

04755/21

VC-1204/21

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

491367

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27/7/21 8.40
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DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 2nd day of July, Two Thousand Twenty One (2021)

11 AUG 2021

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 P. K. DATTA
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 Govt. of India
 211, Harekhal Street
 Calcutta



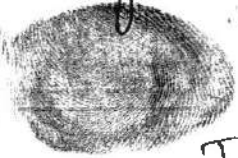
928 Date 06/04/2021
 Paid to Pratima Banerjee
 of 15/3A The ... Row Kot- 26
 Rupees 5000/-



Sankar Das
 Stamp Vendor
 Allipore Police Court
 South 24 Pgs. Kol-9

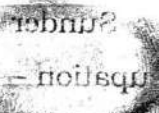
928 - 5000/- (Five thousand only)

Gaurang Banerjee



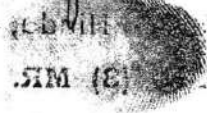
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Gaurang Banerjee



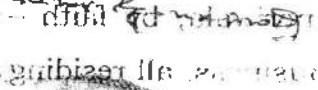
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Sushila Banerjee



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Ujjay...



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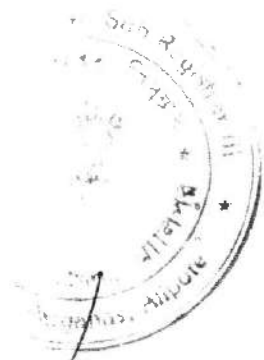
Pratima Banerjee



T.G-3976

Subhojit Chakrabarty
 S/o N. Chakrabarty
 Allipore Police Court
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DISTRICT SUB REGISTRAR
 SOUTH 24 PGS. ALLIPORE
 2 JUL 2021

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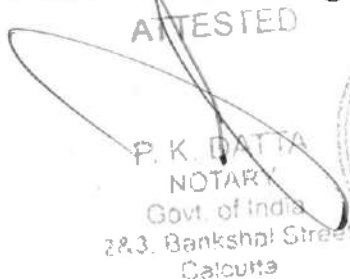


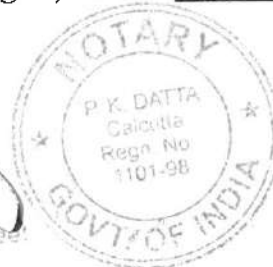
BETWEEN

SMT. PRATIMA BANERJEE (PAN NO. AHZPB2693L), (AADHAAR NO. 3095 5049 2424), wife of Late Somir Banerjee alias Samir Banerjee, by faith – Hindu, by Nationality – Indian, by occupation – Housewife, residing at 15/3A, Hazra Road, now residing at Premises No. 16A, Hazra Road, P.S.-Bhowanipore, Kolkata-700026, hereinafter called and referred to as **OWNER/VENDOR** (which terms or expression shall unless excluded by or repugnant to the context shall mean and include her heirs, legal representatives, successors, administrative, nominee and assign/assigns) of the **ONE PART.**

AND

(1) MR. VIJAY KUMAR GANERIWALA (PAN NO.ADFPG9475P) (AADHAAR NO. 3202 7718 2014), son of Late Shyam Sunder Ganeriwala, by faith – Hindu, by Nationality – Indian, by occupation – Business, **(2) SUSHILA GANERIWALA (PAN NO.ADFPG9476Q) (AADHAAR NO. 6498 2289 0480)**, daughter of Late Mali Ram Jhunjhunwala, wife of Mr. Vijay Kumar Ganeriwala, by faith – Hindu, by Nationality – Indian, by occupation – Housewife **AND (3) MR. GAURANG GANERIWALA (PAN NO.AHJPG5236C) (AADHAAR NO. 9995 5922 1052)**, son of Mr. Vijay Kumar Ganeriwala, by faith – Hindu, by Nationality – Indian, by occupation – Business, all residing at Near Mira Mandir, 6/1A, Moira Street, Flat No. 102, Circus Avenue S.O., Kolkata, West Bengal – 700017, hereinafter collectively called and referred to as the **PURCHASERS** (which terms or expression shall unless otherwise repugnant to the context be deemed to mean and include their respective heirs, successors, executors, legal representatives, administrators and assigns) of the **OTHER PART.**

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DISTRICT SUB REGISTRAR
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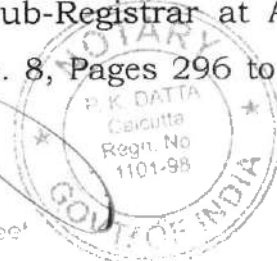


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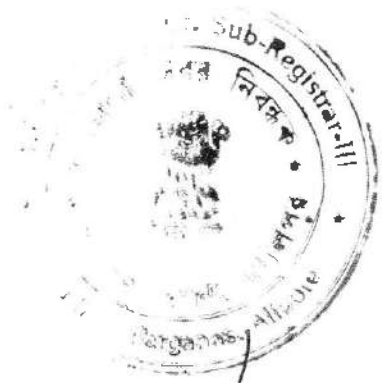
WHEREAS

