthorized for any reason or on any account.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the sum of **Rs.2,75,00,000/- (Rupees Two Crore Seventy Five Lac) only** paid on or before the execution of these presents, by the PURCHASERS to the Vendor (the receipt whereof the Vendor hereby as well as by the memo hereunder written acknowledge and admit and discharge, acquit and exonerate the PURCHASERS from every part thereof) the vendor do hereby GRANT, CONVEY, SELL, TRANSFER AND ASSURE unto and in favour of the PURCHASERS, its successors, assigns and administrators-in-interest **ALL THAT** piece and parcel of land admeasuring **4 Cottahs, 4 Chittacks and 21 Square Feet** together with three storied building standing thereon measuring about **2000 Square Feet** in the Ground Floor and **2000 Square Feet** in the First

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

Floor and **850 Square Feet** in the Second Floor more or less lying and situated at Premises no. 35/5, Somnath Lahiri Sarani (previously Tollygunge Circular Road), Police Station : New Alipore, Kolkata- 700 053, under Ward No. 81, within the ambit of Kolkata Municipal Corporation all other easement rights or other rights attached thereto more particularly described in the **SCHEDULE** hereunder written **TOGETHER WITH** all ways, paths, passages, easements, privileges, trees, appurtenances, whatsoever to the said plot or in any way appertaining to the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to be so held, used, occupied or enjoyed and all the estate, right, title, interest, claim and demands whatsoever both at law or in equity of the Vendor into or out of the said premises, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be **UNTO AND TO THE** use of the PURCHASERS absolutely forever and absolutely free from all encumbrances, claims, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties chargeable upon the said plot and payable to the Government or the Municipality/corporation or any other authority in respect thereof and the Vendor do hereby covenant with the PURCHASERS that notwithstanding any act, deed or thing by the Vendor done or executed or knowingly suffered to the contrary, the Vendor now have in themselves good right, full power and absolute authority to grant, convey, sell, transfer and assure the Said Premises with the buildings hereby conveyed and assured or expressed and intended so to be unto and to the use of the PURCHASERS in the manner aforesaid and that the PURCHASERS shall and may at all times hereafter peacefully and quietly possess and enjoy the same and receive the rents and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor well and sufficiently saved, defended or kept harmless and indemnified, from and against all estates, claims, charges, encumbrances whatsoever heretofore made, executed, occasioned or suffered by the Vendor or by any person or persons lawfully claiming or to claim by, from, under or in trust for them and the Vendor and all other persons claiming by from / or under the Vendor shall and will from time to time and at all times hereinafter at the request of the PURCHASERS execute, make or

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
25 SEP 2017

perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the Said Premises and building constructed thereon and every part thereof **UNTO AND TO THE USE** of the PURCHASERS as shall or may be reasonably required, **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the PURCHASERS absolutely and forever, subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or any other public body or local authority in respect thereof.

1. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:

a. That notwithstanding any act, deed or things done or suffered, to be done by the **VENDOR**, the said **VENDOR** have full power, absolute authority and good right to sell, grant, convey, transfer, assure and assign the **DEMISED PREMISES TOGETHER WITH** all rights in the land underneath the said building in the manner aforesaid.

b. The **VENDOR** have duly and fully paid all Taxes, settlement Khajnas and all other outgoings and contributions relating to and concerning the **DEMISED PREMISES** as up to the date hereof on these presents and that if it shall at any time hereafter be found that any amount for the period prior to the date hereof on the aforesaid heads are/is due and payable, the **VENDOR** shall pay and discharge on demand in that behalf such liabilities and keep the **PURCHASERS** and the **DEMISED PREMISES** indemnified, protected and saved harmless against such liabilities.

c. The **VENDOR** do not suffer from any statutory restrictions or inability in transferring, selling, assuring and granting the **DEMISED PREMISES** in favour of the **PURCHASERS** in the manner aforesaid and in terms of these presents.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

d. The **PURCHASERS** shall always and at all times hereafter peacefully and quietly hold, occupy and enjoy the **DEMISED PREMISES** including the said land in the said premises without any lawful eviction, interruption, hindrance, disturbance from the **VENDOR** or any person lawfully claiming under them or in trust for the said **VENDOR.**

e. The **VENDOR** shall always and at all times at the request and costs of the **PURCHASERS** make, do, execute and cause to be made, done and executed such further acts, deeds and things that shall be required for perfecting and assuring the **DEMISED PREMISES** and the said land in the said premises according to the intention hereof.

f. AND THAT the **VENDOR** have not at any time done or executed or knowingly suffered or been a party to any act, deed, matter or thing whereby and whereunder the said easement rights and all other equities, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and every part thereof can or may be impeached, encumbered or affected in title.