- A. One Rai Ramtaran Banerjee Bahadur was the original owner of All That piece and parcel of land measuring more or less 11 (Eleven) Cottahs 4 (Four) Chittaks 23 Sq.ft. lying and situated at Premises No. 15/3A, Hazra Road and part of Premises No. 15/3B, 15/4 & 15/2/1, Hazra Road (which later renumbered by Calcutta Municipality as Premises No. 15/A, Hazra Road), now Police Station - Bhowanipore, Kolkata - 700026, which is morefully described in the Schedule in the Deed of Conveyance dated 10th January, 1946 (hereinafter referred to as entire Premises).
- B. The said Rai Ramtaran Banerjee Bahadur, since deceased during his lifetime has sold, transferred and conveyed the said entire premises to his son namely Soshi Coomar Banerjee by executing a deed of conveyance, which was executed on 10th January, 1946 and duly registered at the office of Joint Sub-registrar at Alipore, which was recorded in Book No. I, Volume No. 6, Pages from 118 to 122, being Deed No. 118 for the year 1946.
- C. The said Soshi Coomar Banerjee, since deceased during his life time have executed a Perpetual Lease Deed dated 24th March, 1973, in favour of his only son Late Somir Banerjee alias Samir Banerjee for land measuring more or less 11 (Eleven) Cottahs 4 (Four) Chittaks 23 Sq.ft. being Premises No. 15A, Hazra Road (with asbestos shed) and Premises No. 15/3A, Hazra Road (three storied building) Kolkata - 700026, within the limit of Kolkata Municipal Corporation, Ward No.072, Assessee No. 110721300365 and 110721300377 respectively which was duly registered in the office of Joint Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 8, Pages 296 to 300, being

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DISTRICT SUB REGISTRAR - III
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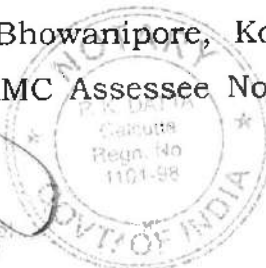
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the Deed No. 1338 for the year 1973. Thereafter, the vendor's late husband Somir Banerjee alias Samir Banerjee duly Mutated his name as Lessee in the record of Calcutta Municipal Corporation wherein Soshi Coomar Banerjee mentioned as owner.

- D. On 23rd June, 1984 the said Soshi Commar Banerjee died intestate leaving behind his only son Somir Banerjee alias Samir Banerjee as his only legal heir and successor of entire premises and the said death recorded in the Birth & Death register of Kolkata Municipal Corporation Registration No. HG0011/1984/000035 (Old Regd. No. 4651).
- E. The husband of the Vendor named Somir Banerjee alias Samir Banerjee while in possession of the entire premises along with the Vendor Smt. Pratima Banerjee died intestate on 03.01.2017 leaving behind the vendor as his only legal heir and successor in respect of entire premises. The said Somir Banerjee alias Samir Banerjee has no other wife and no issue. The said death recorded in Birth & Death Register of Kolkata Municipal Corporation vide no. HG011/2017/000196 (Old Regd. No. 201).
- F. After the death of Somir Banerjee alias Samir Banerjee the husband of the vendor, the said Smt. Pratima Banerjee became the sole and absolute owner by operation of law.
- G. Thus the Vendor became the owner of All That piece and parcel of land measuring more or less 6 (Six) Cottahs 7 (Seven) Chittaks 34 Square Feet of Land with structure being Premises No. 15A, Hazra Road, P.S. Bhowanipore, Kolkata - 700026 within KMC Ward No. 072, KMC Assessee No. 110721300365

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DISTRICT SUB REGISTRAR
SOUTH 21 PGS., ALIPORE

ATTESTED 2 JUL 2021

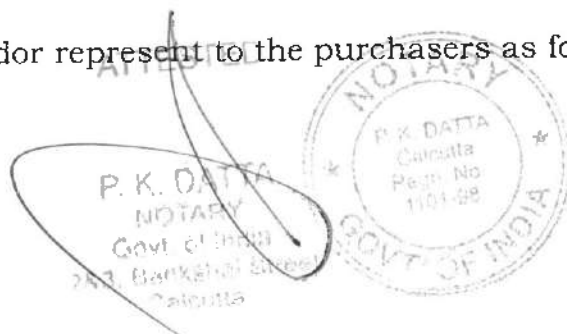
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AND 4 Cottahs 12 Chittaks 34 Square Feet with 3 storied building standing thereof measuring constructed area of 5400 Sq.ft. (approx.) which was constructed in the year 1974 being Premises No. 15/3A, Hazra Road, Police Station - Bhowanipore, Kolkata - 700026 within KMC Ward No. 072, KMC Assessee No. 110721300377. Both the premises jointly having total area of land of above premises more or less 11 (Eleven) Cottahs 4(Four) Chittaks 23 Sq.ft.

- H. The vendor has duly registered the Deed of Declaration of ownership on 8th April, 2021 which was registered at the office of District Sub-Registration III, South 24 Parganas and registered in Book No. 1, Volume No. 1603-2021, Page from 94144 to 94163 being No. 160303329 for the year 2021.
- I. The vendor duly got her name mutated for both the said Premises in the record of Kolkata Municipal Corporation being Assessee No.110721300377 and 110721300365 and paid taxes.
- J. The Vendor desired to sell the said Premises 15/3A, Hazra Road, Kolkata - 700 026 having an area of 4 Cottahs 12 Chittacks and 34 Sq.ft land with structure more fully described in the First Schedule herein and also All That the premises No. 15A, Hazra Road, Kolkata - 700026 having an area of 6 Cottahs 7 Chittacks and 34 Sq.ft. with structure more fully described in the Second Schedule therein (and hereinafter referred to as the said property) and thus approached the Purchasers herein who agree to purchase the same.
- K. The Vendor represent to the purchasers as follows:-





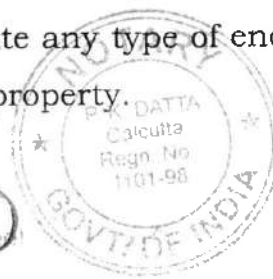
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- a) The representation, covenants and description of said property as mentioned hereinabove as well as Schedule hereunder written are all true and correct.
- b) The Owner's/Vendor's title and entitlement are correctly set out hereinabove.
- c) Till date no legal proceeding or any other proceedings had been instituted or still pending in any Court of Law in relation to the title and possession concerning the said property.
- d) No dispute exists between the Owner/Vendor and any other person concerning to or relating to the said property in any way or manner whatsoever.
- e) Apart from the owner/vendor herein of the said property none else have any right title interest or claim of whatsoever nature in the said property.
- f) No Notice or any proceeding is pending under the Public Demand Recovery Act and/or any other law for the time being in force in respect of the said property.
- g) No Agreement for Sale, Memorandum of Understanding or Mortgage or security or charges exist at any time been entered into in respect of the said property or any part or portion thereof.
- h) The Owner/Vendor has not granted any Power of Attorney to anyone to look after the said property or negotiate or sale/transfer the same or create any type of encumbrances or charges in respect of the said property.

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STRICT SUB REGISTRAR - III
SOUTH 24 P.G.S., ALIPORE

2 JUL 2021

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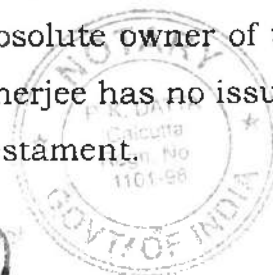
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- i) The said property or any part or portion is not the subject matter of any requisition or acquisition proceedings of the Land Acquisition Collector, Kolkata Improvement Trust or Government, Kolkata Metropolitan Development Authority or any other Public Authority or any other law for the time being in force or otherwise, nor the Vendor or her predecessor-in-interest has received any such notices.
- j) The said property is free from all encumbrances charges liens and mortgage lispendences Trust of whatsoever nature.
- k) No Income Tax Recovery Proceedings or any other Recovery proceedings are pending against the vendor of the property or her predecessors in interest.
- l) The Vendor of the said property has clear marketable title of the said property free from all encumbrances charges liens and lispendences.
- m) Neither the Vendor nor her predecessor-in-interest have any excess vacant land within the meaning of Urban Land (Ceiling and Regulation) Act, 1976.
- n) The said Somir Banerjee alias Samir Banerjee was the sole owner of the entire property during his life time and none else raise any claim whatsoever in respect of the entire property.
- o) After the death of Somir Banerjee alias Samir Banerjee the vendor became the sole and absolute owner of the said entire property as the said Somir Banerjee has no issue or any other wife nor he made any will or Testament.

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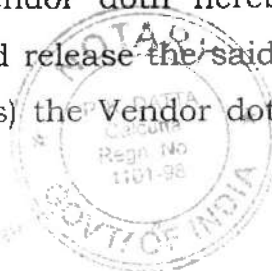
STRICT SUP REGISTRAR -III
SOUTH 24 PGS., ALIPORE
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- p) No Probate proceeding or letter of Administration or any succession has been filed in any court of law.
- q) The Lease Deed dated 24th March, 1973 executed by Soshi Coomar Banerjee in favour of his only son Somir Banerjee alias Samir Banerjee has been lost and misplaced. Neither the said Somir Banerjee alias Samir Banerjee nor the vendor has handed over the same to any one nor created any charge or mortgage in respect thereof. No one till date has raised any claim in respect thereof inspite of publication of the public notice on 12.06.2021.
- L. Relying on the aforesaid representations made by the Vendor and believing the same as true and correct, the Purchasers have agreed to purchase the said property at and for a total consideration of Rs. 6,66,00,000/- (Rupees Six Crores Sixty Six Lacs) only free from all types of encumbrances charges liens and lispens and has paid the entire consideration money less Tax Deducted at Source (TDS), at the applicable rate, certificate evidencing the same will be provided to the Vendor alongwith the memo of consideration and on the terms and condition as mentioned herein below.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and relying on the representation of the Vendor and believing the same as true and correct and in consideration of the sum of **Rs. 6,66,00,000/-** (Rupees Six Crores Sixty Six Lacs) only paid by the Purchasers to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and hereby discharge and release the said property and every part thereof unto the Purchasers) the Vendor doth hereby sell,

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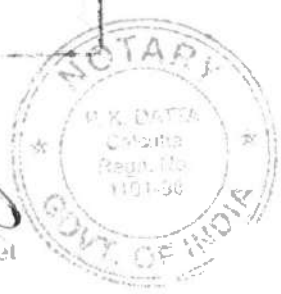


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No. 24 P.G.S., ALIPORE

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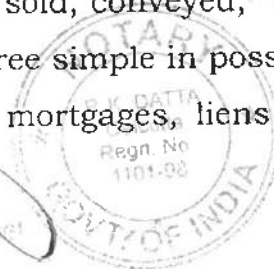
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11 AUG 2021

grant, convey, transfer by way of sale, assign and assure unto the Purchasers and hereby release relinquish and transfer all her right title interest whatsoever in respect of or concerning **ALL THAT** three storied old building having a super built up area of 3,000 Sq.ft. on a piece and parcel of Land measuring 4 Cottahs 12 Chittacks and 34 Sq.ft. be the same a little more or less together with other common facilities and amenities being the Premises No.15/3A, and also All That the piece and parcel of land measuring more or less 6 (Six) Cottahs 7 (Seven) Chittacks and 34 Sq.ft. of land with structure being Premises No. 15A, Hazra Road, Kolkata-700026, (and hereinafter collectively referred to as the Said Property) free from all type of encumbrances, mortgages, charges, mortgage, liens and lispens including transfer and assign all the Lease hold interest as per Lease Deed dated 24th March, 1973 **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or in or hereto before were or was situated, butted, bounded, described or distinguished **TOGETHER WITH** all areas, privileges easements, appendages and appurtenances and other amenities whatsoever thereunto belonging or in anywise appertaining thereto to be held used or occupied therewith or known as part and parcel thereof and the reversion or reversions remainder or remainders yearly, monthly and other rents issues and profits thereof. **AND ALL** estate right title interest claim and demand whatsoever of the Vendor unto upon or in respect of the Said Property including Lease hold interest and every part thereof **AND ALL THE DEEDS PATTAS WRITINGS AND** documents and evidences of Title relating thereto or any part thereof which now are or may hereinafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** the same and all singular the property hereby sold, conveyed, transferred unto and to the use of the Purchasers in free simple in possession free from all type of encumbrances, charges, mortgages, liens and lispens