g. AND ALSO THAT the **VENDOR** shall, unless prevented by fire or some other irresistible force or accident, from time to time and at all material times hereafter upon every reasonable request and at the costs of the **PURCHASERS,** make, do, produce and cause to be made, executed and produced to the **PURCHASERS** or their attorney(s) or agents at or before or in any Court of Law, Tribunal, Board and/or Authority or otherwise as the occasion shall require all deeds, pattahs, muniments, documents, writings and evidences of title exclusively relating to the **DEMISED PREMISES** in the custody, control and power of the **VENDOR** and shall also at the like request and cost of the **PURCHASERS,** deliver to the **PURCHASERS** or his successor(s) in title, such attested or other true copies or extracts from the said deeds,

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

pattahs, muniments, documents, writings and evidences of title or any of them as the **PURCHASERS** shall and may require and the **VENDOR** shall in the meantime, unless prevented as aforesaid, keep the said deeds, pattahs, muniments, documents, writings and evidences of title safe, unobliterated and uncancelled.

h. AND ALSO THAT the **VENDOR** shall and will from time to time and at all material times hereafter sign and execute any application form for mutation in the name of the **PURCHASERS** in the records of The Kolkata Municipal Corporation and also any other authority or authorities as occasion shall require.

i. AND FURTHER THAT the **VENDOR** shall hand over peaceful, vacant and khas physical possession of the **DEMISED PREMISES** unto and in favour of the **PURCHASERS** in the day of execution of these present.

2. THE PURCHASERS DOTH HEREBY AGREE AND COVENANT WITH THE VENDOR THAT:

a) The **PURCHASERS** shall be free to apply and obtain their name duly recorded and mutated in the records of the Kolkata Municipal Corporation as well as concern any other Office and authorities without any further consent of the **VENDOR**.

b) The **PURCHASERS** shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed subject to the terms herein contained to any one without the consent of the Owner /Vendor

c) The **PURCHASERS** shall at all material times hereafter regularly and punctually make payment of all municipal rates and taxes, water tax, drainage tax and proportionately all other statutory taxes, cesses and impositions and expenses which may from time to time be imposed or become payable and attributable to and/or relating to the said **DEMISED**

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II, KOLKATA
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
25 SEP 2017

PREMISES and/or relating to the maintenance of the said **DEMISED PREMISES** from the date of execution hereof.

NOTE:

i. Singular shall include plural and vice-versa.

ii. Masculine gender shall include feminine and neuter gender and vice-versa.

THE SCHEDULE ABOVE REFFERRED TO:

(THE DEMISED PREMISES)

ALL THAT piece and parcel of Bastu land admeasuring **4 Cottahs, 4 Chittacks and 21 Square Feet** together with three storied building standing thereon measuring about **2000 Square Feet** in the Ground Floor and **2000 Square Feet** in the First Floor and **850 Square Feet** in the Second Floor Residential (All Tiles Floor) (27 years Old) more or less lying and situated at Premises no. 35/5, Somnath Lahiri Sarani (previously Tollygunge Circular Road), Police Station : New Alipore, Kolkata- 700 053, under Ward No. 81, Zone- Petrol Pump- Tali nala (Premises not mentioned in Zone 2 &3)within the ambit of Kolkata Municipal Corporation TOGETHER WITH septic tank, stair case, water connection, boundary wall, easement and quasi easement right and also all others fittings and fixtures including the electrical installation in the said building with right of use of the vacant passages for ingress and egress with tree/s attached thereto if any and also right to use of common passage, being butted and bounded as follows:

ON THE NORTH	:	By Premises no. 67, Block – 'P' New Alipore, Kolkata- 53..
ON THE SOUTH	:	By Partly by premises no. 35/4, Tollygunge Circular Road, Kolkata and partly by 20 feet common Road.
ON THE EAST	:	By Busti land and huts, in the land belonging to the Estate of Beni Madhab Lala.
ON THE WEST	:	By Premises no. 35/6, Tollygunge Circular Road, Kolkata.

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

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

SIGNED, SEALED AND DELIVERED

BY THE VENDOR AT KOLKATA,

IN THE PRESENCE OF:

1. Sudip Mukherjee

(ASHIS KUMAR MUKHERJEE)

2. Abir Mukherjee
(ABIR MUKHERJEE)
35/5 TOLLYGUNGE
CIRCULAR ROAD,
KOLKATA-700053

SIGNED, SEALED AND DELIVERED

BY THE PURCHASERS AT KOLKATA,

In the Presence Of:

1. Sudip Mukherjee

R. P. Mookerjee
(RAMA PROSAD MOOKERJEE)

Maureen Mookerjee.
(MAUREEN MOOKERJEE.)

Sudip Mukherjee
Son of Haripada Mukherjee
Hindu, Indian, Service
Gorapara Uttar, P.O. & P.S. Chakdah
Nadia-741222.

2. Abir Mukherjee

Drafted by
Pilaban Basu
Advocate
High court, Calcutta
F-1494/1212/2012

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

RECEIPT

RECEIVED from the within named Purchasers the within mentioned sum of **Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lac) Only** by way of total consideration money as per Memo below :-

MEMO OF CONSIDERATION

Date	Cheque/RTGS	Bank	Amount (In Rupees)
22.09.2017	060592	IDBI Bank	82,25,000/-
22.09.2017	012775	IDBI Bank	1,90,00,000/-
	1%TDS		2,75,000/-
		Total Rs:	**2,75,00,000/-**

(Rupees Two Crore Seventy Five Lac) Only

SIGNATURE OF THE WITNESS

1. Sudip Mukherjee

2. Abir Mukherjee

OWNER/VENDOR

216.

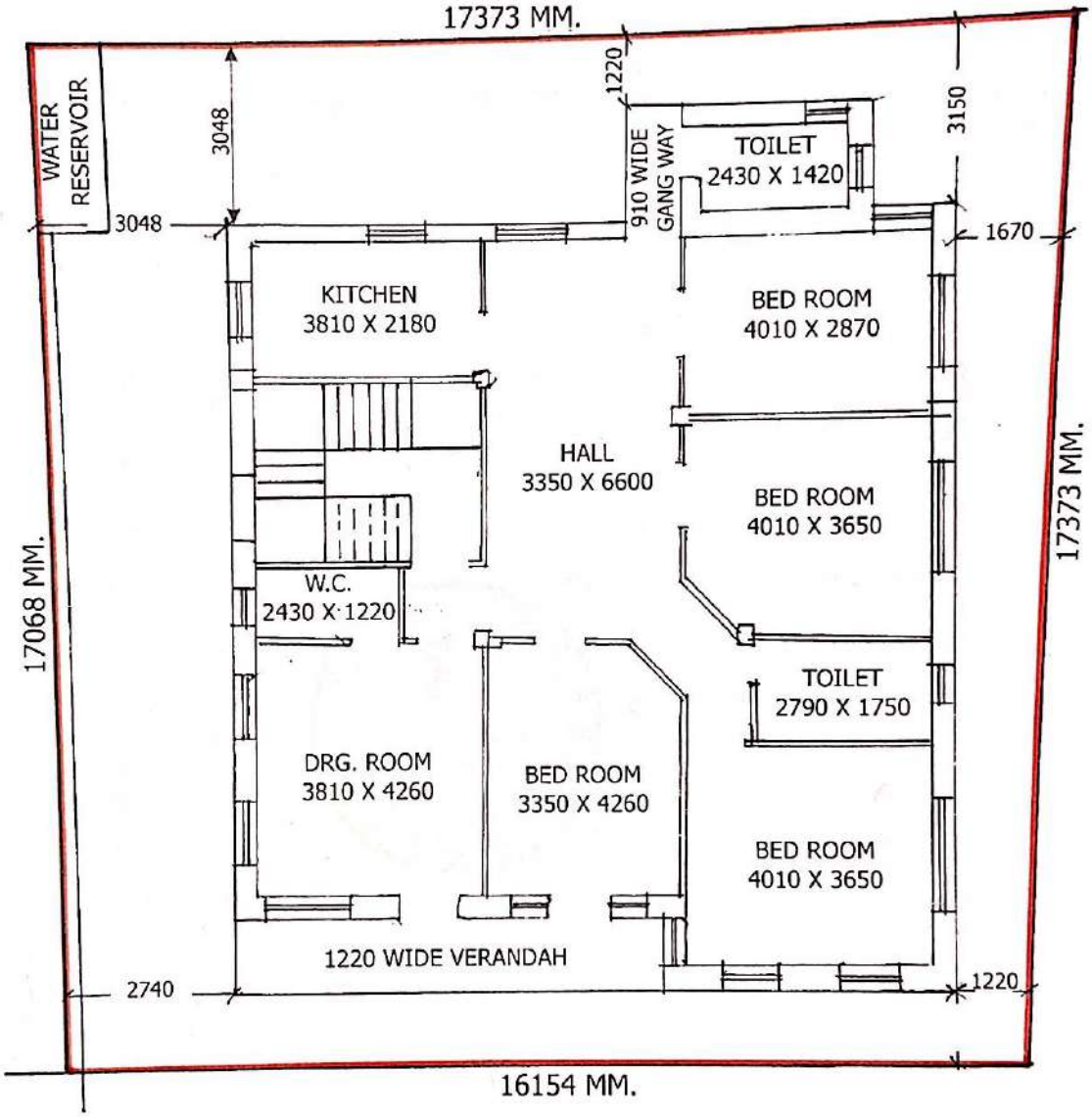
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

SITE PLAN OF LAND TOGETHER WITH THREE STORIED BUILDING LYING AND SITUATED AT PREMISES NO. 35/5, SOMNATH LAHIRI SARANI (PREVIOUSLY TOLLYGUNGE CIRCULAR ROAD), P.S. - NEW ALIPORE, KOLKATA - 700 053, UNDER WARD NO. 81, WITHIN THE AMBIT OF KOLKATA MUNICIPAL CORPORATION.