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DISTRICT SUB REGISTRAR III
SOUTH M.P.G.S., ALIPORE
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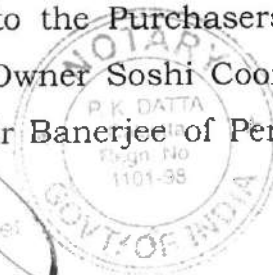
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whatsoever absolutely forever to the Purchasers and the Vendor doth hereby covenant and agree with the Purchasers, that **NOT WITHSTANDING** any act deed or things done or committed or knowingly permitted or suffered to the contrary by the Vendor or any of her predecessors-in-title, the Vendor has good right full power and absolute authority to sell grant convey transfer assign and assure the said property unto and to the Purchasers in the manner aforesaid **AND THAT** the Purchasers shall hold the said property free and clear and freely and clearly and absolutely acquitted and forever released and discharged by the Vendor and well and sufficiently agree to defend kept harmless and indemnified the Purchasers of any type of encumbrances, from and against in all matter and other estate, right, title, interest, encumbrances, charges, whatsoever made done, occasioned, suffered by the Vendor or any of her predecessor-in-title from any person or persons equitably or lawfully claiming through under or in trust for the Vendor **AND FURTHER THAT** the Vendor and all persons equitably or lawfully claiming any estate or interest in the said property or any part thereof from under or in trust for the Vendor or from or under any of her predecessor-in-title, shall and will at all times hereinafter at the request and cost of the Purchasers do and each one of them doth execute or cause to be done and executed all such acts, deeds and things whatsoever for further and morefully and perfectly assuring the said property and every part thereof unto and to the use of the Purchasers as may be reasonably required and the Vendor doth hereby further covenant and assure the Purchasers that no part of the said property is vested with Government or any semi Government authority **AND** the Vendor have good right, full power and absolute authority to sell the same in the manner aforesaid and **FURTHER THAT** the Vendor shall and will hand over all documents and relating papers, to the Purchasers **AND FURTHER THAT** After the death of Lessor/Owner Soshi Coomar Banerjee and Lessee Somir Banerjee alias Samir Banerjee of Perpetual lease deed

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DISTRICT SUB-REGISTRAR-III
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dated 24th March, 1973 came to an end in all practical purpose as there is no other person or persons except vendor in the world to inherit or heir of the entire premises save and except the Vendor **AND FURTHER THAT** the Vendor doth hereby undertake to pay all outstanding rents and taxes, govt. revenue and all other impositions, whatsoever of nature due payable by the Vendor or any of her predecessor-in-title in respect of the said property upto the date of these presents **AND WHEREAS** the Purchasers shall pay stamp duty, registration charges, and other incidental and ancillary charges relating to the transfer of the said property and have every right to construct building boundary wall and also having full authority to transfer, right, title, interest in the Said Property in their name and have the mutation done.

The Vendor doth hereby nominate, constitute and appoint in her name and in her place the Purchasers herein to act either severally or jointly to do all matters, acts deeds and things in connection with and in relation to the Said Property only and for that purpose to sign, execute, registered all the papers, rectifications, documents, deeds, rectification deeds, affidavits, vakalatnama, petition, declaration etc and to appear and represent us to the various persons and statutory authorities appropriate Registration Authority, Kolkata Municipal Corporation etc. The Vendor hereby authorize the Purchasers to sign Vakalatnama, Plaint, Petition, Affidavit, Written Statement, Tabular Statement to file appeal to refer the matter to the Arbitration to appear and represent the Vendor in all the legal matter including Court of Law, Statutory Authorities, Kolkata Municipal Corporation etc. However the Vendor will not be held responsible for any act of the Attorney done by virtue of these presents. It is clarified that this authority is valid only in respect of the subject matter of Schedule Property and nothing else.

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THE FIRST SCHEDULE ABOVE REFERRED TO :


ALL THAT demarcated Land measuring area more or less 4 Cottahs 12 Chittacks 34 Sq.ft. along with 3 storied old structure measuring more or less 3,000 Sq.ft. being Premises No. 15/3A, Hazra Road, P.S. Bhowanipore now Kalighat, Kolkata-700026 within Kolkata Municipal Corporation, Ward No. 072, Assessee No. 110721300377 as shown in the map or plan annexed hereto and boarder RED and butted and bounded as follows : -

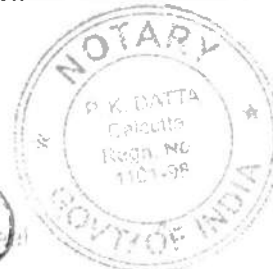
- ON THE NORTH** : 15A, Hazra Road, Kolkata-700026;
- ON THE SOUTH** : 52 ft. wide Hazra Road,
- ON THE EAST** : 15, Hazra Road, Kolkata-700026;
- ON THE WEST** : 15/B, Hazra Road, Kolkata-700026.