AREA OF LAND :- 4 K. - 4 CH. - 21 SQ.FT. (MORE OR LESS)
GROUND FLOOR AREA :- 2000 SQ.FT.
SHOWN IN RED COLOUR

PLAN - 1



GROUND FLOOR PLAN

R.P. Mookerjee
Manen Mookerjee.

16/9/17
SNEHASIS BISWAS, L.C.E.
CIVIL ENGINEER
L.B.S.-CLASS-I (K.M.C.)
LICENSE NO.-1500

Traced By:
3A, Alipore Road
Kol-1.

SITE PLAN O
LYING AND
(PREVIOU
KOLKAT
KOLK

CALCUTTA

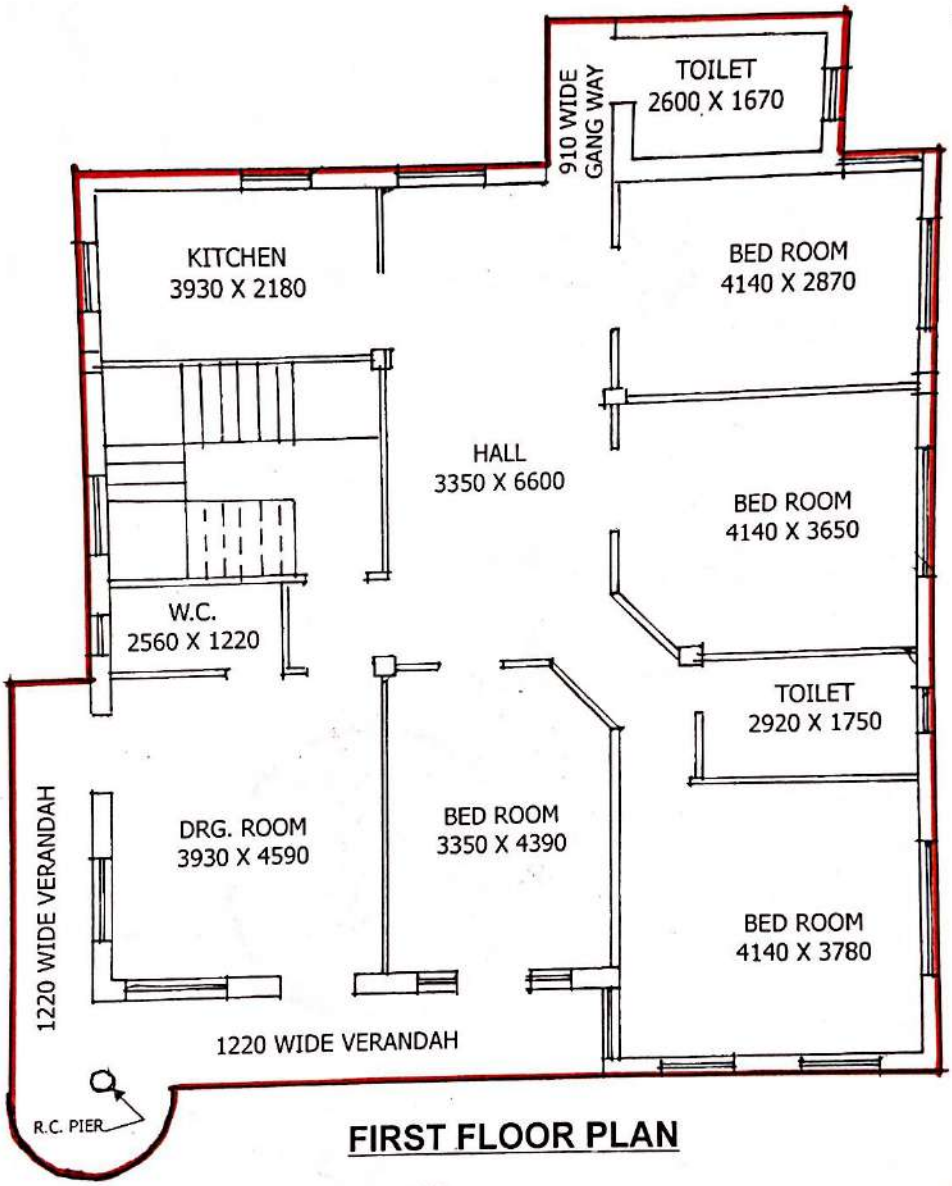
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

TE PLAN OF LAND TOGETHER WITH THREE STORIED BUILDING YING AND SITUATED AT PREMISES NO. 35/5, SOMNATH LAHIRI SARANI (PREVIOUSLY TOLLYGUNGE CIRCULAR ROAD), P.S. - NEW ALIPORE, KOLKATA - 700 053, UNDER WARD NO. 81, WITHIN THE AMBIT OF KOLKATA MUNICIPAL CORPORATION.

SCALE = 1 : 100

FIRST FLOOR AREA :- 2000 SQ.FT.
SHOWN IN RED COLOUR

PLAN - 2



FIRST FLOOR PLAN

R.S. Mookerjee
Manas Mookerjee.

Akm

16/9/17
SNEHASIS BISWAS, L.C.E.
CIVIL ENGINEER
L.B.S.-CLASS-I (K.M.C.)
LICENSE NO.-1500

Traced By:
A. Nanna
3A, Napier Lane
Kol-1.

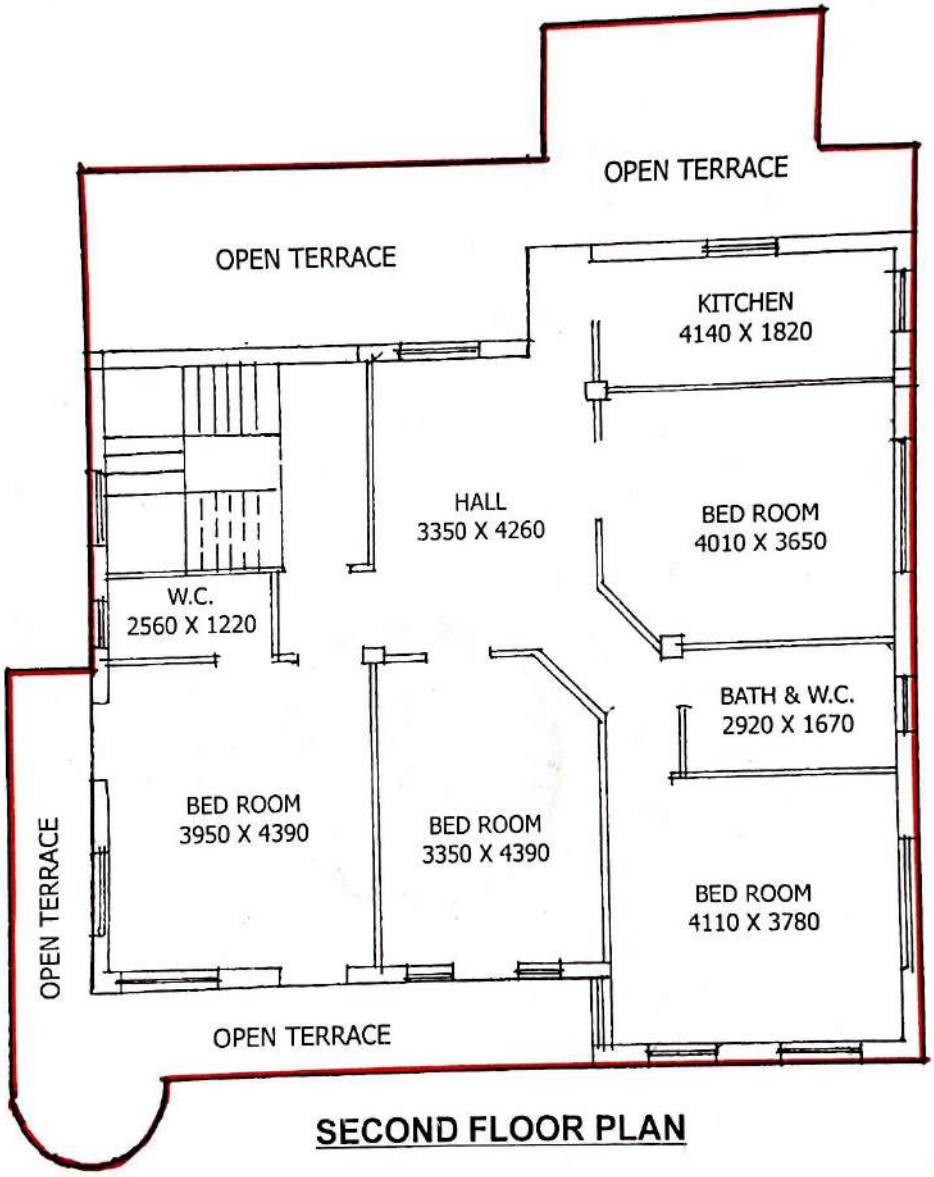
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

SITE PLAN OF LAND TOGETHER WITH THREE STORIED BUILDING LYING AND SITUATED AT PREMISES NO. 35/5, SOMNATH LAHIRI SARANI (PREVIOUSLY TOLLYGUNGE CIRCULAR ROAD), P.S. - NEW ALIPORE, KOLKATA - 700 053, UNDER WARD NO. 81, WITHIN THE AMBIT OF KOLKATA MUNICIPAL CORPORATION.