THE SECOND SCHEDULE ABOVE REFERRED TO :

(500 Sq.ft. Asbestos shed structure)

ALL THAT demarcated Land measuring area more or less 6 Cottahs 7 Chittacks 34 Sq.ft. together with G.I. structure measuring more or less 200 Sq.ft. on the back side being Premises No. 15A, Hazra Road, P.S. Bhowanipore now Kalighat, Kolkata-700026 within Kolkata Municipal Corporation, Ward No.072, Assessee No. 110721300365 as shown in the map or plan annexed hereto and boarder RED and butted and bounded as follows : -

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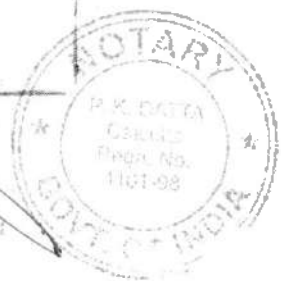


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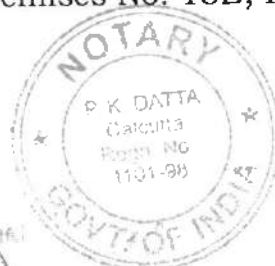
- ON THE NORTH** : 15/B, Hazra Road, Kolkata-700026;
- ON THE SOUTH** : Through 15/3A, Hazra Road, Kolkata-700026 and thereafter Hazra Road;
- ON THE EAST** : 15, Hazra Road, Kolkata-700026;
- ON THE WEST** : 15/B, Hazra Road, Kolkata-700026;

THE THIRD SCHEDULE ABOVE REFERRED TO :
(Total of the land in First and Second Schedule)

ALL THAT total Land measuring area more or less 11 Cottahs 4 Chittacks 23 Sq.ft. along with three storied old structure standing on the said two Premises Nos. 15/3A and 15A, Hazra Road, P.S. Bhowanipore now Kalighat, Kolkata-700026 within Kolkata Municipal Corporation, having Ward No.072, and Two Assessee Nos. 110721300365 and 110721300377 and butted and bounded as follows :-

- ON THE NORTH** : Premises No. 15B, Hazra Road,
- ON THE SOUTH** : 52' wide Hazra Road,
- ON THE EAST** : Premises No. 15, Hazra Road,
- ON THE WEST** : Premises No. 15B, Hazra Road.

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 P. K. DATTA
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 2&3, Sankshar Street
 Calcutta



17 AUG 2020



DISTRICT SUB REGISTRAR - III
SOUTH 24 P.G.S., ALIPORE

-- 2 JUL 2021

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Calcutta~~



11 AUG 2021

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

SIGNED SEALED AND DELIVERED by the OWNER/VENDOR at Kolkata in the presence of :

Pratima Banerjee

1. *Santanu Mukherjee*
son of late *Sarbosh Kumar*
Mukherjee
8, *Ritchie Road,*
Kolkata - 700019

2. *Sumanth Das*
870, Lt. *Suvankar Das*
34A, S.P. *Mukherjee Rd. K.D - 25.*
SIGNED SEALED AND DELIVERED by the PURCHASERS at Kolkata in the presence of :

1. *Hans Van der Gucht*
S/O LT. *MAHESH GUPTA*
6A, *OSTRAM STREET*
KOLKATA - 700-019

2. *Arati Kumar Roy*
10, K.S. Roy Rd. Kolkata 700001

As per Xerox copy of the document supplied by the parties and believing upon the documents and as per instruction of Purchaser(s) the document have been drafted and prepared at my Office.

1) *Ujjay Kumar Banerjee*
2) *Sushila Banerjee*
3) *Gaurang Banerjee*

Awani Kumar Roy
Awani Kumar Roy
Advocate
WB/1927/1978

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17 AUG 2021



DISTRICT SUB REGISTRAR - III
SOUTH 24 PCS., ALIPORE

2 JUL 2021

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Calcutta



11 AUG 2021

MEMO

RECEIVED of and from the withinnamed Purchasers the within mentioned sum of **Rs.6,66,00,000/-** (Rupees Six Crores Sixty Six Lacs) only being the full consideration money as per memo below:-

Rs. 6,66,00,000/-MEMO OF CONSIDERATION

<u>Date</u>	<u>Bank</u>	<u>Pay Order No.</u>	<u>Amount (Rs.)</u>
(1)02.07.2021	Standard Chartered Bank	310321	1,38,60,000/-
(2)02.07.2021	Standard Chartered Bank	310318	1,00,98,000/-
(3)02.07.2021	Standard Chartered Bank	310319	4,19,76,000/-
Add- TDS			6,66,000/-
Total Rs.			6,66,00,000/-

(Rupees Six Crores Sixty Six Lacs) only.

*Pratima Banerjee*WITNESSES :

1. *Soumya Das*
S/O, H. Suroath Lal Das
34A, S.P. Mukherjee Road.
Kolkata - 700075