SCALE = 1 : 100

SECOND FLOOR AREA :- 850 SQ.FT.
SHOWN IN RED COLOUR

PLAN - 3



SECOND FLOOR PLAN

R. P. Mookerjee
Mausumi Mookerjee.

Akm

16/9/17
SNEHASIS BISWAS, L.C.E.
CIVIL ENGINEER
L.B.S.-CLASS-I (K.M.C.)
LICENSE NO.-1500

Traced By:
A. Mondal
3A, Alipore Road
Kol-1.

OFFICE OF THE ADDL. REGIST
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001307489/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ASHIS KUMAR MUKHERJEE 35/5, TOLLYGUNGE CIRCULAR ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Seller		3868 	25-9-2017.
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2 PRESENTANT	Mr RAMA PROSAD MOOKHERJEE 35/6, TOLLYGUNGE CIRCULAR ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Buyer		3862 	R. P. Mookherjee 25/09/2017

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017

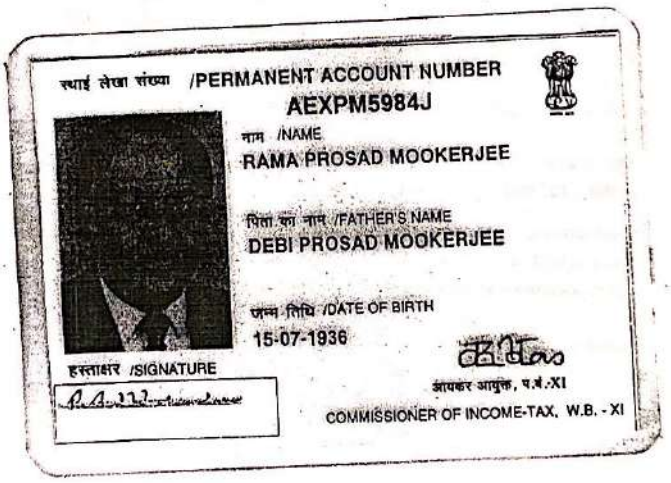
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Smt MAUREEN MOOKHERJEE 35/6, TOLLYGUNGE CIRCULAR ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Buyer		3809	Maureen Mookherjee 25. 09. 2017

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SUDIP MUKHERJEE Son of Mr HARIPADA MUKHERJEE GORAPARA UTTAR, P.O:- CHAKDAHA, P.S:- Chakdaha, District:-Nadia, West Bengal, India, PIN - 741222	Mr ASHIS KUMAR MUKHERJEE, Mr RAMA PROSAD MOOKHERJEE, Smt MAUREEN MOOKHERJEE	Sudip Mukherjee 25/09/2017

(Malay Chakrabarty)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. - I
KOLKATA
Kolkata, West Bengal

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
25 SEP 2017



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEXPM5984J

नाम /NAME

RAMA PROSAD MOOKERJEE

पिता का नाम /FATHER'S NAME

DEBI PROSAD MOOKERJEE

जन्म तिथि /DATE OF BIRTH

15-07-1936

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LFB0143743

নির্বাচকের নাম : আশিষ কুমার মুখার্জী

Elector's Name : Ashis kumar Mukherjee

পিতার নাম : অজিত মুখার্জী

Father's Name : Ajit Mukherjee

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ
Date of Birth : 23/04/1954

LFB0143743

ঠিকানা:
3515 টালীগঞ্জ সার্কুলার রোড নিউ আলিপুর কলকাতা
700053

Address:
35/5 TOLLYGUNGE CIRCULAR ROAD
New Alipur Kolkata 700053

Date: 14/0[illegible]/2007
150-টালিগঞ্জ নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
150-Tollygunge Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No. In the relevant Form for including your name in the roll at the changed address and to obtain the card with same number.

[redacted]

সুদীপ মুখার্জী
Sudip Mukherjee
DOB: 20-04-1973
Gender: Male

4158 5314 7099

आधार - आम आदमी का अधिकार

आधार

[redacted] प्राधिकरण

[redacted] INDIA

গোড়পাড়া, চাকদাহ, চাকদহ,
চাকদহ, নদিয়া, পশ্চিম বঙ্গ,
741222

Address:
Gorpara, Chakdah, Chakdah,
Chakdah, Nadia, West Bengal,
741222

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

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

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEWPM8469F

नाम /NAME

ASHISH KUMAR MUKHERJEE

पिता का नाम /FATHER'S NAME

AJIT KUMAR MUKHERJEE

जन्म तिथि /DATE OF BIRTH

23-04-1954

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिल जाने पर कृप्या जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,

[redacted] सरकार
[redacted]

Rama Prosad Mookerjee
Rama Prosad Mookerjee
DOB: 15-07-1936
Gender:Male

4980 3201 1203

आधार - आम आदमी का अधिकार

आधार

[redacted] प्राधिकरण
[redacted] INDIA

W/O: Rama Prosad Mookerjee, 17, BRABOURNE ROAD, MOOKERJEE HOUSE, DALHOUSIE, Kolkatta G.P.O., Kolkatta G.p, Circus Avenue, Kolkata, West Bengal, 700001

Address:
W/o: Rama Prosad Mookerjee, 17, Brabourne Road, Mookerjee House, Dalhousie, Kolkatta G.p.o., Kolkatta G.p, Circus Avenue, Kolkata, West Bengal, 700001

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

[redacted]

Maureen Mookerjee
Maureen Mookerjee
DOB: 02-01-1942
Gender: Female

2613 1467 5677

आधार - आम आदमी का अधिकार

[redacted] प्राधिकरण
[redacted] INDIA

आधार

S/O: Debi Prosad Mookerjee, 17, BRABOURNE ROAD, MOOKERJEE HOUSE, DALHOUSIE, Kolkatta G.P.O., Kolkatta G.p, Circus Avenue, Kolkata, West Bengal, 700001

Address:
S/o: Debi Prosad Mookerjee, 17, Brabourne Road, Mookerjee House, Dalhousie, Kolkatta G.p.o., Kolkatta G.p, Circus Avenue, Kolkata, West Bengal, 700001

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

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

GRN: 19-201718-008365792-1 | Payment Mode: Online Payment

GRN Date: 23/09/2017 19:52:50 | Bank: State Bank of India

BRN: IK00HTMFI5 | BRN Date: 23/09/2017 19:57:02

DEPOSITOR'S DETAILS

Id No. : 19010001307489/1/2017
[Query No./Query Year]

Name : ANIL KUMAR CHOWDHARY

Contact No. : 03322430723 | Mobile No. : +91 9831089412

E-mail : chowdharyanil01@gmail.com

Address : 10 OLD POST OFFICE STREET,KOLKATA 700001

Applicant Name : Mr RAMA PROSAD MOOKHERJEE

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAID

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19010001307489/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	1947866
2	19010001307489/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	279076
		Total		2226942

In Words : Rupees Twenty Two Lakh Twenty Six Thousand Nine Hundred Forty Two only

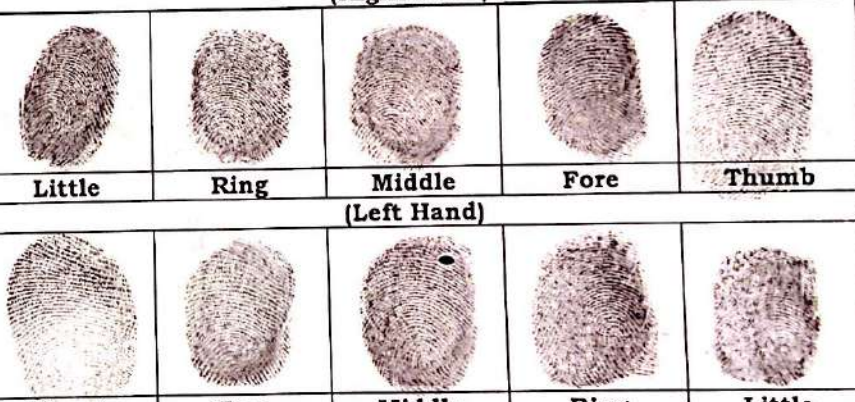
SPECIMEN FORM FOR TEN FINGERS PRINT

K. P. Mookerjee

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Maureen Mookerjee

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Major Information of the Deed

Deed No :	**I-1901-06501/2017**	**Date of Registration**	**04/10/2017**
Query No / Year	**1901-0001307489/2017**	**Office where deed is registered**	
Query Date	**14/09/2017 3:38:07 PM**	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RAMA PROSAD MOOKHERJEE 35/6, TOLLYGUNGE CIRCULAR ROAD,Thana : New Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700053, Mobile No. : 9830997638, Status :Buyer/Claimant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,75,00,000/-		Rs. 2,78,97,794/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 19,52,866/- (Article:23)		Rs. 2,79,076/- (Article:A(1), E, M(a), M(b), I)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- New Alipore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Somnath Lahiri Sarani, Road Zone : (Petrol Pump -- Tolly Nala (Premises not mentioned in zone 2 and 3)) , , Premises No. 35/5, Ward No: 81