2. *Sushil Kumar*
Alipour



11 AUG 2021

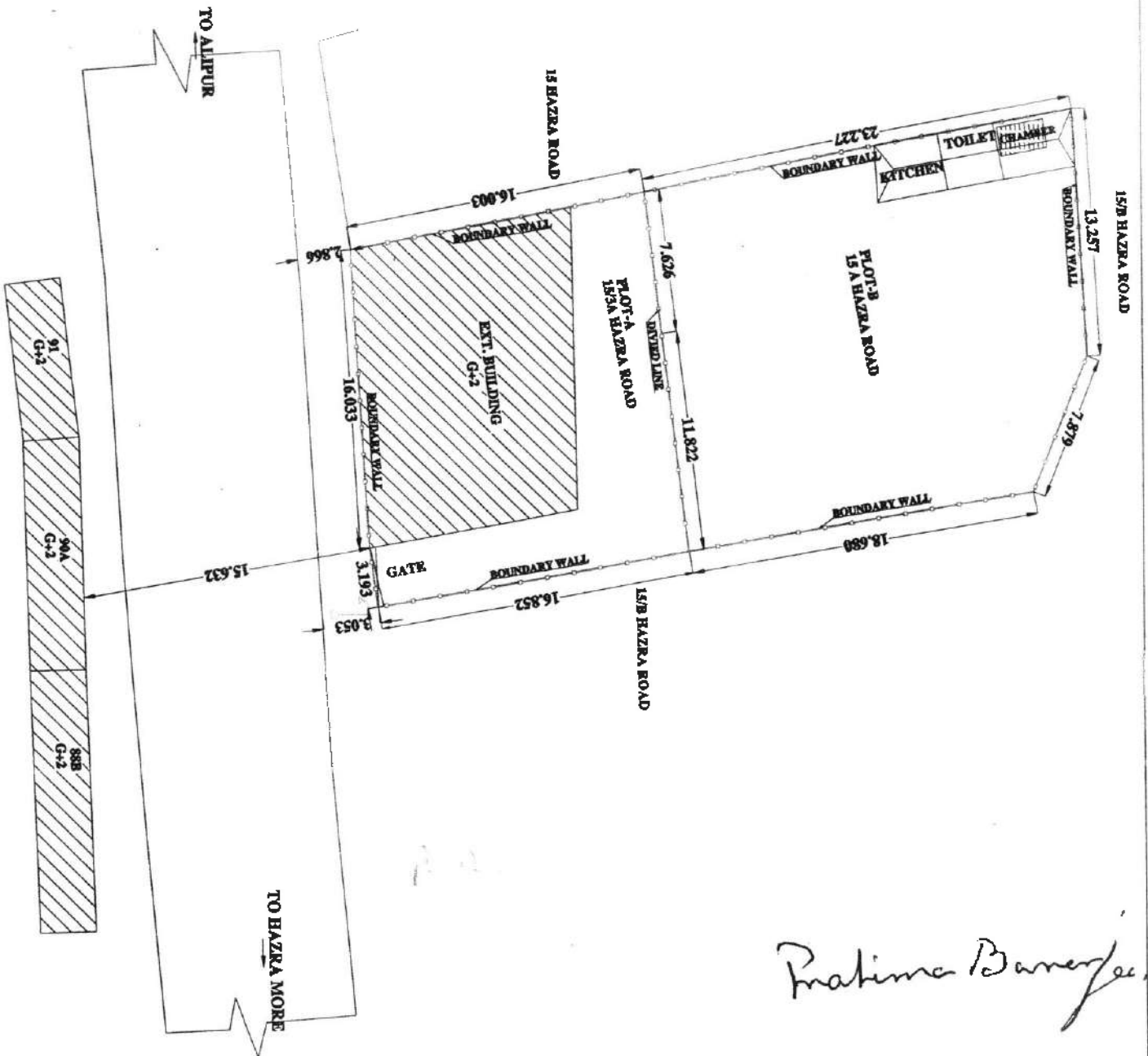


DISTRICT SUB REGISTRAR -III
SOUTH 24 P.S. ALIPORE
2 JUL 2021

11 AUG 2021

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~~P. K. DATTA~~
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~~Govt of India~~
~~2&3, Bankamal Street~~
~~Calcutta~~





Pratima Banerjee

Ujjay Kumar Ganniwala

Sushila Ganniwala

Gaurang Ganniwala

NOTES:-

1. ALL DIMENSIONS ARE IN METRES.
2. TOTAL AREA OF PLOT A-10344 SQ.M-3444 SQ.FT.
*4 KATHA 12 CHATAK 34 SQ.FT.
3. TOTAL AREA OF PLOT B-43172 SQ.M-1469 SQ.FT.
*6 KATHA 7 CHATAK 34 SQ.FT.
4. TOTAL AREA OF PLOT A-164275 SQ.M-5118 SQ.FT.
*11 KATHA 4 CHATAK 33 SQ.FT.

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NOTARY
Govt. of India



11 AUG 2021



EXECUTIVE AGENCY:-		S. S. P. E.	
CLIENTS		3/173/A/1, D.C. ROY SALANI	
DRAWN		T. GHOSH	
CHECKED A		A. BAG	
CHECKED B		G. DAS	
PASSED		T. GHOSH	
SURVEY BY		T. GHOSH	
SHEET		A-4	
DATE		12.06.21	
SCALE		1:300	
TITLE:-		DETAILS TOPOGRAPHICAL SURVEY WORK	
AT 153A & 15A HAZRA ROAD, KOLKATA-36		DRG NO. SD/71/2021/34	
P.O. MOHAPUR, GURERA WEST, HOOGHLY (W.B.), PIN- 722009		SHEET NO. 1 OF 1	
LICENCE ID-9418 YEAR 20-21		REV	



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS ALIPUR
-- 2 JUL 2021

ATTESTED

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233, Bankimlal Street
Calcutta



11 AUG 2021

SPECIMEN FORM FOR TEN FINGERPRINTS



Pradina Banerjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Vijay Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sushila Ganeshwale

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Gaurang Ganeshwale

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

P. K. DATTA
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 283, Bankchal Street
 Calcutta



AUG 2021



DISTRICT SUB REGISTRAR - III
SOUTH 24 PGS ALIPORE
- 2 JUL 2021
ATTESTED

11 AUG 2021

P. K. DATTA
NOTARY
Govt. of India
2&3, Barkatal Street
Calcutta



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

PHOTO	left hand					
	right hand					

Name _____

Signature _____

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name SUBHAJIT MALAKAR

Signature Subhajit Malakar

ATTESTED



11 AUG 2021

28 Bankshall Street Calcutta



DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPUR

ATTESTED 2 JUL 2021

~~P. K. DATTA
NOTARY
Govt of India
2&3, Bala Gopal Street
Calcutta~~



11 AUG 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATIMA BANERJEE
NARENDRA NATH MUKERJEE

22/09/1932

Permanent Account No. Star
AHZPB2693L

Pratima Banerjee
Signature

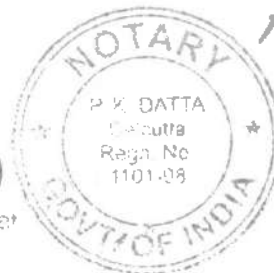


Pratima Banerjee.

P 2

ATTESTED

[Signature]
P. K. DATTA
NOTARY
Govt. of India
243, Bankshah Street
Calcutta



11 AUG 2021



11 AUG 2011

ATTESTED
P. K. DATTA
NOTARY
Govt. of India
2&3, Bankchal Street
Calcutta



स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
ADFPG9475P

नाम /NAME
VIJAY KUMAR GANERIWALA

पिता का नाम /FATHER'S NAME
SHYAM SUNDER GANERIWALA

जन्म तिथि /DATE OF BIRTH
22-02-1948

हस्ताक्षर /SIGNATURE
Vijay Kumar Ganeriwal

आयकर आयुक्त, प.ब. -II
COMMISSIONER OF INCOME-TAX, W.B. - II

Vijay Kumar Ganeriwal

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P. K. DATTA
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2&3, Bankshah Street
Calcutta



11 AUG 2021



11 AUG 2021

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283, Bankstol Street
Calcutta



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADFPG9476Q



नाम / NAME
SUSHILA GANERIWALA

पिता का नाम / FATHER'S NAME
MALI RAM JHUNJHUNWALA

जन्म तिथि / DATE OF BIRTH
17-10-1953

हस्ताक्षर / SIGNATURE
Sushila Ganeriwala

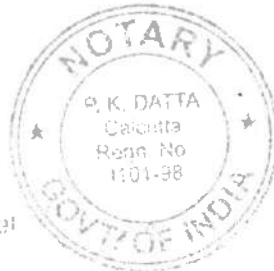
आयकर आयुक्त, प.ब. - II
COMMISSIONER OF INCOME-TAX, W.B. - II



Sushila Ganeriwala

ATTESTED

P. K. Datta
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Govt. of India
2&3, Bankshah Street
Calcutta



11 AUG 2021






11/11/2002

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283, Bankshot Street
Calcutta




 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 SCG2146652

নির্বাচকের নাম : শুভজিৎ মালাকার
 Elector's Name : Subhajit Malakar
 পিতার নাম : নিরঞ্জন মালাকার
 Father's Name : Niranjan Malakar
 লিঙ্গ/Sex : পুং M
 জন্ম তারিখ
 Date of Birth : 20/08/1992

Subhajit Malakar

SCG2146652

ঠিকানা:
 3/12, বিদ্যাসাগর উপনিবেশ, যাদবপুর, কোলকাতা-700047

Address:
 3/12, BIDYASAGAR UPANIBESH,
 JADAVPUR, KOLKATA-700047

M. Malakar

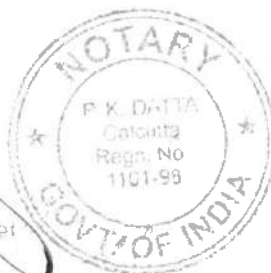
Date: 10/12/2011

150-যাদবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 150-Jadavpur Constituency

টিকানার পরিবর্তন হলে তখন টিকানার তথ্যের সঠিক নথি তৈরী ও একই
 নম্বরের সফল স্মিট পরিচালনা পত্রের জন্ম স্মিট করে এই
 পরিচালনা পত্রের নথিটি 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.

ATTESTED

[Signature]
 P. K. DATTA
 NOTARY
 Govt. of India
 283, Bankshah Street
 Calcutta



11 AUG 2011





11 AUG 2021

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~~P. K. DATTA
NOTARY
Govt. of India
283, Banksha Street
Calcutta~~



आयकर विभाग
INCOME TAX DEPARTMENT
GAURANG GANERIWALA
VIJAY KUMAR GANERIWALA
04/05/1981
Permanent Account Number
AHJPG5236C
Signature

भारत सरकार
GOVT. OF INDIA



Gaurang Ganeriwala.

ATTESTED

P. K. DATTA
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Govt. of India
2&3, Bankshal Street
Calcutta




11-AUG-2021



11 AUG 2011

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28/3, Bankswal Street
Calcutta



Major Information of the Deed

Deed No :	I-1603-05178/2021	Date of Registration	30/07/2021
Query No / Year	1603-2001061520/2021	Office where deed is registered	
Query Date	29/06/2021 11:27:24 AM	1603-2001061520/2021	
Applicant Name, Address & Other Details	SUBHAJIT MALAKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240835511, Status : Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,66,00,001/-	Rs. 7,58,84,741/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 53,11,951/- (Article:23)	Rs. 7,58,893/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Hazra More -- Sarat Bose Road (Premises Nos. 1 to 21, 88A to 113)) , , Premises No: 15A, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	6 Katha 7 Chatak 34 Sq Ft	4,06,90,000/-	4,06,90,333/-	Width of Approach Road: 52 Ft.,

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hazra Road, Road Zone : (Hazra More -- Sarat Bose Road (Premises Nos. 1 to 21, 88A to 113)) , , Premises No: 15/3A, , Ward No: 072 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	4 Katha 12 Chatak 34 Sq Ft	2,59,00,000/-	3,01,01,608/-	Width of Approach Road: 52 Ft.,
Grand Total :				18.6152Dec	665,90,000 /-	707,91,941 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	5,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					

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11 AUG 2021

S2	On Land L2	2800 Sq Ft.	5,000/-	21,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		3000 sq ft	10,000 /-	21,60,000 /-	

Apartment Details :

District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 15A, Ward No: 072, Road: Hazra Road, Pin Code : 700026

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	, Zone Name: (Hazra More -- Sarat Bose Road (Premises Nos. 1 to 21, 88A to 113)),			Covered Area: 200, Super Built-up Area: 240	1/-	29,32,800/-	, Apartment Type: Flat/Apartment - Commercial Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 52 Ft. , New Flat ,