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 4 Chatak 21 Sq Ft	2,38,77,750/-	2,38,77,750/-	Width of Approach Road: 20 Ft.,
	Grand Total :				**7.0606Dec**	**238,77,750 /-**	**238,77,750 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4850 Sq Ft.	36,22,250/-	40,20,044/-	Structure Type: Structure
	Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 850 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 27 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**4850 sq ft**	**36,22,250 /-**	**40,20,044 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr ASHIS KUMAR MUKHERJEE** Son of Late AJIT KUMAR MUKHERJEE 35/5, TOLLYGUNGE CIRCULAR ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEWPM8469F, Status :Individual, Executed by: Self, Date of Execution: 25/09/2017 , Admitted by: Self, Date of Admission: 25/09/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2017 , Admitted by: Self, Date of Admission: 25/09/2017 ,Place : Pvt. Residence

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr RAMA PROSAD MOOKHERJEE (Presentant)** Son of Late DEBI PROSAD MOOKHERJEE 35/6, TOLLYGUNGE CIRCULAR ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AEXPM5984J, Status :Individual, Executed by: Self, Date of Execution: 25/09/2017 , Admitted by: Self, Date of Admission: 25/09/2017 ,Place : Pvt. Residence
2	**Smt MAUREEN MOOKHERJEE** Wife of Mr RAMA PROSAD MOOKHERJEE 35/6, TOLLYGUNGE CIRCULAR ROAD, P.O:- NEW ALIPORE, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DUDPM8369G, Status :Individual, Executed by: Self, Date of Execution: 25/09/2017 , Admitted by: Self, Date of Admission: 25/09/2017 ,Place : Pvt. Residence

Identifier Details :

Name & address	
Mr SUDIP MUKHERJEE Son of Mr HARIPADA MUKHERJEE GORAPARA UTTAR, P.O:- CHAKDAHA, P.S:- Chakdaha, District:-Nadia, West Bengal, India, PIN - 741222, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr ASHIS KUMAR MUKHERJEE, Mr RAMA PROSAD MOOKHERJEE, Smt MAUREEN MOOKHERJEE	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHIS KUMAR MUKHERJEE	Mr RAMA PROSAD MOOKHERJEE-3.53031 Dec,Smt MAUREEN MOOKHERJEE-3.53031 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHIS KUMAR MUKHERJEE	Mr RAMA PROSAD MOOKHERJEE-2425.00000000 Sq Ft,Smt MAUREEN MOOKHERJEE-2425.00000000 Sq Ft

Endorsement For Deed Number : I - 190106501 / 2017

On 25-09-2017

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

Presented for registration at 17:45 hrs on 25-09-2017, at the Private residence by Mr RAMA PROSAD MOOKHERJEE , 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 2,78,97,794/-

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

Execution is admitted on 25/09/2017 by 1. Mr ASHIS KUMAR MUKHERJEE, Son of Late AJIT KUMAR MUKHERJEE, 35/5, TOLLYGUNGE CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Retired Person, 2. Mr RAMA PROSAD MOOKHERJEE, Son of Late DEBI PROSAD MOOKHERJEE, 35/6, TOLLYGUNGE CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Others, 3. Smt MAUREEN MOOKHERJEE, Wife of Mr RAMA PROSAD MOOKHERJEE, 35/6, TOLLYGUNGE CIRCULAR ROAD, P.O: NEW ALIPORE, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Mr SUDIP MUKHERJEE, , , Son of Mr HARIPADA MUKHERJEE, GORAPARA UTTAR, P.O: CHAKDAHA, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by profession Service

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 04-10-2017

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,79,076/- (A(1) = Rs 2,78,978/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,79,076/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2017 7:57PM with Govt. Ref. No: 192017180083657921 on 23-09-2017, Amount Rs: 2,79,076/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HTMFI5 on 23-09-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,52,866/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 19,47,866/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 72641, Amount: Rs.5,000/-, Date of Purchase: 22/09/2017, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2017 7:57PM with Govt. Ref. No: 192017180083657921 on 23-09-2017, Amount Rs: 19,47,866/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00HTMFI5 on 23-09-2017, Head of Account 0030-02-103-003-02

Malay Chakrabarty
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2017, Page from 217743 to 217779

being No 190106501 for the year 2017.

Digitally signed by MALAY CHAKRABORTY
Date: 2017.10.10 17:14:23 +05:30
Reason: Digital Signing of Deed.

(Malay Chakrabarty) 10/10/2017 5:14:16 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)