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>PRATIMA BANERJEE Wife of Late SAMIR BANERJEE 15/3A, HAZRA ROAD, City:- , P.O:- BHAWANIPORE, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx3L, Aadhaar No: 30xxxxxxxx2424, Status :Individual, Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 02/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 02/07/2021 ,Place : Pvt. Residence</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>VIJAY KUMAR GANERIWALA Son of Late SHYAM SUNDAR GANERIWALA 6/1A, MORA STREET, Flat No: 102, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5P, Aadhaar No: 32xxxxxxxx2014, Status :Individual, Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 02/07/2021 ,Place : Pvt. Residence</p>
2	<p>SUSHILA GANERIWALA Wife of VIJAY KUMAR GANERIWALA 6/1A, MORA STREET, Flat No: 102, City:- , P.O:- SHAKESPEARE SARANI, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx6Q, Aadhaar No: 64xxxxxxxx0480, Status :Individual, Executed by: Self, Date of Execution: 02/07/2021 , Admitted by: Self, Date of Admission: 02/07/2021 ,Place : Pvt. Residence</p>



11 AUG 2021

3 **GOURANGA GANERIWALA (Presentant)**
 Son of VIJAY KUMAR GANERIWALA 6/1A, MORA STREET, Flat No: 102, City:- , P.O:- SHAKESPEARE SARANI, P S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx6C, Aadhaar No: 99xxxxxxxx1052, Status :Individual, Executed by: Self, Date of Execution: 02/07/2021
 , Admitted by: Self, Date of Admission: 02/07/2021 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
SUBHAJIT MALAKAR Son of N MALAKAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			

Identifier Of PRATIMA BANERJEE, VIJAY KUMAR GANERIWALA, SUSHILA GANERIWALA, GOURANGA GANERIWALA

Transfer of property for A1

Sl.No	From	To. with area (Name-Area)
1	PRATIMA BANERJEE	VIJAY KUMAR GANERIWALA-80.000000 Sq Ft,SUSHILA GANERIWALA-80.000000 Sq Ft,GOURANGA GANERIWALA-80.000000 Sq Ft

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRATIMA BANERJEE	VIJAY KUMAR GANERIWALA-3.5666 Dec,SUSHILA GANERIWALA-3.5666 Dec,GOURANGA GANERIWALA-3.5666 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	PRATIMA BANERJEE	VIJAY KUMAR GANERIWALA-2.63847 Dec,SUSHILA GANERIWALA-2.63847 Dec,GOURANGA GANERIWALA-2.63847 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PRATIMA BANERJEE	VIJAY KUMAR GANERIWALA-66.66666700 Sq Ft,SUSHILA GANERIWALA-66.66666700 Sq Ft,GOURANGA GANERIWALA-66.66666700 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	PRATIMA BANERJEE	VIJAY KUMAR GANERIWALA-933.33333333 Sq Ft,SUSHILA GANERIWALA-933.33333333 Sq Ft,GOURANGA GANERIWALA-933.33333333 Sq Ft

ATTESTED
 P. K. DATTA
 28/1, Bankim Street,
 Calcutta



11 AUG 2021

On 02-07-2021

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

Presented for registration at 20:40 hrs on 02-07-2021, at the Private residence by GOURANGA GANERIWALA, 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 7,58,84,741/-

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

Execution is admitted on 02/07/2021 by 1. PRATIMA BANERJEE, Wife of Late SAMIR BANERJEE, 15/3A, HAZRA ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. VIJAY KUMAR GANERIWALA, Son of Late SHYAM SUNDAR GANERIWALA, 6/1A, MORA STREET, Flat No: 102, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business, 3. SUSHILA GANERIWALA, Wife of VIJAY KUMAR GANERIWALA, 6/1A, MORA STREET, Flat No: 102, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession House wife, 4. GOURANGA GANERIWALA, Son of VIJAY KUMAR GANERIWALA, 6/1A, MORA STREET, Flat No: 102, P.O: SHAKESPEARE SARANI, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession Business

Indetified by SUBHAJIT MALAKAR, , , Son of N MALAKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Debasish Dhar

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 06-07-2021

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,58,893/- (A(1) = Rs 7,58,847/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 7,31,033/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/06/2021 4:35PM with Govt. Ref. No: 192021220023055721 on 30-06-2021, Amount Rs: 7,31,033/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ7456241 on 30-06-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 53,11,951/- and Stamp Duty paid by by online = Rs 51,12,155/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/06/2021 4:35PM with Govt. Ref. No: 192021220023055721 on 30-06-2021, Amount Rs: 51,12,155/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ7456241 on 30-06-2021, Head of Account 0030-02-103-003-02

Debasish Dhar

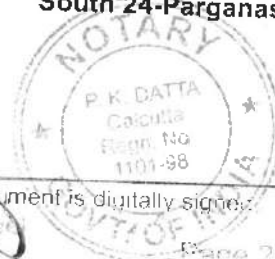
DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

ATTESTED

P. K. DATTA



11 AUG 2021

On 30-07-2021

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 7,58,893/- (A(1) = Rs 7,58,847/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 27,860/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2021 11:36AM with Govt. Ref. No: 192021220040582391 on 30-07-2021, Amount Rs: 27,860/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BEZCYB6 on 30-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 53,11,951/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,94,796/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no G491367, Amount: Rs.5,000/-, Date of Purchase: 06/04/2021, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/07/2021 11:36AM with Govt. Ref. No: 192021220040582391 on 30-07-2021, Amount Rs: 1,94,796/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BEZCYB6 on 30-07-2021, 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

ATTESTED

P. K. DATTA
NOTARY

Govt. of India

2&3, Bankshal Street

Calcutta



11 AUG 2021

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 153565 to 153594
being No 160305178 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.08.02 19:02:33 +05:30
Reason: Digital Signing of Deed.

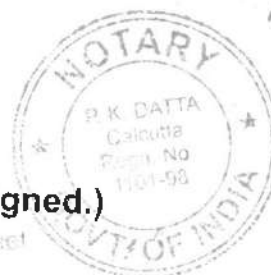
(Debasish Dhar) 2021/08/02 07:02:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

ATTESTED

P. K. DATTA

(This document is digitally signed.)

Govt. of India
283, Bankshah Street
Calcutta



11 AUG 2021